

PROPERTY REPORT

Property ID: -207729958

Property Name: Gerald Mussara House
Address: 900 Castle Point TER

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Gerald Mussara House at 900 Castle Point Terrace is a two-story, three-bay wide, Colonial Revival-style, single-family dwelling constructed ca. 1956. The building is of brick construction and is clad in clinker brick with an English bond. A stepped stone wall with brick piers runs along the property on Ninth Street and a metal fence backed by a hedge runs along the property line on Castle Point Terrace. The main entry is composed of a wood and glass paneled door with a six light window and a wood paneled surround with sidelights. It is fronted by an entry porch with a flat corniced roof supported by Doric columns. Fenestration on the first floor consists of two picture windows with brick sills. Each has a central pane surrounded by smaller lights and is flanked on each side by two-over-two double-hung sashes. The second floor is pierced by five two-over-two double hung windows with brick sills. Two each are located on the west and east bays of the dwelling, while the fifth is centered in the center bay. Both the west and east bays have circular attic vents located in the gable. The primary roof is hipped, but on the facade, the west and east wings feature front gable secondary roofs which pierce the main structure. All roof surfaces are clad in asphalt shingles. The roof is accented by a largely plain wood cornice with a braided decorative pattern and returns on the gable ends. The west elevation features a side entry door and three windows on the basement level. The first floor is pierced with a double, two-over-two, double-hung sash with a brick sill, a three-light picture window with a three-light arched transom, and a metal exhaust fan. The second floor features two windows with two-over-two, double-hung sashes. The east elevation features a centered, exterior brick chimney and is fronted by a side porch with a flat painted wood roof with a cornice. The porch roof, which is rounded in the center, is supported by Doric columns. The first floor has two sets of eight-light French doors which open onto the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-207729958

porch. The second floor is pierced by two windows with two-over-two, double-hung sashes. The property features a detached, brick two-car garage contemporaneous with the dwelling which has wood garage doors and a plain painted cornice capped in copper. A modern brick-clad shed is also located on the property. Its rear (south) elevation is pierced by a window with a one-over-one sash, and it features a front gable roof clad in asphalt shingles. No exterior flood mitigation measures are evident.

The dwelling and garage were constructed ca. 1956, several decades after the primary phase of development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 but this corner lot remained empty, initially purchased by Deutscher Club president and Hudson Street resident Adolph Vintschger for use as a garden. No buildings are depicted on the property on fire insurance maps and atlases of the area from 1909 through 1951. The dwelling was built ca. 1956 by Dr. Gerald Mussara and can be seen on a 1966 aerial photograph. The in-ground swimming pool was added to the property between 1979 and 1987 according to aerial photographs.

The Gerald Mussara House at 900 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features including original sashes; classical entry porch, English bond brick; and a side porch. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 900 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opinioned in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

900 Castle Point Terrace is sited on a rectangular, corner parcel (Block 238 Lot 24), located on the northwest corner of Castle Point Terrace and Ninth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south toward Ninth Street and is surrounded by housing several decades older. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

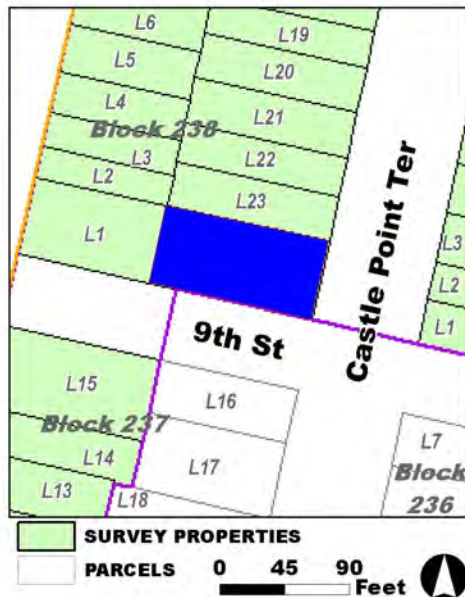
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

-207729958

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-BA-G-POOL / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-207729958**

Page 3

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-207729958

PROPERTY REPORT

Property ID: **-167649038**

Property Name: Martin Pahlinich House
Address: 901 Castle Point TER

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Martin Pahlinich House at 901 Castle Point Terrace, constructed ca. 1905, is a two-and-one-half-story, three-bay, Renaissance Revival-style dwelling with Chateausque influences. The building's facade is clad in tan-colored brick laid in a running bond with decorative stone belt courses. Below a stone water table, the basement level is clad in stone. The property is fronted by a concrete retaining wall, enclosing a small garden and a set of stairs which lead from street level on Castle Point Terrace to the grade of the house. A second set of concrete steps lead to the main entry, which is located on a protruding one-story vestibule. The main entry features a wood panel door with a wood surround and sidelights. The entryway is flanked by stone pilasters and the vestibule is topped by a second floor balcony with a stone wall. Fenestration includes a basement-level window with a security grate and replacement one-over-one, double-hung sashes in the original openings on the first and second floors, and the dormer. The first and second floor windows have stone lintels and sills which extend as belt courses. A metal cornice accents the slate-clad hipped roof, which terminates on its east and west ends in a secondary hipped roof. The gabled dormer is capped with an arch featuring rococo inspired ornamentation above the window opening. The building's south elevation, fronting Ninth Street, is clad in tan-colored brick laid in a running bond with decorative stone belt courses. Below a stone water table, the basement level is clad in stone. The property is fronted by a stepped concrete retaining wall, enclosing a hedge and a gated set of steps which lead from street level to a garden-level entry below the eastern bay window. Two, two-story bay windows flank the elevation's central bay. Fenestration includes replacement one-over-one, double-hung sashes in the original openings on the first and second floors, and the dormers. The first and second floor windows have stone lintels and sills which extend as

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-167649038

Page 1

belt courses. A metal cornice accents the complex hipped roof. The gabled dormers are capped with arches featuring rococo inspired ornamentation above the window openings. The east and west dormers retain their finials. The rear (east) elevation features a two-and-a-half-story ell with a slate-clad hipped roof and a one-story addition with a shed roof filling the ell. The rear elevation is clad in painted brick, while the one-story addition is clad in tan brick and stucco. The addition features a rear entry with a fiberglass and glass storm door and capped by a transom filled with glass blocks. Fenestration on the rear elevation includes one-over-one, double-hung sashes in the original openings and multi-paned metal sash picture windows in the addition. The roof is pierced by a gabled dormer and an interior chimney. The north elevation is clad in red brick laid with an English bond, and features three dormers and an interior chimney. Alterations to the building include the removal of some dormer finials and those on the roof ridges; replacement window sashes and doors; and the rear addition filling the ell. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1905, toward the beginning of development of the 900 block of Castle Point Terrace. An article in the Jersey City Evening Journal of April 11, 1906 notes that MartinPahlinich had constructed a dwelling on the property which cost approximately \$20,000. It is depicted in the 1909 G. M. Hopkins Atlas of Hudson County, New Jersey, as a brick structure with two projecting bays facing Ninth Street. In a photograph published in the Jersey Journal on April 12, 1913 the building's appears very similar to its present condition, minus finials atop the ridges of its roof. In the 1932 revision of the 1906 Sanborn Insurance Map, the building is shown with a frame, one-story addition on the rear along Ninth Street. The 1938 and 1951 revisions of the Sanborn atlas show no further alterations.

The Martin Pahlinich House at 901 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character defining features including decorative motifs and finials atop its dormers; projecting vestibule; and decorative masonry features such as stone belt courses. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 901 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

901 Castle Point Terrace is sited on a rectangular, corner parcel (Block 239 Lot 1), located on the northeast corner of Castle Point Terrace and Ninth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by roughly contemporaneous housing. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration **National Historic Landmark?:** ☐

and Status

Dates:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

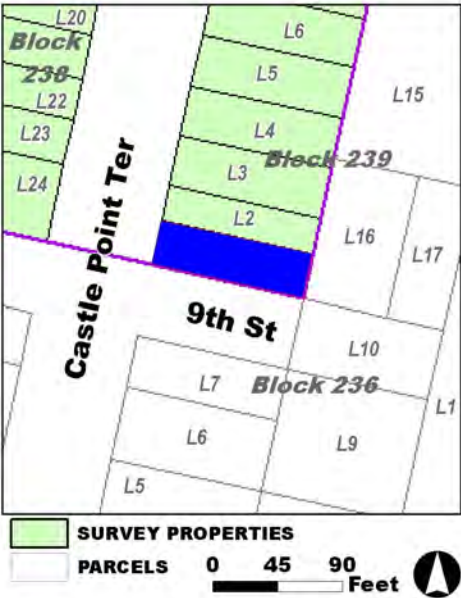
☐ (Primary Contact)

Property ID:

-167649038

Page 2

Location Map:



Site Map:

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

☐ (Primary Contact) **Property ID:**
-167649038

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Jersey Journal	"Scene on Castle Point Terrace, Hoboken," April 12, 1913, 15.	1913		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Jersey Journal	"Scene on Castle Point Terrace, Hoboken," April 12, 1913, 15.	1913		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-167649038

Page 4

PROPERTY REPORT

Property ID: 931225805

Property Name: 903 Castle Point Terrace

Ownership: Private

Address: 903 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 903 Castle Point Terrace, constructed ca. 1910, is a four-story, three-bay, Tudor Revival-style dwelling with Chateausque influences. The building is clad in brick laid in a Flemish bond with glazed headers. Decorative terra cotta tiles are inset into the brickwork on the fourth floor. The building is fronted by a wrought iron fence which encloses a brick patio. The present main entry features an inset wood and glass batten door with a painted stone surround. Centered on the facade's first floor is a one-over-one vinyl window. On the second floor, the former main entrance has been infilled with a 20-light, metal sash, double casement window, and is surmounted by a stained glass transom with diamond lights. This opening is flanked by brownstone quoins and capped with a brownstone Tudor arch hood. The original entry stoop, with a square brick balustrade, has been converted into a balcony in front of this window. The remaining second floor fenestration are one-over-one replacement sash set within the original openings. These are capped with a flush brownstone lintel and replacement transoms, above which are brownstone hooded window lintels. The third and fourth floors feature a protruding bay with three one-over-one replacement windows and transoms on each floor. The bay is supported on the bottom by decorative brackets and panels of decorative brickwork divide the third and fourth floors. The roofline is accented by a simple stone cornice and surmounted by a brick balustrade above the protruding bay and a tall brick parapet rising from the main structure of the building. The building has undergone alterations including the removal of the high pinnacle; reconfiguration of the entry from the present second floor to the original garden level; and replacement window sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

931225805

Page 1

The dwelling was built in approximately 1910, relatively late for the 900 block of Castle Point Terrace. It is not depicted in the 1909 G. M. Hopkins Atlas of Hudson County, New Jersey, but is present in a photograph published in the Jersey Journal on April 12, 1913 as well as an early photograph postcard in the possession of the Hoboken Historical Museum. In both of these images, the parapet appears to rise to a narrow and high pinnacle typical of the Chateausque-style. Occupancy restrictions limiting Castle Point dwellings to one or two family units prevented the building's conversion to apartments in 1937, and it was still denoted as a single-family dwelling on the 1951 Sanborn Map. By 1966 it had been acquired by the Alpha Sigma Phi fraternity.

903 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building has undergone alterations, including the removal of the high pinnacle; reconfiguration of the entry from the present second floor to the original garden level, and replacement of window sashes. Despite this, it retains character defining features including the decorative stonework; Flemish bond with glazed headers; parapet; lintel hoods; and decorative terra cotta detailing. These elements help contribute to the historic character of the Castle Point and Stevens Historic District, as well as the greager Hoboken Historic District. While 903 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opinioned in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

903 Castle Point Terrace is sited on a mid-block, rectangular parcel (Block 239 Lot 2), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It is located toward the south end of the 900 block of Castle Point Terrace and is surrounded by roughly contemporaneous housing. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

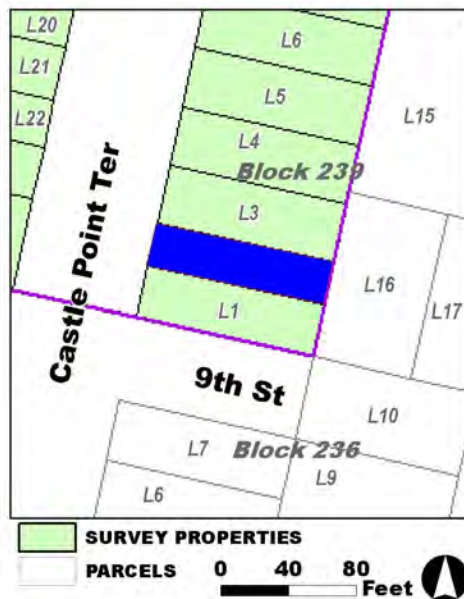
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 2

Researcher: Samuel Pickard

☒ (Primary Contact)

931225805

Organization: AECOM

Jersey Journal	"Scene on Castle Point Terrace, Hoboken," April 12, 1913, 15.	1913
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934
Jersey Journal	"Court Battle Is On to 'Save' Old Castle Point," [City-County edition] May 12, 1937, 5.	1937
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Hoboken Historical Museum	"Color copy photo of a ca. 1900 postcard "Castle Point Terrace, North of 9th Street, Hoboken, N.J."	1990
Jersey Journal	"Hi-Jinks and Hard Work: Pledging at Stevens in High Gear," September 22, 1966, 11.	1966
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-BA-R-FRATH-H / FAC_NAME: / YR:)

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: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

931225805

Page 3

PROPERTY REPORT

Property ID: **-455495971**

Property Name: August F. Bremer House
Address: 904 Castle Point TER

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 904 Castle Point Terrace is a three-story, two-bay wide, Classical Revival-style, single-family dwelling constructed ca. 1906. The building is of brick construction and the facade is clad in stone. The building is fronted by a full-width entry porch accessed by stone steps and featuring a stone balustrade with spherical finials atop piers. A basement-level room with windows covered in decorative security grates is present beneath the porch. The main entry is composed of a double-leaf, wood and glass door with metal detailing and a decorative transom leading to a vestibule. The entry is flanked by light fixtures, covered by an awning, and capped by a stone entablature supported by decorative brackets. Fenestration includes a three-story projecting bay window and single second and third floor windows, all of which contain one-over-one replacement sashes set within the original openings. Windows have stone sills and hooded entablatures. All window openings on the projecting bay are atop decorative stone panels, while the windows on the first floor have wrought iron decorative security grates. The single windows on the second and third floor have bracketed sills. The building has a flat roof which is accented by a copper cornice with dentils and brackets. The south and north elevations are clad in brick, and the south features two interior chimneys. Both the south and north elevations have irregular fenestration and a side-entry is located on the south elevation. Alterations appear to be limited to a rear addition and replacement window sash. No exterior flood mitigation measures are evident.

The building was constructed ca. 1906, contemporaneous with much of the development on block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903, and by April 1906 this property had been sold to August F. Bremer, the vice

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-455495971

Page 1

☐ (Primary Contact)

president of the Fagan Iron Works, but he had yet to develop the site. A brick dwelling was depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, and Bremer was utilizing the house as his residence by 1916. The building was depicted in the 1932 revision of the 1906 Sanborn Insurance Map, where it is shown to be a three-story brick structure with a stone facade with a one-story ell on the rear with a basement. Aerial photographs indicate that a one-story addition enveloping the rear ell was constructed between 1979 and 1987.

904 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building retains character-defining features including the cast stone detailing and ornamentation, decorative copper cornice, and original entry porch. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 904 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

904 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 23), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

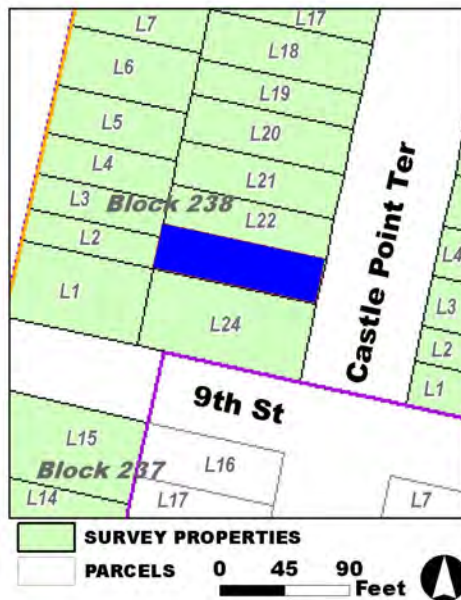
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-455495971

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Consumers' Ice Company	"Invest Your Money Where You Can Watch It Working," [advertisement, Jersey Journal] December 5, 1912, 2.	1916	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-455495971**

Page 3

PROPERTY REPORT

Property ID: -252300790

Property Name: 905 Castle Point Terrace

Ownership: Private

Address: 905 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 905 Castle Point Terrace is a two-and-one-half-story, two-bay wide, Queen Anne-style dwelling constructed ca. 1905. The building is clad in orange-colored brick and has belt courses of the same color beneath the windows on its facade. It is fronted by a brick retaining wall supporting a small garden and concrete steps with wrought iron railings shared with the neighboring property. The steps lead from street-level to the grade of the house, where they meet a gated cast iron fence. A set of brick steps lead to a replacement brick entry porch which features painted bannisters with turned spindles. The porch roof is supported by decorative posts atop square brick piers terminating in a modern entablature with dentils. The main entry is composed of a double-leaf, wood and glass door with a wood jamb and a stained and opalescent glass transom. Fenestration includes a two-story projecting bay window and a door opening infilled with a window on the second floor, and a double window in the dormer as well as an offset single window. All windows have one-over-one, double-hung replacement sashes with stone sills and the center and north windows on the first floor bay are capped with stone segmented splayed lintels. The doorway from the second floor to the balcony has a fiberglass and glass door and the balcony has a bannister with turned spindles. A modern replacement cornice accents the cross-gabled slate-clad roof, which has a side gable to the front. A centralized, gable-roofed dormer protrudes from the roof. Its sides are clad in slate shingles and a decorative laurel wreath motif is centered in the tympanum of the dormer's gable. The south and north elevations are clad in stucco, and the north features an interior brick chimney and a two-story bay. Both side elevations have extended dormers. Alterations include the replacement entry porch; replacement cornice; side dormer expansions; and replacement window sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-252300790

Page 1

The building was constructed ca. 1905 and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. A photograph of the house was published in the Jersey City Evening Journal of April 11, 1906 and a different vantage point appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. In these pictures, the building is fronted by a two-story porch supported by grouped columns on brick piers and what appears to be a trellis grate between the ground and the first floor decking of the porch. This house was one of five two-family dwellings built by Richard Stevens at 905, 907, 909, 911, and 913 Castle Point Terrace. The two-family nature of these homes in the exclusive Castle Point neighborhood generated controversy at the time of construction. While of different architectural styles, similarities in the porches in the aforementioned photos as well as the footprints depicted on the Sanborn Insurance Map suggest a shared design among the five structures. The 1932 revision of the 1906 Sanborn Insurance Map, depicts the frame porch, as do 1938 and 1951 revisions to the Sanborn atlas. An August 1972 photographic slide in the possession of the Hoboken Historical Museum shows that the cornice has been covered by aluminum capping. Between 2012 and 2017, the hipped dormers on the north and south elevations were expanded and extended.

905 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building has undergone alterations and replacement of original materials, most notably the addition of a replacement porch and cornice. Despite this, the alterations are compatible with the original form and style of the building and those around it. Additionally, it retains character-defining features including the stone flat segmented arch lintels; decorative motifs, and original entry. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 905 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

905 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 239 Lot 3), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

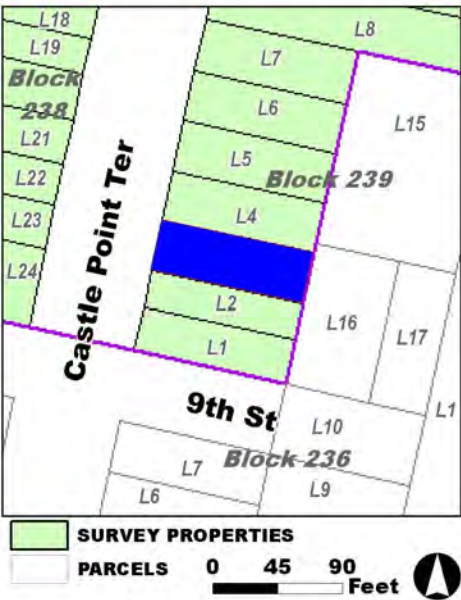
☒ (Primary Contact)

Property ID:

-252300790

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
-252300790

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Hoboken Historical Museum	"Color slide of the exterior of 907 Castle Point Terrace, Hoboken, August, 1972"	1972	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Hoboken Historical Museum	"Color copy photo of a ca. 1900 postcard "Castle Point Terrace, North of 9th Street, Hoboken, N.J."	1990	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-1FX-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-252300790**

Page 4

PROPERTY REPORT

Property ID: 2053124044

Property Name: 906 Castle Point Terrace

Ownership: Private

Address: 906 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 906 Castle Point Terrace is a two-and-one-half-story, two-bay, Queen Anne-style, single-family dwelling constructed ca. 1908. The building is of brick construction and the facade is clad in tan brick. It is fronted by a replacement brick-veneer front porch and steps. The porch roof is adorned with a painted cornice sporting dentils and supported by four decorative square brick columns. These columns terminate in decorative wood capitals featuring painted corbels with incised scrollwork and floral patterns. The main entry is composed of a wood and glass paneled door with a decorative wood surround capped by a decorative glass transom. The entry is flanked on the north side by a small rectangular wood-sash window with decorative glass and stone sill. Fenestration includes a two-story projecting bay window and a single second floor window, all of which contain one-over-one replacement sashes set within the original openings with stone sills. The second-story windows have splayed lintels with projecting scrolled keystones. The hipped roof is clad in slate and is accented by a decorative painted wood cornice with dentils and panels. The facade features an extended segmental arch dormer with a Palladian-style window. The dormer is capped by a painted wood cornice with a decorative keystone in the center. The south and north elevations are clad in red brick, and the south elevation features an exterior chimney and hipped dormer. Alterations include the reconfiguration of the stairs to the garden-level entry; replacement window sash; replacement porch base; and replacement front steps. No exterior flood mitigation measures are evident.

The building was constructed ca. 1908, contemporaneous with much of the development on this block of Castle Point Terrace. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

2053124044

Page 1

☐ (Primary Contact)

Stevens family began selling lots on Castle Point Terrace in 1903, and though an April 1906 article in the Jersey City Evening Journal noted this property as an unsold, vacant lot; the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The building is depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey with a one-story frame porch and a one story rear ell. Both the main structure and the ell possess basements. The 1938 and 1951 revisions to the atlas document no alterations.

906 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features including decorative cornices on the facade dormer, roof, and porch roof; decorative porch roof support columns; decorative entry; decorative stone lintels; and original dormer windows. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 906 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

906 Castle Point Terrace is sited on a mid-block, rectangular parcel (Block 238 Lot 22), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

2053124044

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****2053124044**

Page 3

PROPERTY REPORT

Property ID: 1555810243

Property Name: 907 Castle Point Terrace

Ownership: Private

Address: 907 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 907 Castle Point Terrace is a two-and-one-half-story, two-bay, vernacular Queen Anne-style dwelling constructed ca. 1905. The building is clad in yellow brick and has a belt course of the same color beneath the second floor windows on its facade. It is fronted by a small foliated lawn and an excavated garden-level main entry area resembling a carport, though there is no cut in the curb to permit access. This excavated entrance has a red brick pavement and retaining walls with stone veneers, and leads under a yellow brick arch supporting the entrance porch to a garden-level main entry with a wood door with four glass lights and a wood jamb. Concrete steps with wrought iron railings shared with the neighboring property lead from street-level to the grade of the house, where they meet a gated cast iron areaway fence. A set of brick steps lead to a replacement brick entry porch with wood decking and stained wood bannisters with turned spindles. The porch's shed roof is supported by squared brick columns terminating in a simple modern entablature evocative of classical styles. The former main entry is composed of a replacement wood and glass door with a wood jamb, sidelights and a replacement frosted glass transom. Fenestration includes a two-story projecting bay window, a single window on the second floor, and inset attic-level double windows filling the opening in the tympanum of the gable end. All windows are replacement sashes with decorative transoms in the original openings. The first and second floor windows all have stone sills and the center and south windows on the first floor bay are capped with stone segmented splayed lintels. A plain, painted wood cornice accents gable end of the shingle-clad roof. The south and north elevations are clad in stucco, and the south features an interior brick chimney and a two-story bay. Both side elevations have gabled dormers which now expand into a full third floor added in the mid-2000s. Alterations include the replacement entry porch;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1555810243

excavated garden-level access; third-floor expansion in the rear; and replacement window sashes. No exterior flood mitigation measures are evident.

The building was constructed ca. 1905 and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. A photograph of the house was published in the Jersey City Evening Journal of April 11, 1906 and a different vantage point appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. In these pictures, the building is fronted by a two-story porch supported by squared columns with capitals and what appears to be a trellis grate between the ground and the first floor decking of the porch. This house was one of five two-family dwellings built by Richard Stevens at 905, 907, 909, 911, and 913 Castle Point Terrace. The two-family nature of these homes in the exclusive Castle Point neighborhood generated controversy at the time of construction. While of different architectural styles, similarities in the porches in the aforementioned photos as well as the footprints depicted on the Sanborns suggest a shared design among the five structures. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicts the frame porch, as do 1938 and 1951 revisions to the Sanborn atlas. Photographic slides from May and August 1972 in the possession of the Hoboken Historical Museum show that the two-story porch has been removed and replaced with a concrete entrance porch with a wrought iron railing. Additionally, a decorative laurel wreath motif is located near the crest of the gable. Between 2006 and 2008, the attic on the rear two-thirds of the house was expanded into a full-height third floor.

Though located within the boundaries of both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991), 907 Castle Point Terrace has undergone significant alterations and replacement of original materials, most notably the addition of an elevated replacement porch, a vehicle-sized excavation which removed the green space of the front yard, and a garden-level main entry accessed by the excavated area. While it retains some character-defining features including the stone flat segmented arch lintels and simple wood cornice, the alterations the building has undergone have led to the loss of the original design intent. While this survey largely recommends the expansion of the Hoboken Historic District boundaries into the locally-designated Castle Point district, 907 Castle Point Terrace would be a non-contributing resource to the expanded district.

Setting:

907 Castle Point Terrace is sited on a parcel (Block 239 Lot 4), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

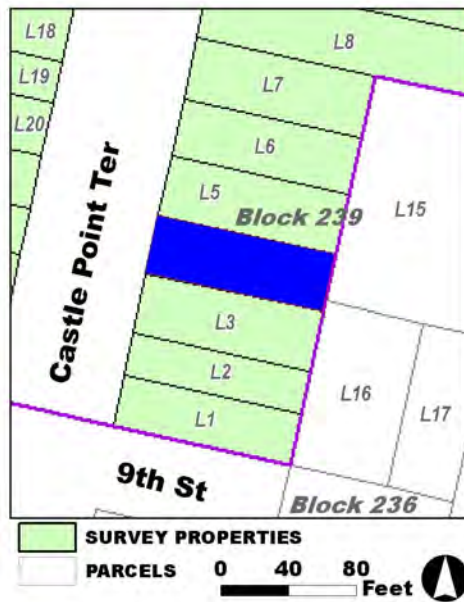
☒ (Primary Contact)

Property ID:

1555810243

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

1555810243

Page 3

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2008	
Hoboken Historical Museum	"Color slide of the exterior and landscaped front yard of 907 Castle Point Terrace, Hoboken, May, 1972"	1972	
Hoboken Historical Museum	"Color slide of the exterior of 907 Castle Point Terrace, Hoboken, August, 1972"	1972	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
Hoboken Historical Museum	"Color copy photo of a ca. 1900 postcard "Castle Point Terrace, North of 9th Street, Hoboken, N.J."	1990	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	2006	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM**Property ID:**☒ (Primary Contact)**1555810243**

Page 4

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1555810243

Page 5

PROPERTY REPORT

Property ID: 428237015

Property Name: 908 Castle Point Terrace

Ownership: Private

Address: 908 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 908 Castle Point Terrace is a two-story, two-bay, Renaissance Revival-style, single-family dwelling constructed ca. 1908. The building is of brick construction and the facade is mostly clad in tan brick, with the basement-level clad in a rough darker brick. It is fronted by a brick front stoop with replacement stone steps. The main entry is composed of a replacement wood paneled door with a wood paneled jamb and capped by a decorative glass transom. Atop the entry is a stone splayed lintel with a keystone. Fenestration includes a two-story projecting bay window and a single second floor window, all of which contain six-over-six replacement sashes set within the original openings and have stone sills which are part of stone belt courses. The single basement window, on the south side of the projecting bay, has a six light sash with a concrete sill. The stone water table serves as a lintel for the basement-level window. The remaining windows have stone splayed lintels, with the center windows in the bay and the single second floor window featuring keystones on their lintels. The flat roof is accented by a replacement metal cornice with brackets and dentils. The original portions of the south and north elevations are clad in red brick, and the south elevation features an interior chimney. Alterations include a large stucco-clad rear addition with a set-back third floor penthouse; replacement window sashes; replacement main entry; and replacement front steps. No exterior flood mitigation measures are evident.

The building was constructed ca. 1908, contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903, and though an April 1906 article in the Jersey City Evening Journal

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

428237015

noted this property as part of an unsold, vacant lot; the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The building is depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey as a 2-story rectangular structure with a projecting bay. The 1938 and 1951 revisions to the atlas document no alterations, though aerial photographs indicate that ca. 2007 a large rear addition was added. This addition has a set-back, third floor penthouse.

908 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It has undergone significant alterations. However, the alterations (such as the replacement metal cornice and the rear addition) are either compatible or have enough of a setback that they do not affect the overall character of the facade or streetscape. It retains character-defining features including the tan brick and stone lintels and sills. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 908 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

908 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 21), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

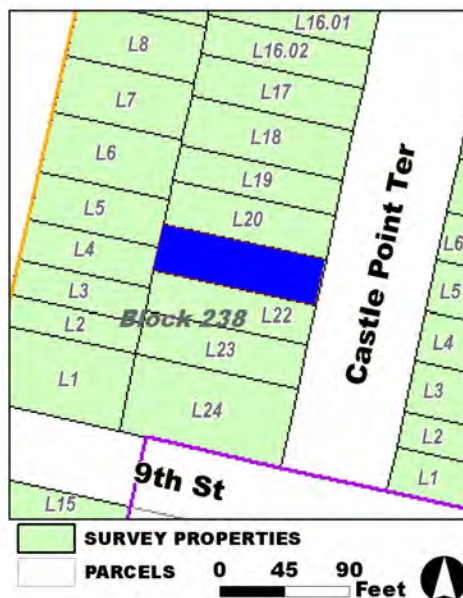
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

428237015

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	2012	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Nationwide Environmental Title Research, LLC	Historic Aerials	2006	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-X-H-BA / FAC_NAME: / YR: 1904)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:**

428237015

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

428237015

Page 4

PROPERTY REPORT

Property ID: 1681608520

Property Name: 909 Castle Point Terrace

Ownership: Private

Address: 909 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 909 Castle Point Terrace is a two-and-one-half-story, two-bay, Queen Anne-style dwelling constructed ca. 1905. The building's facade is clad in orange-colored brick. It is fronted by a small foliated lawn with a set of brick steps leading from street level to the grade of the building. A set of brick steps with stone treads lead to a brick entry porch with wood decking and stained wood bannisters with turned spindles. The sides of the porch beneath the wood decking are clad in stucco. The porch's roof is supported by squared brick columns terminating in squared capitals with decorative scrolled brackets. The roof features a painted cornice with dentils. The main entry contains a replacement wood and glass door with a wood jamb and transom. Fenestration includes a two-story bay window with a basement level, an entry converted to a window on the second floor above the porch, and two dormer windows. All windows contain replacement sashes in the original openings, with one-over-one, double-hung sashes in the basement, first, and second floor. The dormers contain four-over-four, double-hung sashes. The basement, first, and second floor windows all have stone sills and the center and north windows on the first floor bay are capped with stone splayed lintels. A painted wood cornice with dentils accents the slate-clad, cross-gable roof. The roof is pierced with two gabled dormers. The south dormer features a laurel wreath motif in the tympanum of its gable, while the larger, north gable features an extended, arched hood over its window with a decorative motif above. The south and north elevations are clad in stucco, and the north features an interior brick chimney and a two-story bay. Both side elevations have hipped dormers. Alterations include alterations to the entry porch; replacement main entry; removal of the second floor porch; and replacement window sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1681608520

Page 1

The building was constructed ca. 1905 and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. A photograph of the house was published in the Jersey City Evening Journal of April 11, 1906 and a different vantage point appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. In these pictures, the building is fronted by a two-story porch supported by squared columns with capitals and what appears to be a trellis grate between the ground and the first floor decking of the porch. This house was one of five two-family dwellings built by Richard Stevens at 905, 907, 909, 911, and 913 Castle Point Terrace. The two-family nature of these homes in the exclusive Castle Point neighborhood generated controversy at the time of construction. While of different architectural styles, similarities in the porches in the aforementioned photos as well as the footprints depicted on the Sanborns suggest a shared design among the five structures. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicts the frame porch, as do 1938 and 1951 revisions to the Sanborn atlas. Photographic slides from May and August 1972 in the possession of the Hoboken Historical Museum show that the ground level of the porch had not yet been clad in stucco but the railing of the second floor porch level had been removed.

909 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building has undergone some minor alterations, including the replacement of window sashes, a new main door, and the conversion of the second floor porch into merely a roof for the first floor porch; however, the alterations are compatible with the original form and style of the building and those around it. Additionally, it retains character-defining features including the overall footprint; entry porch; stone flat segmented arch lintels; and decorative motifs. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 909 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

909 Castle Point Terrace is sited on a parcel (Block 239 Lot 5), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

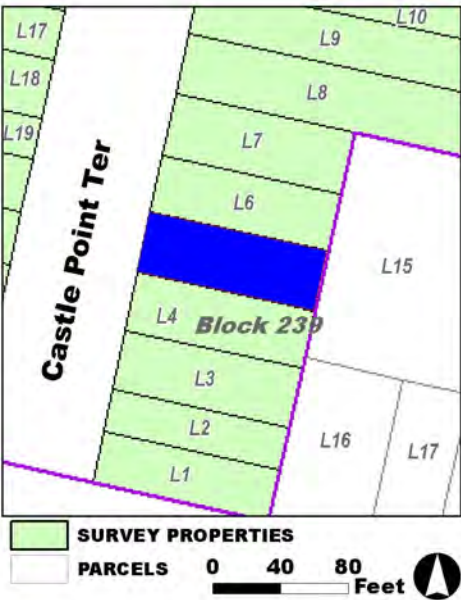
☒ (Primary Contact)

Property ID:

1681608520

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
1681608520

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hoboken Historical Museum	"Color slide of the exterior of 907 Castle Point Terrace, Hoboken, August, 1972"	1972	
Hoboken Historical Museum	"Color slide of the exterior and landscaped front yard of 907 Castle Point Terrace, Hoboken, May, 1972"	1972	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1681608520**

Page 4

PROPERTY REPORT

Property ID: **-1701130258**

Property Name: 910 Castle Point Terrace

Ownership: Private

Address: 910 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 910 Castle Point Terrace is a two-and-one-half-story, two-bay, Foursquare plan, Prairie style, single-family dwelling constructed ca. 1920. The building is of brick construction and features an overhanging hip roof and yellow brick facade. It is fronted by a two-story, integral brick porch with brick half walls and accessed by brick and stone steps. The porch is supported by heavy, square brick columns with stone accents. The main entry is composed of a wood and glass door with a decorative stained glass transom and a painted stone surround. Fenestration includes a two-story bay window and a single second floor window, all of which appear to contain the original sashes set within the original openings. The south side of the second floor bay is pierced by an entry to the porch and contains a wood and glass door. The side windows on the bay have flat stone lintels, while the center windows and the single window on the second floor have splayed stone windows. The hipped roof clad in red slate and is pierced by hipped dormer. The dormer features three replacement, one-over-one, double-hung windows, and is clad in siding. The south and north elevations are clad in red brick, and the south elevation features an interior chimney and hipped dormer. The north elevation features a second floor bay window, shed roof dormer, and an interior chimney. Alterations include replacement window sashes in the dormer and an addition on the rear elevation. No exterior flood mitigation measures are evident.

The building was constructed ca. 1920, just past the main period of development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903, but both an April 1906 article in the Jersey City Evening Journal and G. M. Hopkins

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1701130258

Co.'s 1909 Atlas of Hudson County, New Jersey note this as a vacant lot. A house was present by October 1924, when Charles Grabhorn was included in a tax list published in the Jersey Journal. The building is depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey as a two-and-one-half-story brick structure with a two-story brick porch and a frame attic. The 1938 and 1951 revisions to the atlas document no alterations. Aerial photographs indicate that the rear addition was constructed between 1966 and 1979.

910 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building is an uncommon example of the Foursquare variant of the Prairie style in Hoboken that retains a high degree of architectural integrity. The building retains character-defining features including prominent integral brick porch with original half walls and brick patterning; some original sashes; and decorative transom. These elements help contribute to the historic character of the locally-designated Castle Point Historic District. While 910 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

910 Castle Point Terrace is sited on a parcel (Block 238 Lot 20), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by housing of slightly earlier age but similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

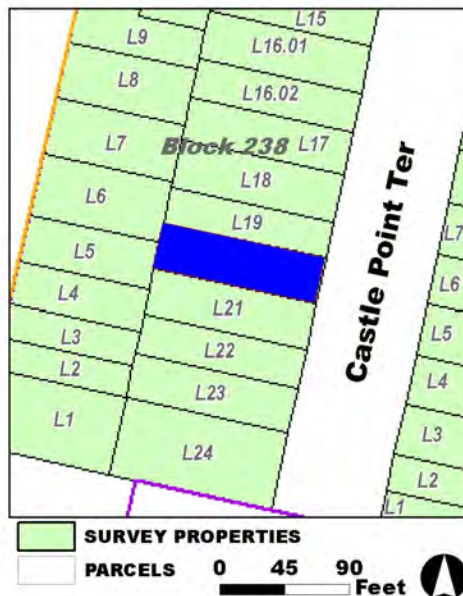
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1701130258

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Google	GoogleEarth Streetview		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1904)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/3/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1701130258**

Page 3

PROPERTY REPORT

Property ID: 1369939881

Property Name: 911 Castle Point Terrace

Ownership: Private

Address: 911 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 911 Castle Point Terrace is a two-and-one-half-story, two-bay, Dutch Colonial Revival-style, dwelling constructed ca. 1905. The building is clad in yellow brick and is fronted by a small foliated lawn. Brick and stone steps with wrought iron railings lead from street-level to the grade of the house, where they meet a gated cast iron areaway fence. A set of brick steps lead to a replacement brick entry porch. The porch features a painted bannister with turned wooden spindles and squared wood posts supporting the porch roof, which features a painted entablature with dentils. The main entry is composed of a double-leaf, wood and glass door with a wood jamb and a transom featuring a stained glass fleur-de-lis leading to a vestibule. Fenestration includes a two-story projecting bay window and a double window on the attic level, all of which have stone sills. The bay windows are all two-over-two and double-hung while the attic windows are one-over-one. A door with a glass panel leads from the second floor onto a balcony atop the porch roof. This door, the attic windows, and the center and south windows on the first floor projecting bay are capped with stone segmented flat arch lintels. The second floor balcony has painted bannisters with turned spindles and squared posts similar to the first floor porch. A decorative cornice with dentils caps the projecting bay while the edge of the shingle-clad gambrel roof has a more simplified painted cornice. The facade side of the roof has a large gabled dormer clad in aluminum siding and pierced by a Palladian-style window. The south and north elevations are clad in stucco, and the south features an interior brick chimney and a two-story projecting bay. Both side elevations have two hipped dormers. Alterations include the new brick entrance porch and likely replacement window sashes on the attic level. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1369939881

Page 1

☐ (Primary Contact)

The building was constructed ca. 1905 and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. It appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. In this picture, the building is fronted by a two-story porch supported by thick piers and what appears to be a trellis grate between the ground and the first floor decking of the porch. This house was one of five two-family dwellings built by Richard Stevens at 905, 907, 909, 911, and 913 Castle Point Terrace. The two-family nature of these homes in the exclusive Castle Point neighborhood generated controversy at the time of construction. While of different architectural styles, similarities in the porches in the aforementioned postcard photo as well as the footprints depicted on the Sanborn maps suggest a shared design among the five structures. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicts the frame porch, as do 1938 and 1951 revisions to the Sanborn atlas.

911 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). Despite the reconstruction of its porch, the building retains character-defining features such as the stone flat segmented arch lintels; two-story porch with turned spindles; wood cornices and entablatures with dentils; double-hung two-over-two windows; and entry details. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 911 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

911 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 239 Lot 6), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

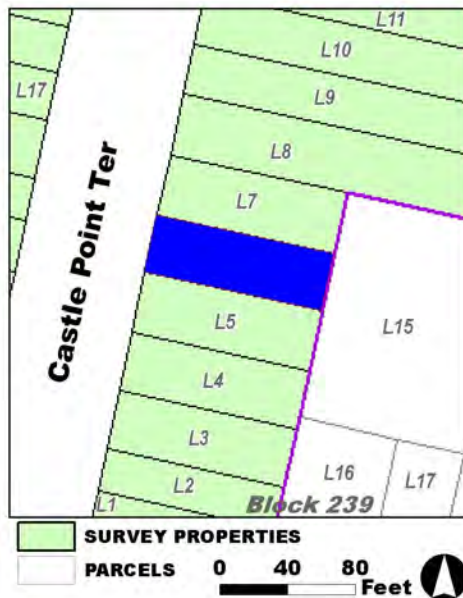
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

1369939881

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****1369939881**

Page 3

PROPERTY REPORT

Property ID: 1998668736

Property Name: 912 Castle Point Terrace

Ownership: Private

Address: 912 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 912 Castle Point Terrace is a two-and-one-half-story, two-bay, Foursquare plan, Craftsman-style, single-family dwelling constructed ca. 1920. The building is of brick construction and the facade is clad in red brick laid in a Flemish bond. It is fronted by a brick front porch with brick half walls that is accessed by brick steps with stone treads. The porch features simple square brick columns that support a hipped, copper-clad, roof with exposed rafter tails. The main entry is composed of a replacement wood panel and glass door. Fenestration includes a combination of tripartite windows with six-over-one replacement sash and single six-over-one replacement windows -- all set within the original openings with stone sills. The hipped, slate shingle-clad main roof has exposed eaves with rafter tails and is pierced by a hipped double dormer clad in aluminum. The dormer windows contain three-over-one sashes. The south and north elevations are clad in red brick, and the south elevation features an interior chimney. Both the south and north elevations feature hipped dormers. Alterations include replacement window sashes; replacement main entry door; and rear entry porch. No exterior flood mitigation measures are evident.

The building was constructed ca. 1920, slightly post-dating the primary period of development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903, but both an April 1906 article in the Jersey City Evening Journal and G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey note this as a vacant lot. A house was present by June 1928, when Charles Vezzetti sold the property to Frank Vezzetti. Hoboken mayor Thomas Vezzetti (1985-1988) spent his childhood in the home. The building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1998668736

Page 1

is depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey as a two-story brick structure with a one-story brick porch. The 1938 and 1951 revisions to the atlas document no alterations. Aerial photographs indicate that a rear entry porch with a hipped roof was constructed between 2008 and 2012.

912 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It is an uncommon example of the Foursquare variant of the Craftsman style in Hoboken that retains integrity. The building retains character-defining features including its window and door openings and brick front porch with original half walls and exposed rafter tails. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 912 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

912 Castle Point Terrace is sited on a parcel (Block 238 Lot 19), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by housing of similar massing and style but of slightly earlier construction. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

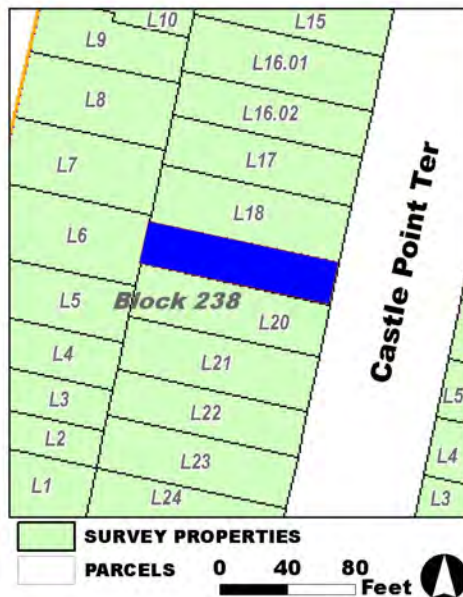
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

1998668736

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2008		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Nationwide Environmental Title Research, LLC	Historic Aerials	2002		
Nationwide Environmental Title Research, LLC	Historic Aerials	2012		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Star-Ledger	"Hoboken mayor dies of massive coronary," March 2, 1988, 1, 20.	1988		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/3/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1998668736**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1998668736

Page 4

PROPERTY REPORT

Property ID: 1361634998

Property Name: 913 Castle Point Terrace

Ownership: Private

Address: 913 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 913 Castle Point Terrace is a two-and-one-half-story, two-bay, Queen Anne-style dwelling constructed ca. 1905. The building is clad in orange-colored brick with several brick belt courses running across the facade. The building is fronted by a small foliated lawn and concrete steps with wrought iron railings lead from street-level to the grade of the house. A set of brick steps with a wrought iron railing lead to a brick entry porch. The main entry is composed of a double-leaf, wood and glass door with a plain transom and wood paneled jamb leading to a vestibule. The entry is capped by a brick lintel. Fenestration includes a two-story projecting bay window and a single second floor window, all of which contain one-over-one replacement sashes set within the original openings, all of which have stone sills. The center and north windows on the first floor projecting bay are capped with stone segmented flat arch lintels. The building has an aluminum cornice and a cross-gable roof, with a side-gable on the front portion. The facade side of the roof has a large gabled dormer clad in aluminum siding and features a Palladian-style window. The south and north elevations are clad in stucco, and the north features an interior brick chimney and a two-story projecting bay. A one-story stucco-clad addition is visible in the rear. Alterations include the removal of the two-story porch; rear addition; aluminum cornice; aluminum siding on the facade dormer; and replacement window sashes. The covered basement level window on the facade does not appear to be a flood mitigation measure, so no exterior flood mitigation measures are evident.

The building was constructed ca. 1905 and is contemporaneous with much of the development on this block of Castle Point Terrace. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1361634998

Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. It appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. In this picture, the building is fronted by a two-story porch with an arbor atop the second floor balcony. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicts the frame porch, as do 1938 and 1951 revisions to the Sanborn map. This house was one of five two-family dwellings built by Richard Stevens at 905, 907, 909, 911, and 913 Castle Point Terrace. The two-family nature of these homes in the exclusive Castle Point neighborhood generated controversy at the time of construction. While of different architectural styles, similarities in the porches in the aforementioned postcard photo as well as the footprints depicted on the Sanborns suggest a shared design among the five structures. Comparison of the Sanborn maps and aerial photographs indicates that a rear addition was constructed between 1954 and 1966.

913 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building has undergone alterations to its facade, including the removal of the original two-story porch. Despite this, it retains character-defining features such as massing and form; the stone flat segmented arch lintels; and ornamental muntins on the dormer. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 913 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

913 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 239 Lot 7), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

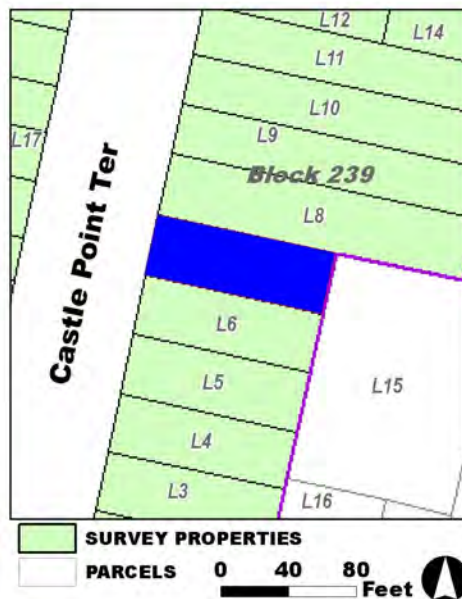
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

1361634998

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	2012	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****1361634998**

Page 3

PROPERTY REPORT

Property ID: 134222107

Property Name: 914 Castle Point Terrace

Ownership: Private

Address: 914 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 914 Castle Point Terrace is a three-story, single-bay, single-family dwelling constructed ca. 1970. The building is clad in a stone veneer. A two-car garage with a fiberglass paneled garage door and a main entry with fiberglass paneled double doors are located on the first floor of the facade. A light fixture is located above the main entry. The second floor features an inset bay with eight casement windows which are surmounted by vertical wood paneling. The mansard roof on the facade is clad in slate shingles and features a cut out for an inset balcony. The balcony has a cast iron railing and centralized sliding door with two casement windows flanking it on each side. The third floor windows and sliding door are surmounted by vertical wood paneling. No exterior flood mitigation measures are evident.

The building was constructed ca. 1970 as infill housing among structures dating to the first and second decade of the 20th century. The Stevens family began selling lots on Castle Point Terrace in 1903, but excepting plate 5 of G. M. Hopkins Co.'s 1934 Atlas of Hudson County, New Jersey, which seems to erroneously depict a brick dwelling on the lot, no structure is known to have stood at 914 Castle Point Terrace until the construction of the present building. A photograph in the possession of the Hoboken Historical Museum and dated to ca. 1968 - ca. 1972 depicts this building under construction, and it first appears on a 1979 aerial photograph.

Though located within the boundaries of both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991), 914 Castle Point Terrace is not located within the Historic boundaries as opinioned in 2017.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

134222107

Page 1

The building is modern infill, thus does not contain the significance and integrity required for consideration as a contributing building. While this survey largely recommends the expansion of the Hoboken Historic District boundaries into the locally-designated Castle Point district, 914 Castle Point Terrace would be a non-contributing resource to the expanded district.

Setting:

914 Castle Point Terrace is sited on a mid-block, rectangular parcel (Block 238 Lot 18), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is modern infill housing located on Castle Point Terrace and is surrounded by older housing of similar massing. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

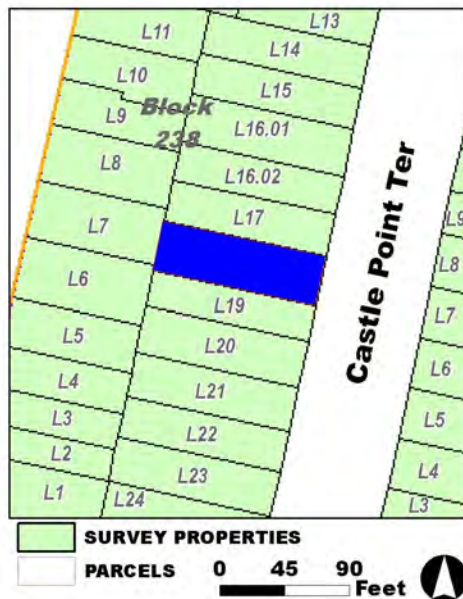
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

134222107

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hoboken Historical Museum	"B+W photo of a new home under construction & an old residence being renovated, 914-1916 Castle Point Terrace, Hoboken, N.J., no date (ca. 1968-1972)"	1972	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-G / FAC_NAME: / YR: 1974)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:**

134222107

Page 3

PROPERTY REPORT

Property ID: **-1560800769**

Property Name: 915 Castle Point Terrace

Ownership: Private

Address: 915 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 915 Castle Point Terrace is a two-and-one-half-story, two-bay, Colonial Revival-style, single-family dwelling constructed ca. 1905. This building is clad with brick laid in a Flemish bond. It is fronted by a small garden and concrete steps with cast iron railing leading to a brick and stone front porch with brick walls and piers. The main entry is composed of an original double-leaf, wood and glass door with a wood paneled jamb and unadorned transom leading to a vestibule. The entry is flanked by fluted pilasters with Doric capitals, capped by a cast stone entablature with large dentils, and the threshold is stone. A secondary, garden-level entry is located to the north of the front steps. Fenestration includes a two-story projecting bay window and a single second floor window, all of which contain one-over-one replacement sashes set within the original openings. Windows have stone sills and are capped with flat segmental brick arches. The flat segmental arches on the first floor bay have keystones at the center. The building has a hipped roof clad in slate shingles which is accented by a cornice with large dentils. A three-window gabled dormer has cornice returns and an arched hood with a keystone above the center opening. The windows have one-over-one replacement sashes set within the original openings. The south elevation is clad in brick with an interior brick chimney. A projecting bay is present toward the rear and the windows have simple stone sills and lintels, and the roof features a hipped dormer. The north elevation is clad in brick and features windows exhibiting simple stone sills and lintels. The dormer on this elevation has a hipped roof. Alterations to the building appear to be limited to the removal of the balustrade on the balcony atop the projecting bay and replacement window sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1560800769

Page 1

The building was constructed ca. 1905 contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903, and the building is first depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. It also appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical Museum. Excepting the removal of the balustrade from the balcony above the projecting bay, the structure's facade appears largely unaltered. Comparing the 1909 Hopkins atlas with the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, suggests that the two-story projecting bay on the rear might be an early 20th century alteration.

Though it exists beyond the boundaries of the Hoboken Historic District, 915 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features such as the Flemish bond brick on the facade, main entry surrounds, decorative cornice, dormer windows, and original entry porch. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 915 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opinioned in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

915 Castle Point Terrace is sited on a rectangular parcel (Block 239 Lot 8), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

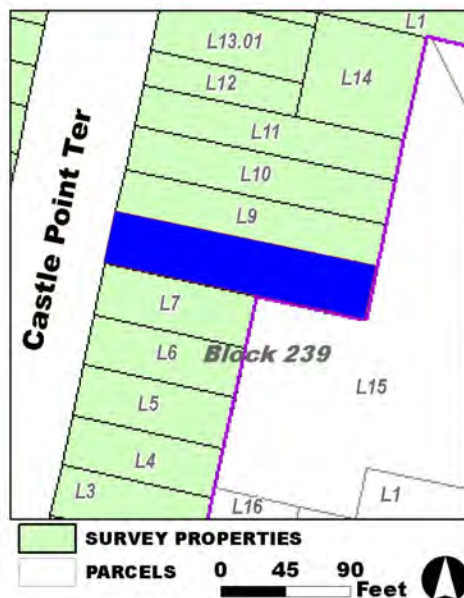
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1560800769

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1560800769**

Page 3

PROPERTY REPORT

Property ID: 1120473026

Property Name: Everett N. Wood House
Address: 916 Castle Point TER

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 916 Castle Point Terrace is a two-and-one-half-story, two-bay, vernacular Queen Anne-style dwelling constructed ca. 1905. The building is clad in rusticated concrete block with quoins and belt courses. It is fronted by a small garden and a stone veneer porch, under which is located a garage. The porch, accessed by stone veneer and concrete steps, has a metal railing set between stone veneer piers. The main entry is composed of a double-leaf, wood and glass door covered by an awning with a replacement transom and a wood jamb. Fenestration includes a two-story projecting bay window; a single window on the second floor; and a centered, attic-level window in the tympanum of the house's pediment. The first and second floor windows have eight-pane wood sashes with concrete sills and decorative transom panels. They are capped by flat segmented arch lintels with incised detailing in the keystone. The attic-level window is a one-over-one, double-hung replacement sash. The pediment is clad in wood siding and is supported by wood brackets. It is clad in asphalt shingles while the main roof of the structure is flat and accented by a cornice. The south and north elevations are clad in rusticated concrete block, and the south elevation features a two-story bay. Windows on the sides sport decorative lintels similar to those on the façade. Alterations include the replacement entry porch and added garage; replacement transom; and replacement window sash on the attic level. No exterior flood mitigation measures are evident.

The building was constructed ca. 1905 for businessman Everett N. Wood, cost \$8,000, and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1120473026

Page 1

is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, published a year after Wood sold the property to Alfred J. Schmidt. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, notes that the house is constructed of hollow cement blocks, and the 1938 and 1951 revisions to the Sanborn map do not depict any alterations to the structure. A photograph in the possession of the Hoboken Historical Museum and dated to ca. 1968 - ca. 1972 depicts scaffolding on this building. Of note in the photograph is the now absent finial located atop the cornice of the main roof on the south side of the pediment.

916 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building has undergone alterations, most notably the addition of a replacement porch and the construction of a garage. Despite this it retains character-defining features including the rusticated concrete blocks; decorative lintels; and pediment. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 916 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

916 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 17), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

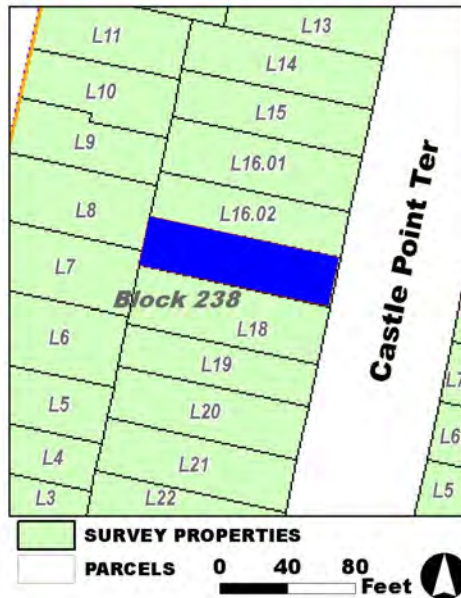
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1120473026

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Hoboken Historical Museum	"B+W photo of a new home under construction & an old residence being renovated, 914-1916 Castle Point Terrace, Hoboken, N.J., no date (ca. 1968-1972)"	1972	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Evening Journal	"Conveyances," January 27, 1908, 14.	1908	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-X-H-G / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1120473026**

Page 3

PROPERTY REPORT

Property ID: 1250313172

Property Name: 917 Castle Point Terrace

Ownership: Private

Address: 917 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 917 Castle Point Terrace is a two-story, two-bay, Classical Revival-style, single-family dwelling constructed ca. 1910. The building is of brick construction and the facade is clad in cast stone. The building is fronted by a cast iron areaway fence enclosing a small garden and a cast stone stoop and front porch with a squared cast stone wall with piers. The main entry is composed of a double-leaf, wood paneled and glass door with a wood paneled jamb leading to a vestibule. The entry is flanked by pilasters with Corinthian capitals, capped by a cast stone entablature, and the threshold is cast stone. A secondary, garden-level entry is located beneath the front porch. Fenestration includes a two-story projecting bay window and a single second floor window, all of which contain one-over-one replacement sashes set within the original openings. Windows have cast stone sills and lintels. The center windows of the projecting bay and the second floor window are flanked by cast stone pilasters with Corinthian capitals. Capping the center of the second floor bay window is a cast stone broken pediment with a coat of arms, and scrollwork in the tympanum. The building has a flat roof which is accented by a copper cornice. The south and north elevations are clad in brick, and each feature an interior chimney. Alterations include the reconfiguration of the stairs to the garden-level entry and replacement window sash. No exterior flood mitigation measures are evident.

The building was constructed ca. 1910 toward the end of development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 but the building is not depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. It appears on a copy of an early 20th century photographic postcard in the possession of the Hoboken Historical

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Samuel Pickard

☐ (Primary Contact)

1250313172

Organization: AECOM

Museum. Excepting a reconfiguration of the steps down to the garden-level entry, the structure appears largely unaltered. The building's first known depiction on a map is in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, where it is shown to be a brick structure with a stone facade.

917 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features including the cast stone detailing and ornamentation, decorative copper cornice, and original entry porch. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 917 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

917 Castle Point Terrace is sited on a mid-block, rectangular parcel (Block 239 Lot 9), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

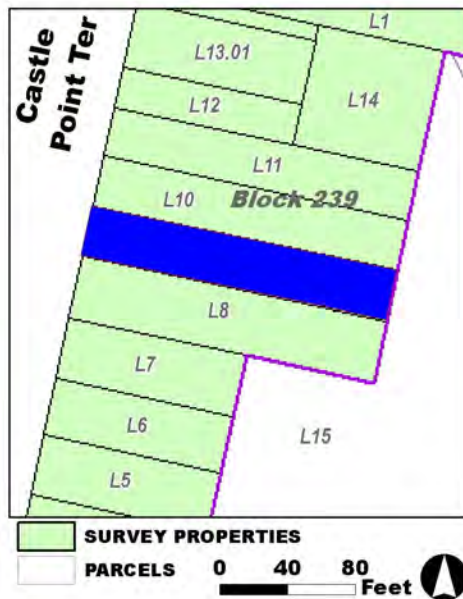
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

1250313172

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hoboken Historical Museum	"Color copy photo of a ca. 1900 postcard "Castle Point Terrace, North of 9th Street, Hoboken, N.J."	1990		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-B-DECK / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1250313172**

Page 3

PROPERTY REPORT

Property ID: **-602980251**

Property Name: 918 Castle Point Terrace

Ownership: Private

Address: 918 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	16.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 918 Castle Point Terrace is a three-story, two-bay wide, single-family dwelling constructed ca. 1980. The building is clad in red brick with a running bond. A single-car garage with a fiberglass paneled garage door and a main entry with fiberglass door with a decorative window and sidelights are located on the first floor of the facade. A brick and concrete step leads to a concrete stoop fronting the door. The second floor is fronted by a brick porch supported by three brick piers and features a wrought iron railing. Fenestration includes fixed and casement windows. The flat roof has a gently sloped front and is accented by a large overhanging metal cornice with inset electric lights. Both the south and north elevations are stucco-clad. No exterior flood mitigation measures are evident.

The building was constructed ca. 1980 as infill housing among structures dating to the first and second decade of the 20th century. The Stevens family began selling lots on Castle Point Terrace in 1903, and the lot was purchased by New York silk manufacturer Otto Wettlaufer, but period maps and atlases indicate that no structures were erected, and by 1934 the lot at 918 Castle Point Terrace as well as the lot and house adjoining it at 920 were owned by Hugo Henning. Aerial photographs indicate that the lot remained vacant until the present structure was erected between 1979 and 1987.

Though located within the boundaries of both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991), 918 Castle Point Terrace is not located within the Historic boundaries as opinioned in 2017.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-602980251

Page 1

The building is modern infill, thus does not contain the significance and integrity required for consideration as a contributing building. While this survey largely recommends the expansion of the Hoboken Historic District boundaries into the locally-designated Castle Point district, 918 Castle Point Terrace would be a non-contributing resource to the expanded district.

Setting:

918 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 16.02), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by earlier housing. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

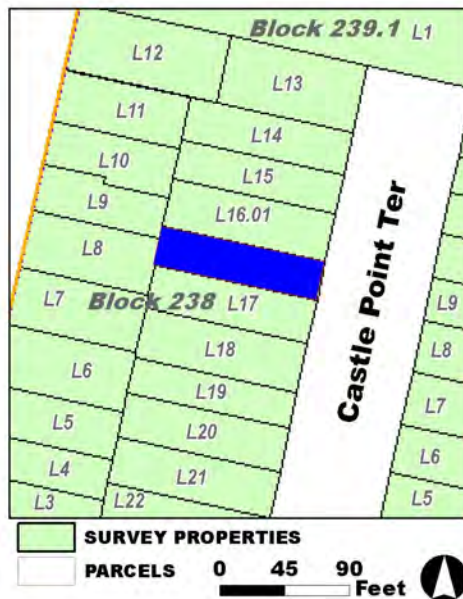
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-602980251

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-G / FAC_NAME: / YR: 1975)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-602980251**

Page 3

PROPERTY REPORT

Property ID: -252840309

Property Name: 919 Castle Point Terrace

Ownership: Private

Address: 919 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 919 Castle Point Terrace is a two-and-one-half-story, two-bay wide, Spanish Colonial dwelling constructed ca. 1910. The building is clad in white-colored brick with stone belt courses on the tower. The rusticated stone foundation is separated from the remainder of the facade by a stone water table. The building is fronted by a cast iron fence and a stone entry porch accessed by concrete steps with replacement metal railings. The porch has a cast stone balustrade and a roof supported by cast stone columns with ornamental capitals. The stucco-clad porch roof supports a second floor balcony with a cast stone wall. The main entry features a wood and glass door with a opalescent glass transom surrounded by a wood casing and capped by a flat cast stone lintel. Fenestration includes a 12-light replacement bay window on the first floor of the tower with a projecting cast stone sill supported by brackets and a flush, cast stone splayed lintel. The second floor of the tower features a pair of arched windows with replacement one-over-one sashes and half-circle transoms. These are capped by arched cast stone lintels with keystones. The second floor balcony is accessed by a centered door flanked on each side by a narrow window with the original double-hung sashes present. These are capped by a joined, flush, splayed lintels with keystones over each opening. The third floor of the tower features a cast stone balcony with balustrades supported by brackets. This is accessed by a centered replacement door flanked by a window on each side with a single pane of replacement glass in the original openings. The pyramidal tower roof is clad in asphalt shingles, supported by wood brackets, and accented by a plain cornice. The Spanish Mission-esque dormer is clad in cast stone and topped with a parapet capped in coping. It is pierced by three arched windows, with the center containing a one-over-one wood sash, and the smaller flanking windows also containing one-over-one wood

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-252840309

Page 1

sashes with decorative muntins separating ribbed and stained glass lights. The front roof slope is accented by a cornice and is clad in asphalt shingles, while the majority of the roof is flat. The south elevation is clad in brick, and features irregular fenestration. The north elevation is clad in stucco with an attached fire escape. Alterations include removal of protruding vigas; the replacement of the tile roof with asphalt shingles; and the replacement of some window sashes. No exterior flood mitigation measures are evident.

The building was constructed ca. 1910, slightly later than many of the neighboring structures on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 but the building is not depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. A copy of an early 20th century postcard in the possession of the Hoboken Historical Museum depicts the building with a red tile roof and vigas supporting the roof of the entry porch. On a 1932 revision of the 1906 Sanborn Insurance Map, a frame porch roof is depicted over the main entry, and two-story brick and frame sections are located in the rear.

919 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). Despite alterations to the building, including the removal of the vigas on the porch and the tile roof, it retains numerous character-defining features including the decorative lintels; ornamental column capitals; tower with balcony; and Mission-esque dormer with stained glass cornice and fenestration surrounds. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 919 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

919 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 239 Lot 10), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

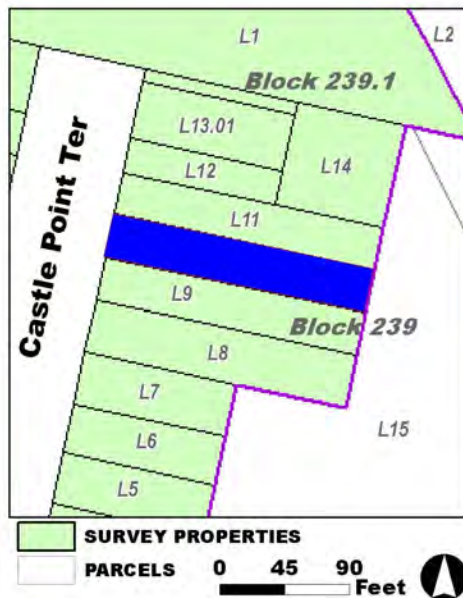
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

-252840309

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hoboken Historical Museum	"Color copy photo of a ca. 1900 postcard "Castle Point Terrace, North of 9th Street, Hoboken, N.J."	1990	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-5U-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-252840309**

Page 3

PROPERTY REPORT

Property ID: -663796620

Property Name: 920 Castle Point Terrace

Ownership: Private

Address: 920 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	16.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 920 Castle Point Terrace is a two-and-one-half-story, two-bay wide, Italian Renaissance-style dwelling constructed ca. 1910. The building's facade is clad in white brick with stone belt courses. It is fronted by a replacement tan brick entry porch which features metal railings and which recycles the brownstone columns from the original entry porch. A garage entry with a fiberglass door is located beneath the entry porch. The main entry is composed of a replacement metal and glass door with a glass transom covered by a decorative metal grill. The classical stone door surround features a decorative motif above the door. Fenestration includes replacement, one-over-one, double-hung sashes in a two-story bay window, a paired second floor window, and a triple-window dormer. A basement-level window on the projecting bay has a single-pane replacement sash. The windows on the basement, first, and second floor have stone sills and lintels. The lintels of the basement and second floor windows, and the sills of the second floor windows extend as belt courses. The tile-clad, side gable roof is accented by a copper cornice with dentils and is pierced by a hipped triple-window dormer also clad in copper. The south and north elevations are clad in painted brick. The south elevation features a side entry with a concrete porch and a tile-clad hipped roof; a fire escape; and an exterior chimney. The north elevation features a metal balcony on the second floor. Alterations include the basement-level garage and replacement entry porch; replacement entry and sashes; and the metal balcony on the north elevation. No exterior flood mitigation measures are evident.

The building was constructed ca. 1910 and is contemporaneous with much of the development on this block of Castle Point Terrace. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-663796620

Page 1

Stevens family began selling lots on Castle Point Terrace in 1903, but the building is not depicted in G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. A want ad for a domestic servant published in the Jersey Journal of October 3, 1911 indicates that the house had been constructed by this time. The 1932 revision of the 1906 Sanborn Insurance Map depicts the house as a brick structure, with a two-and-one-half-story front section; a two-story middle section with a bay window on the south elevation; and a narrower, one-story rear section. The map also shows a frame porch on the facade. The 1938 and 1951 revisions to the Sanborn map do not depict any alterations to the structure.

920 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). Though the building has undergone alterations such as the addition of a basement-level garage and replacement entry porch, it retains character-defining features including the decorative masonry; copper cornice; tile-clad roof; and the hipped triple-window dormer. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 920 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

920 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 16.01), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

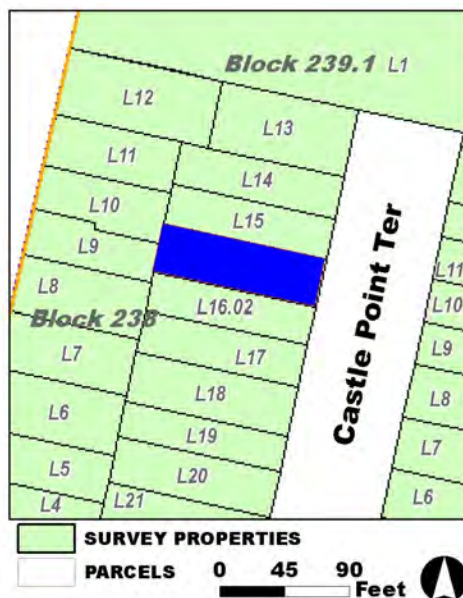
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

-663796620

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Jersey Journal	"Wanted—Girl for general housework," October 3, 1911, 10.	1911		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-3U-B-G / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-663796620**

Page 3

PROPERTY REPORT

Property ID: 1360345200

Property Name: 921 Castle Point Terrace

Ownership: Private

Address: 921 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 921 Castle Point Terrace is a two-story, two-bay, vernacular Italian Renaissance, single-family dwelling constructed ca. 1905. The facade is clad in white brick with the basement level separated from the remainder of the facade by a stone water table. The building is fronted by a cast iron areaway fence which opens to replacement brick steps with metal railings leading to a brick entry porch with spherical stone finials atop brick piers. The main entrance has wood and glass double doors entering into a vestibule. The main entry is capped by a stone entablature with decorative scrolled brackets and a stone door surround. A secondary, garden-level entry is located beneath the center of the projecting bay window. There is a two-story projecting bay window extending from the first to the second floors and a single second floor window with one-over-one replacement sash set within the original openings. Windows have stone sills and flared stone lintels with keystones. The building has a flat roof which is accented by a copper cornice with brackets and dentils. The south elevation is clad in brick, and features irregularly spaced fenestration. The north elevation is clad in stucco with double windows on the first and second floor. An interior brick chimney is located on the north elevation. Alterations include replacement front steps and replacement window sash. No exterior flood mitigation measures are evident.

The building was constructed ca. 1905 along with many of the neighboring structures on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is first depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The building is depicted on the 1932, 1938, and 1951 revisions of the 1906 Sanborn Map Co. Insurance

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1360345200

Maps of Hoboken, Hudson County, New Jersey with no significant alterations.

921 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features including the decorative cornice; fenestration and door surrounds; and brick porch with stone finials on piers. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 921 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

921 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 239 Lot 11), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It is located on the north end of Castle Point Terrace abutting Elysian Park and aside from the park is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

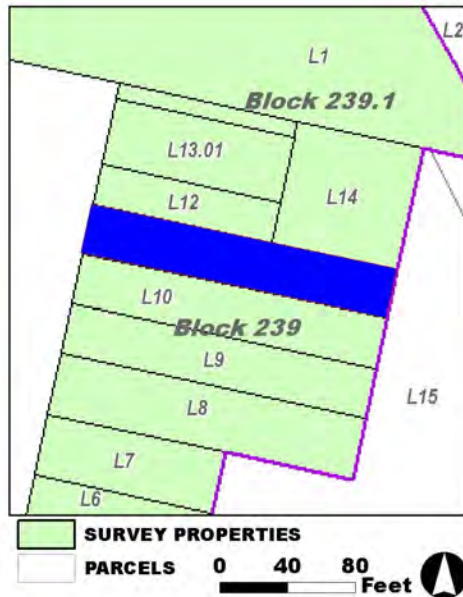
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

1360345200

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1360345200

Page 3

PROPERTY REPORT

Property ID: 169679135

Property Name: Frederick Schill House
Address: 922 Castle Point TER

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Frederick Schill House at 922 Castle Point Terrace is a two-and-one-half-story, two-bay wide, Queen Anne-style dwelling constructed ca. 1905. The building is clad in rusticated concrete block with quoins and belt courses. It is fronted by a concrete block entry porch with a decorative motif on the front. The wall along the steps terminates at the bottom with a concrete column topped by a spherical finial. The porch roof is supported by two concrete columns of alternating rough-cast and finished sections with decorative bases and Doric capitals. The porch roof sports an entablature with decorative dentils and is capped by a second floor balcony. The main entry is composed of a replacement door with a plain glass transom and topped by a flat concrete lintel with a projecting decorative motif. Fenestration includes a two-story projecting bay window and a second floor replacement door leading onto the balcony. The first and second floor windows have one-over-one replacement sashes with concrete sills and flat lintels with projecting decorative motifs. Similarly, the door to the second story balcony has a flat concrete lintel with a projecting decorative motif. The second story balcony has a replacement metal railing. The flat roofline is accented by a cornice with dentils. A setback penthouse level with a mansard roof is clad in asphalt shingles. The south and north elevations are clad in concrete block with rusticated belt courses, and the south features a two-story bay and an exterior modern chimney. Alterations include the penthouse level; replacement entry; replacement balcony railing; and replacement window sashes. No exterior flood mitigation measures are evident.

The according to an article in the Jersey City Evening Journal, the dwelling was constructed ca. 1905 for lumber firm owner

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

169679135

Page 1

Frederick Schill, cost \$12,000, and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The 1932 revision of the 1906 Sanborn Insurance Map, notes that the house was constructed of hollow cement blocks, and shows a frame porch on the facade. The 1938 and 1951 revisions to the Sanborn Insurance Map do not depict any alterations to the structure. A 2012 GoogleEarth Streetview shows the house covered in white glazed tile, which was spalling at the time of the images, revealing the original concrete block underneath. Subsequent to this, the setback penthouse level with a mansard roof was added to the dwelling.

922 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It has undergone alterations and restorations; yet notably, the alterations are either compatible or have enough of a setback that they do not affect the overall character of the facade or streetscape. It retains character-defining features including the rusticated concrete blocks; decorative lintels; and two-story porch. These elements help contribute to the historic character of Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 922 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opinioned in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

922 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 15), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

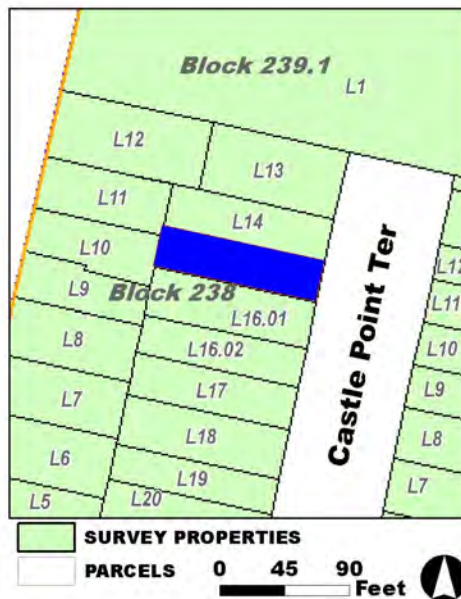
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

169679135

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-H-WIP / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****169679135**

Page 3

PROPERTY REPORT

Property ID: 1030720433

Property Name: 923 Castle Point Terrace

Ownership: Private

Address: 923 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 923 Castle Point Terrace is a two-story, two-bay, vernacular, single-family dwelling constructed ca. 1905. The building is clad in orange-colored brick with the basement level separated from the remainder of the facade by a painted stone water table. The facade is fronted by a replacement brick entry porch with wrought iron railings and has a paneled wood door with a ribbed glass transom and sidelights surrounded by a wood casing. The entry is capped by a painted stone lintel, while the threshold is unpainted stone. A secondary, garden-level entry is located beneath the steps. Fenestration includes a two-story projecting bay window and a single second floor window with one-over-one replacement sash set within the original openings. Windows have painted stone sills and lintels. The building has a flat roof which is accented by a painted wood cornice with brackets and decorative panels. The south elevation is clad in brick, and features irregular fenestration. The north elevation is clad in stucco with double windows on the first and second floor. An interior brick chimney is located on the north elevation. Alterations include historic replacement of main entry and replacement window sash. No exterior flood mitigation measures are evident.

The building was constructed ca. 1905 along with many of the neighboring structures on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is first depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. On a 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, a frame porch roof is depicted over the main entry. The frame porch roof is present in the 1951 revision of the Sanborn atlas.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Samuel Pickard

☒ (Primary Contact)

1030720433

Organization: AECOM

923 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building at 923 Castle Point Terrace retains character-defining features including the decorative bracketed cornice and fenestration surrounds. These elements help contribute to the historic character of the locally-designated Castle Point and Stevens Historic Districts. While 923 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

923 Castle Point Terrace is sited on a parcel (Block 239 Lot 12), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It is located on the north end of Castle Point Terrace abutting Elysian Park and aside from the park is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

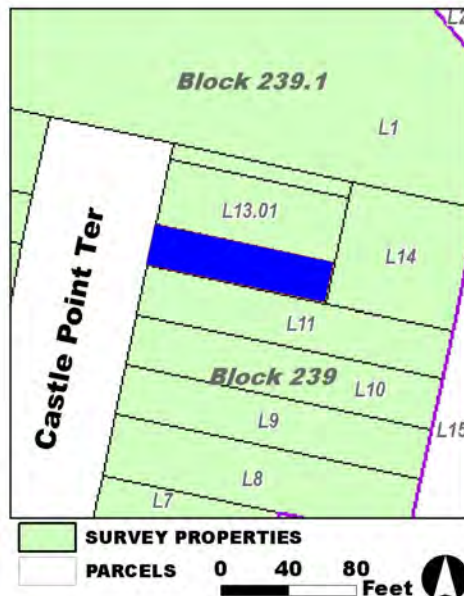
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

1030720433

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1030720433**

Page 3

PROPERTY REPORT

Property ID: 1296080470

Property Name: 924 Castle Point Terrace

Ownership: Private

Address: 924 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 924 Castle Point Terrace is a three-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1906. The building's facade is clad in orange brick with brownstone belt courses. It is fronted by a set of brownstone steps leading to the original main entry on the second floor. This entry contains a replacement, double leaf wood and glass door with a glass transom and a brownstone surround with carved motifs and a hooded entablature. A garden-level entry which appears to have been reconfigured as the new main entry is located beneath the steps to the original main entry. Fenestration includes a three-story bay window and a single window on the third floor. All windows contain replacement, one-over-one, double hung sashes and have stone sills which extend as belt courses. The windows on each floor have stone lintels which vary in decorative features. The second story balcony has a replacement metal railing. The flat roofline is accented by a painted wood cornice with brackets and decorative panels. The south elevation is clad in brick, while the north elevation is clad in stucco which is spalling to reveal brick underneath. Both feature an interior chimney. Alterations include replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was constructed ca. 1906, likely for Hoboken resident Victor E. Chabert, and is contemporaneous with much of the development on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is depicted in G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, curiously depicts the house with a stone-clad facade, implying that the brick is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1296080470

replacement, and notes that it has two stories plus a basement. The 1938 and 1951 revisions to the Sanborn map do not depict any alterations to the structure.

924 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). The building retains character-defining features including brownstone steps; brownstone belt courses, sills, and lintels; decorative wood cornice; light colored brick facade; and decorative brownstone door surround. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 924 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

924 Castle Point Terrace is sited on a rectangular, mid-block parcel (Block 238 Lot 14), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

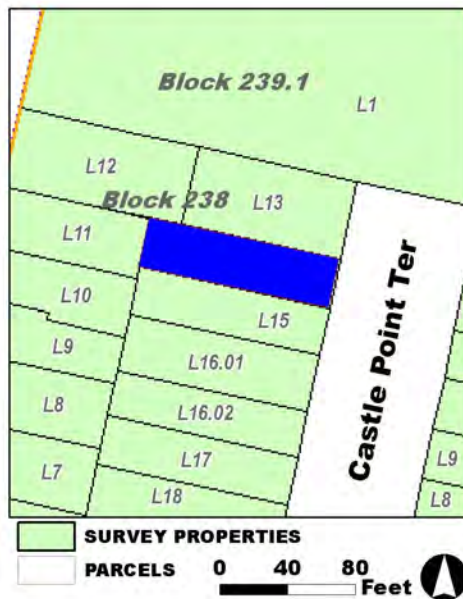
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1296080470

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1296080470**

Page 3

PROPERTY REPORT

Property ID: 995922974

Property Name: 927 Castle Point Terrace

Ownership: Private

Address: 925 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	239	13.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 927 Castle Point Terrace is a two-story, two-bay, vernacular Italian Renaissance, single-family dwelling constructed ca. 1905. The building is clad in light-colored brick with multiple belt courses of dark-colored brick. The facade is fronted by a replacement brick entry porch with metal railings and has a wood door with a central oval glass light and plain glass transom surrounded by a wood casing. The entry is capped by a rusticated stone lintel with overhangs. Fenestration includes a two-story projecting bay window and a single second floor window with one-over-one replacement sash set within the original openings. Windows have stone sills and are capped with rusticated overhanging lintels. Additionally, an oval window of opalescent glass, a wood frame, and a rusticated stone surround is located to the side of the main entry on the first floor. The building has a flat roof and a painted wood cornice with decorative brackets. The south elevation is clad in stucco, fenestrated on the second floor, and has a single-story garage addition with a parapet along the facade roofline. The north elevation is clad in light-colored brick with the belt courses from the facade continuing onto this elevation. A subtle, but noticeable divide in the brickwork is visible approximately half-way to the rear on this elevation, indicating that the rear portion might be an addition. The fenestration on the front half of the north elevation is irregular while on the rear half it is regular. All windows are one-over-one replacement sash set within the original openings. Windows have stone sills and are capped with rusticated overhanging lintels. A stone water table separates the exposed basement level, which is clad in dark brick. The basement level has regular fenestration with stone sills and security grates over the windows. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

995922974

Page 1

The building was constructed ca. 1905 along with many of the neighboring structures on this block of Castle Point Terrace. The Stevens family began selling lots on Castle Point Terrace in 1903 and the building is first depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, with a possible rear addition denoted. On a 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, a one-story brick garage addition is depicted on the south side of the building, as is a frame porch roof over the main entry.

927 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It has undergone alterations such as replacement windows; new front porch; and historic rear and garage additions; it retains character defining features including the decorative bracketed cornice; fenestration surrounds; and main entry details. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts. While 927 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

927 Castle Point Terrace is sited on a mid-block, rectangular parcel (Block 239 Lot 13.01), located on the east side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It is located on the north end of Castle Point Terrace abutting Elysian Park and aside from the park is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

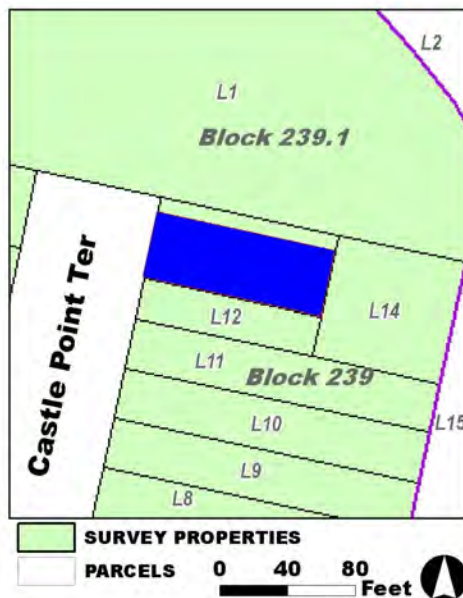
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

995922974

Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA-G / FAC_NAME: / YR: 1901)

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: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/11/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

995922974

Page 3

PROPERTY REPORT

Property ID: 210213321

Property Name: 926 Castle Point Terrace

Ownership: Private

Address: 926 Castle Point TER

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Castle Point Historic	Newark	238	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 926 Castle Point Terrace is a two-story, three-bay, Renaissance Revival-style dwelling constructed ca. 1915. The building's facade is clad in tan brick with brick quoin details, and features a stone belt course and a stone foundation. It is fronted by a one-story vestibule which projects from a recessed central bay and features two stone belt courses, applied medallions, and an applied stone fret motif. The main entrance is located on the east side of the projecting vestibule and is accessed by a set of stone steps. It contains a replacement fiberglass and glass door with an arched transom with eight lights. Fenestration includes four paired casement windows with arched transoms in the projecting vestibule, grouped windows on the first floor of the side bays, paired windows on the second floor of the side bays, and two single windows on the second floor of the central bay. All windows contain replacement sashes, and excluding the vestibule, all contain one-over-one, double hung sashes. All windows have stone lintels and sills, with the first floor sills extending as a belt course. The asphalt shingle-clad, flat-topped hipped roof is accented by a painted wood cornice with dentils. The east elevation fronts on Castle Point Terrace and is clad in tan brick with brick quoin details, and features a stone belt course and a stone foundation. A garden-level entry is located near the northern corner of the elevation. Fenestration includes a bay window on the first floor flanked by paired windows, three paired windows on the second floor, and a grouped window in a dormer. All windows contain replacement sashes, with one-over-one sashes on the first and second floors and casements in the dormer. The first and second floor windows all have stone lintels and sills, with the first floor sills extending as a belt course. The bay window is adorned with a stone garland motif and an applied stone fret motif. The asphalt shingle-clad hipped roof is accented by a painted wood cornice with dentils. The roof is pierced by a centralized

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

210213321

Page 1

hipped dormer. The west elevation features a bay window on the first floor, and a centralized hipped dormer. The south elevation is clad in red brick and features an interior chimney and two hipped dormers with grouped windows.

The Stevens family began selling lots on Castle Point Terrace in 1903 and in 1906, the property was owned by George W. Butts, first vice president of the Hudson Trust Company. The parcel formed a portion of the grounds of his residence at the corner of Hudson and 10th Streets (likely Property ID -263412248). The parcel was depicted as undeveloped in the 1909 G. M. Hopkins Atlas of Hudson County, New Jersey, though in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, a two-story, two-dwelling-unit structure accessed by a one-story projecting vestibule on the north elevation was depicted on the parcel. No alterations are noted in the 1938 or 1952 revisions to the Sanborns.

926 Castle Point Terrace contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). It retains character-defining features including light colored brick facade; classically-inspired ornamentation; and a shared vestibule. These elements help contribute to the historic character of the locally-designated Castle Point and Stevens Historic Districts. While 926 Castle Point Terrace is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

926 Castle Point Terrace is sited on a parcel (Block 238 Lot 13), located on the west side of Castle Point Terrace in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is surrounded by contemporaneous housing of similar massing and style. Castle Point Terrace was developed in the early 20th century as an exclusive residential street and features yellow brick paving.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

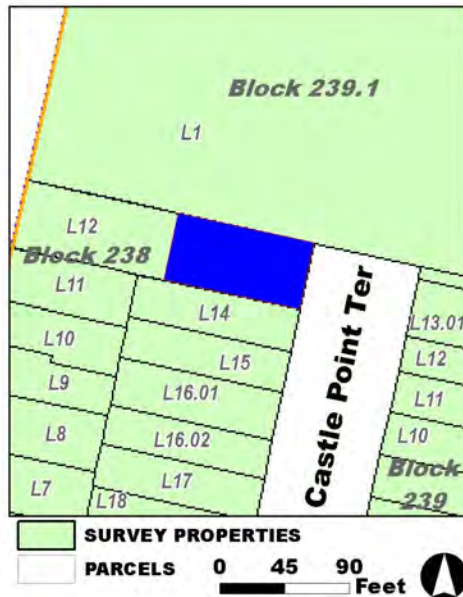
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

210213321

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Fry, Chris	"Castle Point Terrace: History Shines Through On The Yellow Brick Road," [Jersey Digs] April 13, 2017.	2017		
Evening Journal	"Castle Point Terrace - Beauty Spot of Hoboken," April 11, 1906, 8.	1906		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****210213321**

Page 3

PROPERTY REPORT

Property ID: 1538754630

Property Name: Firemen's Monument

Ownership:

Address: Church Square Park

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Church Square Park	Newark	191.01	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Firemen's Monument is a stone and metal monument located in Church Square Park and was erected in 1891. The monument is enclosed by most of the park's street frontage which is enclosed by a gated, cast iron fence with the insignia of the Hoboken Fire Department on the gate. Inside the fence, the monument's marble base and pedestal is surrounded by small shrubs. The west elevation of the pedestal bears the raised motif of hooks, a hose, and a ladder, and the in raised lettering "Erected By the Citizens of Hoboken, N.J. in Honor of the Volunteer Fire Department. May 30th. 1891." Atop a stylized capital is a bronze statue cast by J.W. Fiske Company depicting a firefighter with a lantern in his right hand carrying a child he saved in his left.

The Hoboken Village Volunteer Fire Department was established in 1849 to protect city residents. Throughout the 19th century, the Hoboken's fire protection services were provided entirely by volunteers, divided into fire companies - one company of no more than 50 men for every 3,000 residents. The city formally established a paid fire department in 1891, bringing a close to over forty-years of volunteer services. The Firemen's Monument - constructed just one month prior to the official paid department - honors those citizens who volunteered their lives to provide fire protection without pay. The monument was erected in Church Square Park (Property ID 1538754630) and was cast by J. W. Fiske Company of New York, a major cast metal manufacturer of the late 19th century.

The National Register-listed Firemen's Monument in Church Square Park is a key contributing resource to the Hoboken Historic District

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Samuel Pickard

☒ (Primary Contact)

1538754630

Organization: AECOM

and is included in the National and New Jersey Registers of Historic Places as a part of the Thematic Nomination of Hoboken Firehouses (NR 10/30/1986; SR 2/9/1984). It is significant for its use of metal as the statue material for a firemen's monument in a public park prior to 1920, with the only other known surviving example in New Jersey being a monument in Trenton. For its historic and artistic significance individually as well as its contribution historic character of the surrounding Church Square Park, it is recommended that Firemen's Monument retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

Firemen's Monument a statue is sited on a parcel (Block 191.01 Lot 1), in Church Square Park, a public park in the City of Hoboken, Hudson County, New Jersey, bounded to the north by Fifth Street, to the east by Garden Street, to the south by Fourth Street, and to the west by Willow Avenue. The statue is oriented with its primary elevation facing west.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register: 10/30/1986

New Jersey Register: 2/9/1984

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

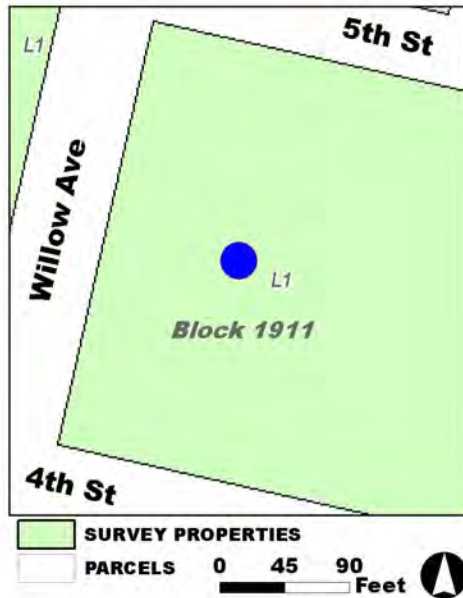
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Florio, Patricia	National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource"	1983	
Florio, Patricia	National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource"	1983	

Additional Information:

HPC LIST ID: 136

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1538754630

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

AECOM 2019:

Parcel address for Church Square Park: 400-422 Garden Street

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒

District Name: Hoboken Historic District Boundary Increase

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote: Null

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1538754630

Page 3

PROPERTY REPORT

Property ID: 2102643072

Property Name: Carlton Regency West
Address: 100 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Carlton Regency West Condominium building is located at 100 Clinton Street, at the northwest corner of Clinton and First Streets. This five-story, six-bay wide brick building was constructed ca. 1890. The entire south wall exhibits windows across each level, equally spaced from each other. Plain stone sills are featured below the first floor openings, and inset brick panels that extend to the street level. The upper level openings also feature plain stone sills as well as applied keystone detailed lintels. The east wall of the building also has windows across each level. The first floor openings are small irregular openings with evidence of an infill former entrance near the north corner. A few of the upper level former window openings are also infilled. All of the openings on this wall feature plain stone sills and applied keystone detailed lintels. Wrought iron fire escapes hang toward the south end on the second through fifth floors. Active entrances for this building are not visible from the street view, but are believed to be accessed through the enclosed courtyard located on the north side of the building. The roof is flat and highlighted by a parapet that trims the roofline on three sides. Alterations include replacement window sashes throughout; fenestration infill in sections; and the re-orientation of the building's entrance facade. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. By 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Between 1934 and 1954 buildings towards the southwest section of the block appear to have been rebuilt or modified, consolidating

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

2102643072

narrow individual properties into large singular footprints. This includes the building at 100 Clinton Street. The footprint of this building at this location from 1881 until 1934 is illustrated as two, side-by-side, narrow, rectangular-shaped brick rowhouses. By 1954 the building appears as one large unit. Architectural elements from this later time period, as well as other more recent modifications, are noted on the building presently.

The building at 100 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 100 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

The Carlton Regency West Condominium building is sited on the northwest corner of Clinton and First Streets, on a rectangular parcel (Block 32 Lot 28), in the City of Hoboken, Hudson County, New Jersey. The building's entrance elevation faces north within a gated courtyard. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

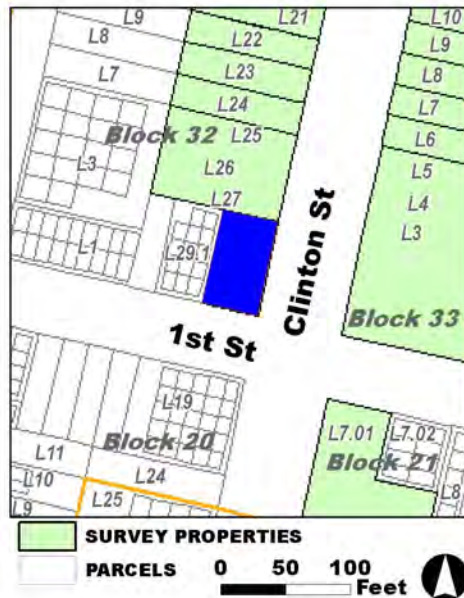
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

2102643072

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**2102643072**

Page 3

PROPERTY REPORT

Property ID: **-433075282**

Property Name: 101 Clinton Street

Ownership: Private

Address: 101 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	1.01
HUDSON	Hoboken		Newark	33	1.02
HUDSON	Hoboken		Newark	33	2.01
HUDSON	Hoboken		Newark	33	2.02
HUDSON	Hoboken		Newark	33	3
HUDSON	Hoboken		Newark	33	34
HUDSON	Hoboken		Newark	33	35
HUDSON	Hoboken		Newark	33	4
HUDSON	Hoboken		Newark	33	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

101 Clinton Street is a large six-story apartment building, constructed ca. 1998. The L-shaped building measures twelve bays wide by ten bays deep with brick construction across the entrance level and stucco cladding covering the upper levels. Iron fencing encompassing landscaping lines both the façade and south sidewall of the building. The glass-plate double-door entrance is located towards the south end of the façade elevation, sheltered by an awning and fronted by handicap accessible paving with iron handrailing. The entrance level is pierced by a combination of openings including, garage doors, secondary steel door entrances (accessing the building's garage),

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Courtney Clark

☒ (Primary Contact)

-433075282

Organization: AECOM

ventilation bays, and large, flat multi-sash windows (located towards the corner of the building). Fenestration across the upper levels of the building consists of single window openings. Large sections of the walls are accented by vertical and horizontal bands of light-colored brick. With the exception of one T-shaped rooftop exit, the roof is flat. No exterior flood mitigation measures are evident.

This block of Clinton Street started developed during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals frame dwellings at this location as early as 1881 through 1979. Aerial mapping then shows the property as vacant/undeveloped from 1987 through 1994. By 1997 the building appears to be under construction. The footprint of the building has remained unchanged since its construction.

The building at 101 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

101 Clinton Street is sited on the northeast corners of Clinton and 1st Streets, on a large L-shaped parcel (Block 33 Lot 4), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill, including this building.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

-433075282

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 10

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

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-433075282**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-433075282

Page 4

PROPERTY REPORT

Property ID: 730858971

Property Name: 106-110 Clinton Street
Address: 106-110 Clinton ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	25
HUDSON	Hoboken		Newark	32	26
HUDSON	Hoboken		Newark	32	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building located at 106-110 Clinton Street is a five-story, eight-bay wide apartment building constructed ca. 1890. The façade of the building is covered in brick veneer and the sidewalls are parged. A wide band of masonry detailing stretches between the first and second floors, and a modern cornice is noted between the fourth and fifth floors. Iron fencing encloses small areas of landscaping at the ground level. Two entrances pierce the ground level of the façade, a pair of glass-plate pedestrian doors at the south corner and a vehicular entrance centrally located. Ventilation bays, decorated with plain sills and X-shaped ironwork, flank the garage opening. Fenestration across the upper levels includes two multi-level extended bays, flanked by paired and single openings. With the exception of the bay openings, all of the window openings are framed by plain lintels and sills. The roof is flat and highlighted by angled parapet detailing along the sidewalls. Alterations include the modernization of the entire façade to read as a single entity; application of extended multi-level bays; vinyl sash replacement windows throughout; and replacement doors. Flood mitigation alterations include the addition of a fifth floor and conversion of the ground level into a garage. These alterations appear to have been made ca. 2000.

This block of Clinton Street started developing during the late 19th century. By 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

730858971

Between 1934 and 1954 buildings towards the southwest section of the block appear to have been rebuilt or modified, consolidating narrow individual properties into large singular footprints. This includes the building at 106-110 Clinton Street. The footprint of this building at this location from 1881 until 1934 is illustrated as three, side-by-side, narrow, rectangular-shaped frame rowhouses. By 1954 the building appears as one large unit. Architectural modifications from more recent years (ca. 2000) are now apparent across the exterior.

The building at 100 Clinton Street no longer conveys its historic appearance due to extensive modern alterations, including modernization of the façade and rooftop addition. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 106-110 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

106-110 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 25), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

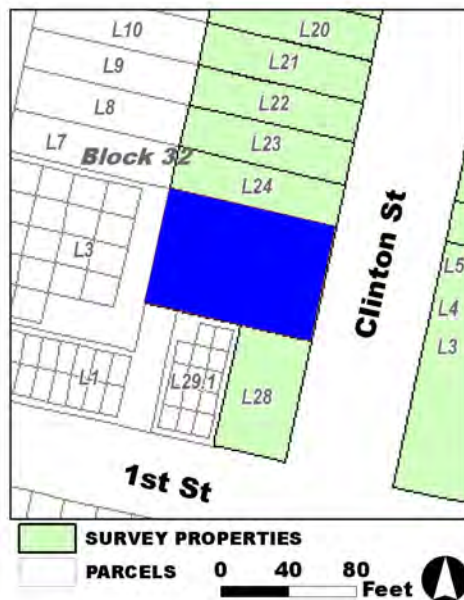
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

730858971

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 5B-14U-H-G / FAC_NAME: / YR: 2001)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****730858971**

Page 3

PROPERTY REPORT

Property ID: 1898483586

Property Name: 112 Clinton Street

Ownership: Private

Address: 112 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

112 Clinton Street is a four-story tall apartment building, constructed ca. 1950. The building is constructed of brick. Iron fencing encloses a concrete area across the entrance level of the building. The entrance level is pierced by three openings, a three-sash flush bay window at the south end and two side-by-side pedestrian entrances at the north end. Fenestration across the upper levels measures four bays wide and consists of single double-hung openings. All of the openings are framed by simple stone sills and brick lintels. The openings appear to be original with replacement sashes. The roof is flat with no ornamentation. Alterations include replacement windows throughout, and replacement door at the entrance level. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. By 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Between 1934 and 1954 buildings towards the southwest section of the block appear to have been rebuilt or modified, consolidating narrow individual properties into large singular footprints. 112 Clinton stands adjacent to these buildings. The footprint of this building at this location during the early twentieth century is illustrated as a narrow, rectangular-shaped building that extended and encompassed the majority of the parcel. By 1954 the building appears as a smaller, squared-shaped construction closer to the roadway. Architectural expansion to the rear of the building appears to have been ca. 1995, matching the footprint that is visible today.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1898483586

Page 1

The building at 112 Clinton Street is a utilitarian structure that lacks architectural distinction or character-defining features as a mid-20th century apartment building. As a result, the building is generally incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 112 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

112 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 24), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

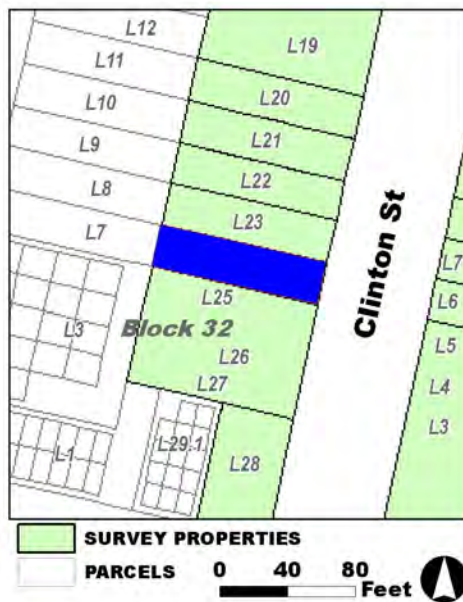
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1898483586

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 4F-3U-1C-2F / FAC_NAME: / YR:)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1898483586**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1898483586

Page 4

PROPERTY REPORT

Property ID: **-1867507740**

Property Name: 113 Clinton Street

Ownership: Private

Address: 113 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

113 Clinton Street is a five-story apartment building, constructed ca. 2003. The building is constructed of brick and measures two bays wide. Two entrances pierce the entrance level, a pair of steel-framed doors at the north corner and a garage door entrance to the south. A band of rock-faced stonework stretches between the entrance and first levels of the building. Fenestration across the upper levels consists of paired and single window openings. The north side of the building features paired openings framed by straight, stone lintels and sills, and the south side of the building features a three-story extended bay, sheathed in steel with single window openings. A cornice with brackets stretches between the fourth and fifth levels. The fifth level of the building features a mansard parapet fronted by two dormer windows, both mimicking the stylistic designs of the openings below each. The roof of this building is flat, and no exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals a frame dwelling at this location as early as 1891 through 1997. Aerial mapping then shows the property as vacant/undeveloped from 2001 through 2002. By 2003 this building appears at this location. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1867507740

Page 1

The building at 113 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

113 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 6), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill, including this building.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

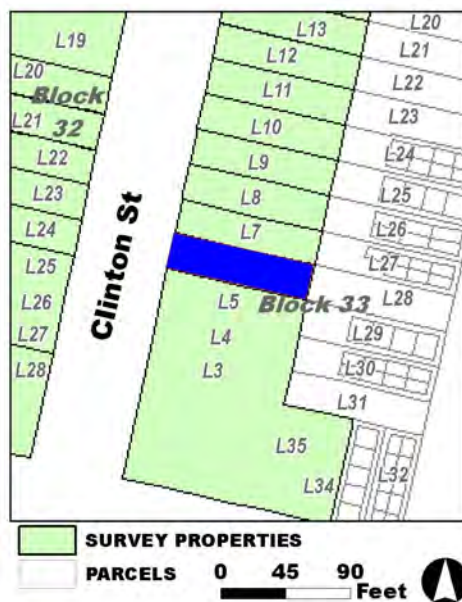
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1867507740

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2003)

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:** Hoboken Historic District**Status:** Not Contributing**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:****-1867507740**

Page 3

☐ (Primary Contact)

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1867507740

Page 4

PROPERTY REPORT

Property ID: **-1819912411**

Property Name: 114 Clinton Street

Ownership: Private

Address: 114 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

114 Clinton Street is a two-story frame dwelling, constructed ca. 1920. The exterior of the dwelling is clad in vinyl siding. Iron fencing stands across the front of the property, enclosing access to the building's garden level entrance which features a steel door and a glass block filled window opening. The entrance level is pierced by four openings; a side entrance front by a masonry stoop at the south end and three, single window openings. The second level is pierced by simply four, single window openings. The entrance is topped by a transom and all of the window openings are all framed by decorative, non-functional shutters. The openings appear to be original with replacement sashes. The roof is primarily flat with a centralized narrow, gabled addition spanning the width of the construction. An unornamented cornice extends across the front roofline. Alterations include replacement windows throughout; replacement doors; replacement cladding to the exterior; and the construction of the addition across the rooftop. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. By 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. The dwelling at 114 Clinton Street first appears on a 1923 map of the area, as a small square-shaped dwelling fronting the roadside. A local newspaper clipping further validates its existence, referencing a "two story frame dwelling" at this address as early as 1929. During the early 1980s the building appears to have been slightly enlarged from the rear and topped with a rooftop element. The footprint of the building remains unchanged since this time.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1819912411

Page 1

Despite the modern materials present across 114 Clinton Street, its low-profile roof, small-scale construction, and original fenestration continue to exhibit its early 20th century (late) frame construction. It is possible early or original wood siding survives underneath the vinyl siding. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 114 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

114 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 23), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

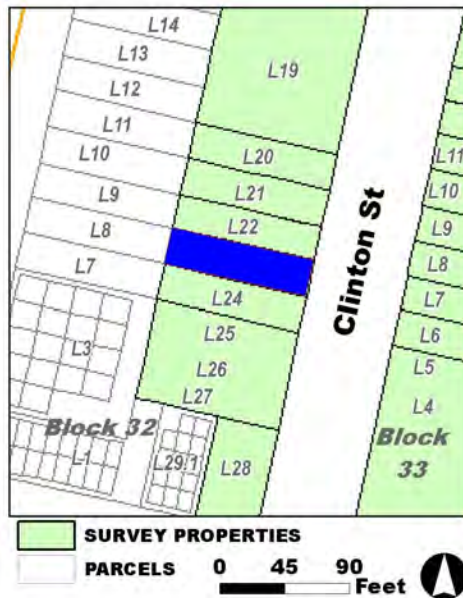
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1819912411

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1908)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1819912411**

Page 3

PROPERTY REPORT

Property ID: **694881045**

Property Name: 115 Clinton Street

Ownership: Private

Address: 115 Clinton ST

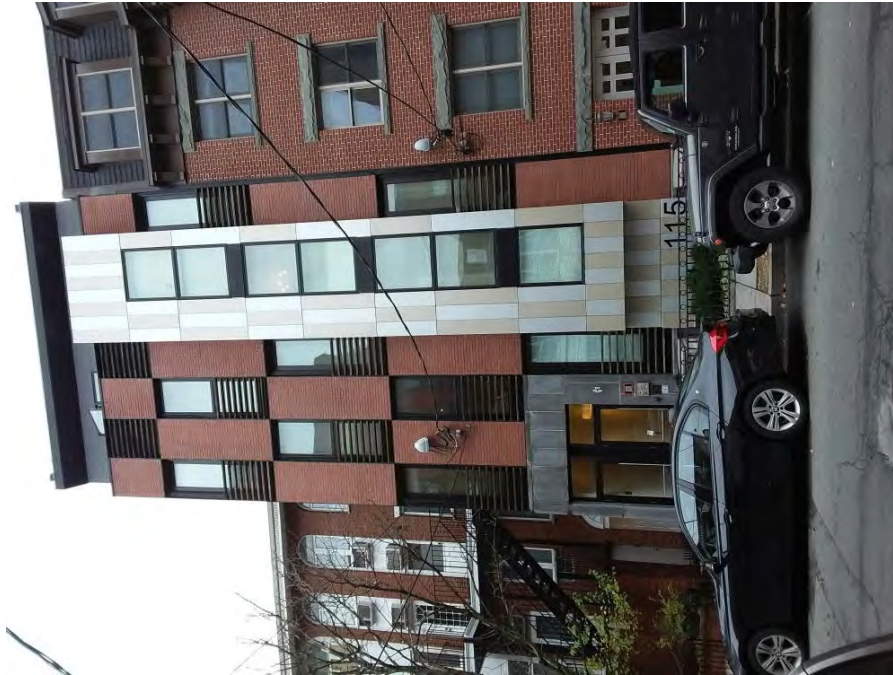
Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

115 Clinton Street is a five-story apartment building, constructed ca. 2012. The building is primarily constructed of brick with elements of stone and steel detailing. Iron fencing encompasses a section of landscaping across a portion of the façade. The entrance level is pierced by two, side by side pedestrian entries towards the north end and two windows. Fenestration across the upper levels primarily consists of vertical sash openings with horizontal steel bars across their lower halves. The south side of the facade features a four-story extended bay, sheathed in steel with single window openings. A balcony stretches across the fifth level of the building, partially sheltered by an extended eave. The roof of this building is flat, and no exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals a frame dwelling at this location as early as 1891 through 1997. Aerial mapping then shows the property as vacant/undeveloped from 2001 through 2011. In 2012 this building appears at this location. The footprint of the building has remained unchanged since its construction.

The building at 115 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

694881045

Page 1

non-contributing resource within the Hoboken Historic District.

Setting:

115 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 7), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill, including this building.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

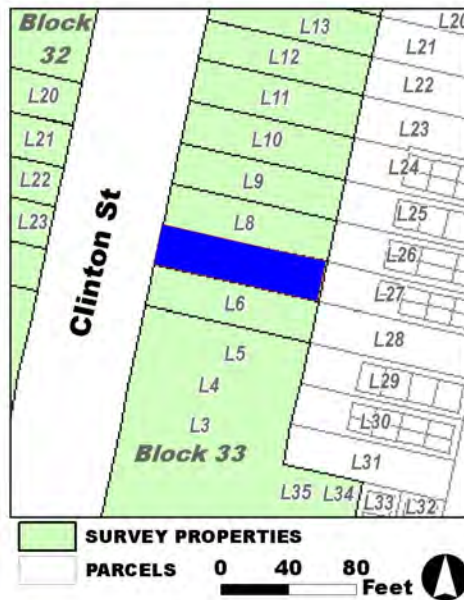
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

694881045

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2006	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Nationwide Environmental Title Research, LLC	Historic Aerials	2008	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	2011	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	2012	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	2010	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
Nationwide Environmental Title Research, LLC	Historic Aerials	2009	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide	Historic Aerials	1954	

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:**

694881045

Page 3

Environmental Title
Research, LLC

Sanborn Map Company Insurance Maps of Hoboken, Hudson County, New Jersey 1932

Additional Information:

HPC LIST ID: 10

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

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

694881045

Page 4

PROPERTY REPORT

Property ID: 1905897012

Property Name: 116 Clinton Street

Ownership: Private

Address: 116 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

116 Clinton Street is a five-story brick apartment building, constructed ca. 1905. Iron fencing stands across the front of the property, enclosing access to the building's garden level entrance. The entrance level is pierced by a centrally located door, flanked by two single window openings on both sides. The remaining upper levels are pierced by four equally-spaced single window openings. The entrance is highlighted by a large transom window and a pediment-designed decorative lintel. All of the window openings are also highlighted by decorative bracketed lintels, alternating from floor to floor between flat, straight designs and pediment-designs. The openings appear to be original with replacement sashes. A band of stone, and brick corbelling stretch across each level of the façade. The roof is flat and ghostmarks of a former cornice are visible at the roofline. Alterations include replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. By 1909 a few of the frame constructions had been replaced by masonry constructions, including the property at 116 Clinton Street. The footprint of this building at this location remains unchanged since its construction.

Though altered, 116 Clinton Street continues to exhibit its low-profile roof, original fenestration with decorative lintels, decorative stone and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1905897012

Page 1

brick detailing across the façade, and garden level entry, all common elements of the early 20th century Italian Renaissance constructions. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 116 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

116 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 22), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

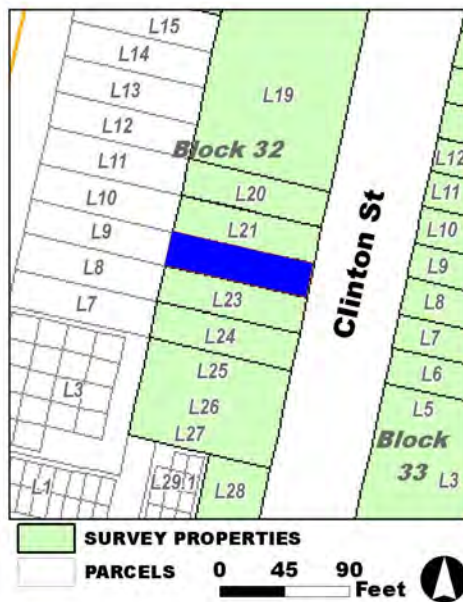
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1905897012

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 5BR-10U-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1905897012**

Page 3

PROPERTY REPORT

Property ID: **-1878667086**

Property Name: 117 Clinton Street

Ownership: Private

Address: 117 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

117 Clinton Street is a four-story apartment building, constructed ca. 1875. The building is primarily constructed of brick with detailed sections of wood paneling. Iron fencing encloses a concrete area across the facade of the building. A single, inset entrance pierces the south corner of the entrance level. Masonry steps on the far north end lead to access of the upper levels, each measuring four bays in width. The second and third levels feature iron staircase railing across both levels, leading to separate entrances. The far north end of the second, third and a fourth levels contain a multi-level extended bay, covered in wood paneling. A flat three-sash casement window pierces each level. Fenestration across the upper levels is irregular and consists of paired vertical sash casement windows and fiberglass entrances. The middle section of the roof is cut out (possibly providing access to an open rooftop level), and the front and rear sections of the building are sheltered by shed-roofed coverings. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals a frame dwelling at this location as early as the 1870s. Though there is no evidence of demolition, the extant building has undergone significant cosmetic alterations and is no longer discernable as a late 19th century rowhouse.

117 Clinton Street no longer conveys its historic appearance due to extensive modern alterations to the primary facade. These alterations

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1878667086

Page 1

render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 117 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

117 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 8), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill, including this building.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

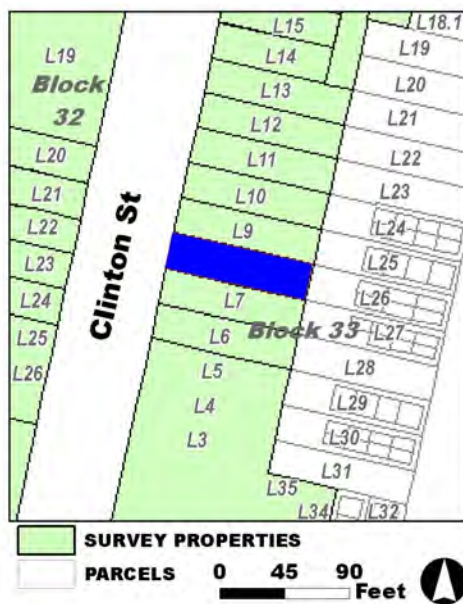
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1878667086

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1878667086**

Page 3

PROPERTY REPORT

Property ID: **1303839199**

Property Name: 118 Clinton Street

Ownership: Private

Address: 118 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

118 Clinton Street is a six-story apartment building, constructed ca. 1905. The masonry building features a lower level (two-story) façade etched in block. Iron fencing encloses a concrete area across the entrance level of the building. The entrance level is pierced by a centrally located glass-plate door, flanked by paired window openings on both sides. The remaining upper levels are pierced by two window openings across each floor. The entrance is topped by a transom window and sheltered by an arched cloth awning. The window opening across the entrance and second levels are framed by straight, bracketed lintels and sills. Two side-by-side multi-level extended bays are featured across the remaining level with single window openings. Rectangular-shaped panels of applied garland detailing are noted below each opening. The openings appear to be original with replacement sashes. The roof is flat and features a decorative cornice with brackets across the facade. Alterations include replacement windows throughout and a replacement door. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. By 1909 a few of the frame constructions had been replaced by masonry constructions, including the property at 118 Clinton Street. The footprint of this building at this location remained unchanged until ca. 2000 when a small rectangular, multi-level addition was added across the rear of the building.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1303839199

Page 1

With its low-profile roof, decorative cornice detailing, multi-level bays, original fenestration, and applied detailing, 118 Clinton Street exhibits common elements of an early 20th century Renaissance Revival construction. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 118 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

118 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 21), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

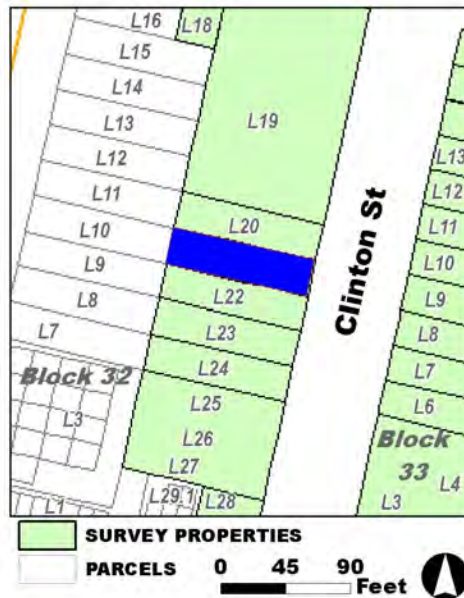
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1303839199

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1303839199

Page 3

PROPERTY REPORT

Property ID: **-1123706037**

Property Name: 119 Clinton Street

Ownership: Private

Address: 119 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

119 Clinton Street is a four-story apartment building, constructed ca. 1875. The entrance level of the façade is clad in brick veneer and the upper levels in asbestos shingles. The sidewalls are parged. Iron fencing encloses landscaping that grows across the façade. Pent roofing, highlighted by a centralized gable, stretches across the entrance level slightly sheltering the centrally located entrance and paired window openings that flank both sides of the entry. Notable brick detailing in this section of the façade includes dentils under the pent, vertically inset panels in columns that flank the doorway, horizontal inset panels of corbelling beneath the window openings, and sills. Fenestration across the upper levels consists of four equally-spaced single window openings. The openings appear to be original with replacement sashes. The front pitch of the roof is angled, sloping east towards the rear of the building where it eventually becomes flat. Alterations include replacement windows throughout, replacement door, and the application of replacement cladding to the upper levels of the façade. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals a frame dwelling at this location as early as 1891 through 1934. A new construction was likely built at this location circa 1940 based on the architectural evidence surveyed. Aerial mapping from 1954 to present-day reflects the footprint of this building, seemingly unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1123706037

Page 1

The building at 119 Clinton Street was constructed within the Hoboken Historic District's Period of Significance (1838-1967) and therefore would appear to contribute to its historic development or historic architectural character. However, its architectural style and character defining features have been altered, thus; it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

119 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 9), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

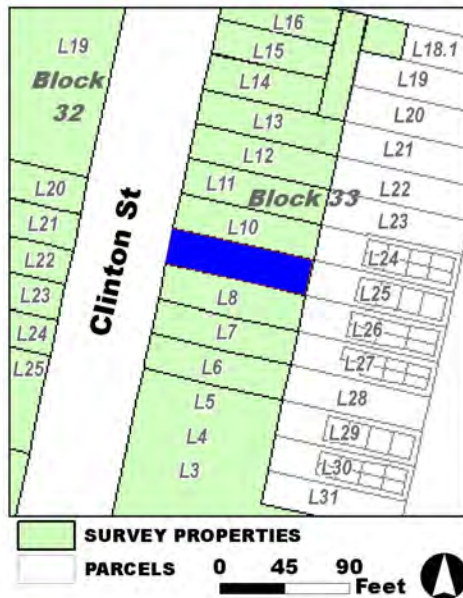
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1123706037

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1920)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1123706037**

Page 3

PROPERTY REPORT

Property ID: **-1344380394**

Property Name: 120 Clinton Street

Ownership: Private

Address: 120 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

120 Clinton Street is a six-story dwelling, constructed ca. 2005. The masonry building features an entrance level detailed in rock-faced block, and the remaining level in smooth block. The entrance level is pierced by a garage entry at the south end and two, side-by-side pedestrian entries towards the north end. Iron fencing encloses a concrete area across the front of the north end. Fenestration across the upper levels of the building measures three bays wide. The second and third level feature two single openings and a two-story extended bay, also with single openings, at the north end. The fourth and fifth levels feature two single openings and a flat triple-sash bay on the north end. A balcony with an iron balustrade is noted atop the extended bay on the fourth level. The top level of the dwelling features two arched dormers and a flat triple-sash bay on the north end. With the exception of some small rectangular-shaped rooftop exits, the roof is primarily flat. A slightly setback slate-covered faux mansard roof element is noted behind the dormers across the roofline of the facade, and the corner bay is sheltered by a low-lying hipped-roof. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. As early as 1891 through 1932 a frame construction appeared on this property. From the mid-twentieth century until 2002 the property was vacant. This building is believed to have been constructed ca. 2005, as it appears on mapping by 2006. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1344380394

Page 1

Though nicely architecturally detailed like its neighboring properties, the building at 120 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

120 Clinton Street is sited on the west side of Clinton, on a rectangular parcel (Block 32 Lot 20), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill, including this building.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

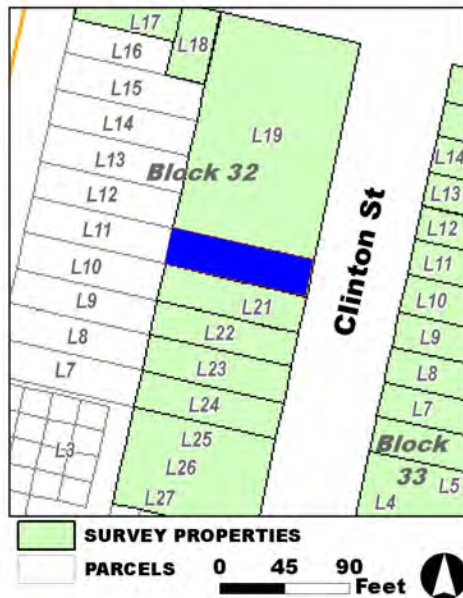
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1344380394

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	2006	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 6B-4U-G / FAC_NAME: / YR: 2009)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1344380394**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1344380394

Page 4

PROPERTY REPORT

Property ID: 1826955671

Property Name: 121 Clinton Street

Ownership: Private

Address: 121 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

121 Clinton Street is a one-story garage building, constructed ca. 1955. The façade of the building is constructed of brick. Two entrances pierce the building: a large, multi-light, wood framed, roll-top garage door at the south end and a modern aluminum-framed pedestrian entrance towards the north end. The roof is flat with a stepped parapet edged with concrete coping across the roofline. Alterations include brick infill across sections of the façade. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. Historic mapping reveals a brick building at this location as early as 1891 through 1934. New construction was likely built at this location ca. 1955 based on building footprint and visual inspection. Aerial mapping from 1966 to present-day reflects the footprint of this building, seemingly unchanged since its construction, with the exception of a rear corner addition constructed ca. 2002.

121 Clinton Street was constructed within the Hoboken Historic District's Period of Significance (1838-1967) and contributes to its mid-20th century historic development and architectural character as a surviving one-story neighborhood garage embedded within the fabric of a largely residential block. The building, while utilitarian, retains integrity and character-defining features includes its massing and scale combined with original openings (including the roll-top garage bay), and modest stepped parapet. Therefore, it is recommended that 121

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1826955671

Page 1

Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

121 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 10), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present, as well as some modern residential infill.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

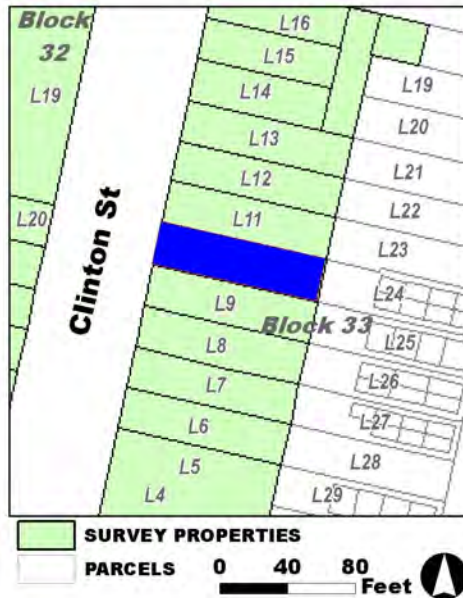
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

1826955671

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 1B-B-G / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1826955671**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1826955671

Page 4

PROPERTY REPORT

Property ID: **-1916500855**

Property Name: Public School Number 5

Ownership:

Address: 122-132 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	32	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

122-132 Clinton Street (former Public School No. 5) is a three-story, nineteen-bay brick construction, built ca. 1889 in the Romanesque Revival style. Prominent openings framed within arched openings, brick corbeling and decorative cornice, and prominent towers at both corners and at the center of the façade, are all notable details on this building. Iron fencing encompasses small areas of landscaping across the façade of the building. The main entrance is centrally located on the façade, within the building's center tower, now filled by a pair of glass-plate double-doors. A tall multi-sash transom tops the entrance, and fluted brick detailing is noted on the wall surface flanking the opening. Fenestration throughout the building consists of single openings with replacement sash windows. With the exception of the hipped-roofed towers, the roof is flat. Alterations include replacement window sashes and doors throughout. No exterior flood mitigation measures are evident.

Local newspaper clippings pertaining to activities at this property as a school are noted as early as 1888. The building first appears on a map of the area in 1891. The footprint of the building remains essentially unchanged since its construction.

122-132 Clinton Street (former Public School No. 5) was designated individually eligible for the National Register of Historic Places May 16, 1995. Minor alterations are evident to this building; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Clinton Street and the greater Hoboken Historic District. Character-defining

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Courtney Clark

☒ (Primary Contact)

-1916500855

Organization: AECOM

features include its size and scale; original fenestration accented by arched brick surrounds; the brick corbel detailing across the roofline; and the tower constructions at the corners and center of the building. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 122-132 Clinton Street be classified as a key contributing resource to the Hoboken Historic District.

Setting:

122-132 Clinton Street (former Public School No.5) is sited on the southwest corners of Clinton and 2nd Streets, on a large rectangular-shaped parcel (Block 32 Lot 19), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 5/16/1995

Local Designation:

Other Designation:

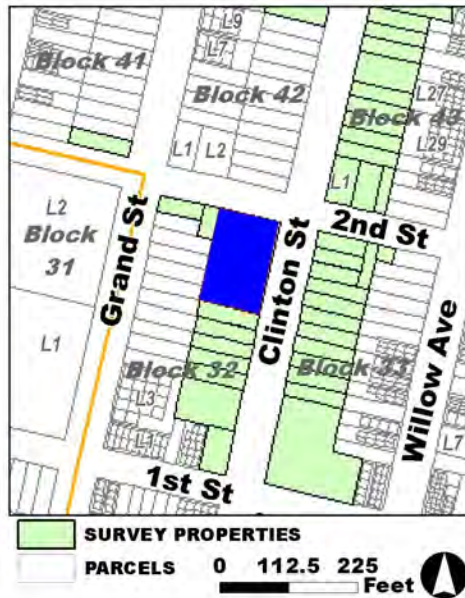
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1916500855

Page 2

Additional Information:

HPC LIST ID: 181

PARCEL DATA (BLDG_DESC: 3B-MEDICAL / FAC_NAME: ST MARY FAMILY CNTR / YR:)

NOTES: fmr. Public School No. 5 (Indv. eligible), now Neighborhood Health Center/CarePoint HUMC (part of streetscape #10)

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: Hoboken Historic District Boundary Increase

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1916500855

Page 3

PROPERTY REPORT

Property ID: -1288400500

Property Name: 123 Clinton Street

Ownership:

Address: 123 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

123 Clinton Street is a four-story brick apartment building, constructed ca. 1885. The majority of the garden level has been parged, with the exception of a recessed entrance located to the north side of the stoop accessing the main entrance. The entrance level is pierced by a centrally located door highlighted by a single sidelight to its north side, a transom, and flat stone lintel. Two single windows flank both sides of the entrance. Brick corbelling is noted across this level of the façade, beneath the sills of the windows and between the first and second levels. Fenestration across the upper levels consists of four equally-spaced single windows across each level. All of the window openings appear to be original with replacement sashes, and are framed by flat stone lintels and sills. The roof of the building is flat. A decorative cornice with brackets stretches across the roofline of the façade. Alterations include replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. 123 Clinton Street was built during the late 19th century. Development is noted on a map of the area as early as 1891. The footprint of the building has remained unchanged since the time of its construction.

Despite alterations, 123 Clinton Street continues to exhibit its original window pattern with lintels and sills, decorative brick detailing, and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1288400500

Page 1

heavy ornamental cornice -- all common elements of the late 19th century Italianate style. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 123 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

123 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 11), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

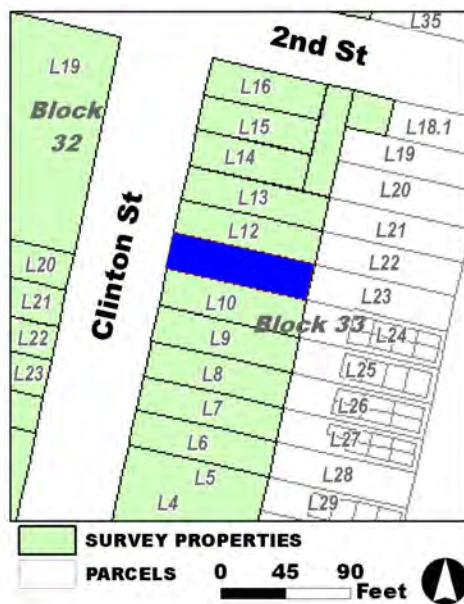
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1288400500

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 4B-8U / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1288400500**

Page 3

PROPERTY REPORT

Property ID: 1644256669

Property Name: 125 Clinton Street

Ownership: Private

Address: 125 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

125 Clinton Street is a four-story brick apartment building, constructed ca. 1890. Iron fencing encompasses access to the garden level of the building, noted beneath the entrance level. The entrance level measures five bays wide. The centrally located door is highlighted by a large transom and bracketed lintel. Two single windows flank both sides of the entrance. Fenestration across the upper levels consists of four equally-spaced single windows across each level. All of the window openings appear to be original with replacement sashes, and are framed by flat bracketed lintels and sills. The roof of the building is flat. A decorative cornice with brackets stretches across the roofline of the façade. Alterations include replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. 125 Clinton Street was built during the late 19th century. Development is noted at this location as early as 1891. The footprint of the building has remained unchanged since the time of its construction.

125 Clinton Street retains its decorative cornice, original window pattern with decorative lintels and sills, and garden level entry -- all common elements of late 19th century Italianate style. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 125 Clinton Street be classified as a contributing resource to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1644256669

Hoboken Historic District.

Setting:

125 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 12), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

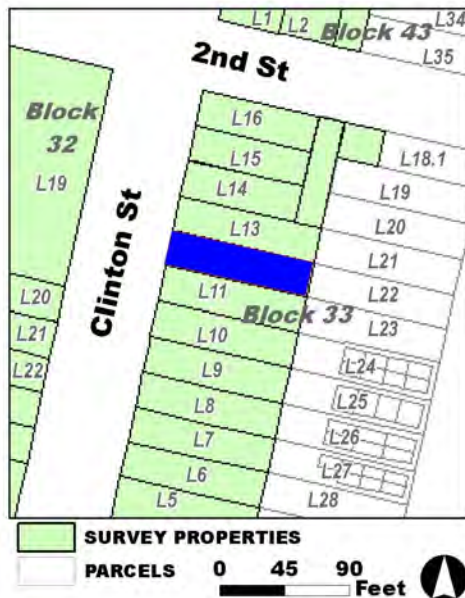
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1644256669

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 4B-6U / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1644256669**

Page 3

PROPERTY REPORT

Property ID: **-1969716582**

Property Name: 127 Clinton Street

Ownership:

Address: 127 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

127 Clinton Street is a six-story, apartment building with Colonial Revival-style influences, constructed ca. 1967. The façade is clad in brick veneer and sidewalls are parged. Notable details across the façade include eight bands of concrete that stretch across the lower two levels of the building, topped by a notable wood cornice with brackets between the second and third levels. A modern paneled cornice also stretches across the roofline of the façade. Each level measures two bays in width. The entrance level features a garage entrance on the north end and a pedestrian entrance on the south end. The pedestrian entry is highlighted by flanking sidelights and a large brick arched transom infilled with irregularly shaped masonry block. Fenestration across the upper levels features pairs of double-hung sashes, each with a simple masonry sill. The openings on the north side of the building, between the third and sixth levels are framed by smooth masonry detailing that stretches all four levels and is topped across the sixth floor opening with a modernized masonry keystone lintel. The openings on south side of the building, across the same levels, are each topped by the same modernized masonry keystone lintel. All of the window openings appear to be original. The roof of the building is flat. Alterations include replacement doors and the application of modernized details, including transom infill, modern cornices and lintels. No exterior flood mitigation measures are evident, although living spaces appear to be located above the first floor/base flood elevation.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Courtney Clark

☒ (Primary Contact)

-1969716582

Organization: AECOM

A small frame building is denoted at this location as early as 1891. In 1934 the same building appears and is denoted as a paint store. Between 1966 and 1979 aerial imagery shows a taller building on the site, with a larger footprint.

Elements of architectural evidence match this period of construction. The building at 610 Grand Street lacks architectural distinction as a mid-20th century apartment building and is generally incompatible with the character of the streetscape. Therefore, it is recommended that 610 Grand Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

127 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 13), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

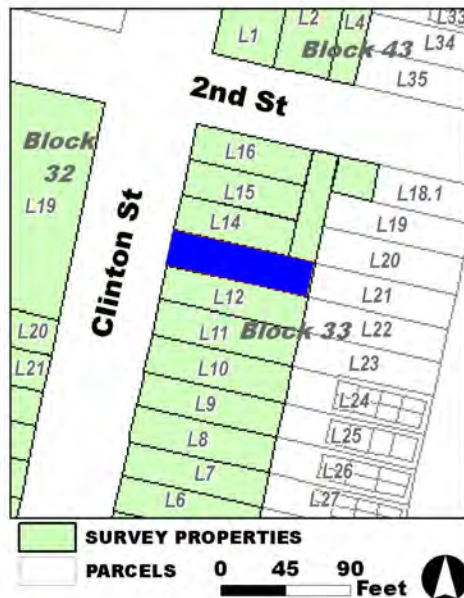
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1969716582

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 10

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

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1969716582

Page 3

PROPERTY REPORT

Property ID: **-2035986157**

Property Name: 129 Clinton Street

Ownership:

Address: 129 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

129 Clinton Street is a five-story brick apartment building, constructed ca. 1900. Decorative wrought iron fencing stands across the front of the property and continues up both sides of the stoop to the front entrance. The entrance level is pierced by a centrally located door, flanked by two single window openings on both sides. The remaining upper levels are pierced by four equally-spaced single window openings across each level. The entrance is highlighted by a transom window and a pediment-designed decorative stone lintel. All of the window openings are highlighted by decorative straight-designed stone lintels and flat stone sills. The openings appear to be original with replacement sashes. A band of stone stretches between the basement and entrance levels of the building. Brick corbeling is noted beneath the entrance level windows, and between each upper level of the building. Brick quoining is also visible along both corners of the façade. The roof is flat and is highlighted by a decorative cornice with a centralized pediment detail. Alterations include replacement windows throughout and replacement door. Flood mitigation measures include concrete filled bays across the basement level of the building.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. A one-story masonry building, with a larger footprint is denoted at this location as early as 1891. The property appears to be affiliated with the adjacent properties to the north, under the ownership of "Rob Mayer & Co., M'F'G' Lithographic Materials." By 1904, historic bird's eye

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-2035986157

view mapping of the area illustrates a taller building at this location, and 1909 mapping matches the footprint of the current building. Architectural evidence also matches this period of construction. The footprint of the building has remained unchanged since the time of its construction.

129 Clinton Street continues to exhibit its low-profile roof, original fenestration with decorative lintels, and decorative stone and brick detailing across the façade, all common elements of the early 20th century Italian Renaissance constructions. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 129 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

129 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 14), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

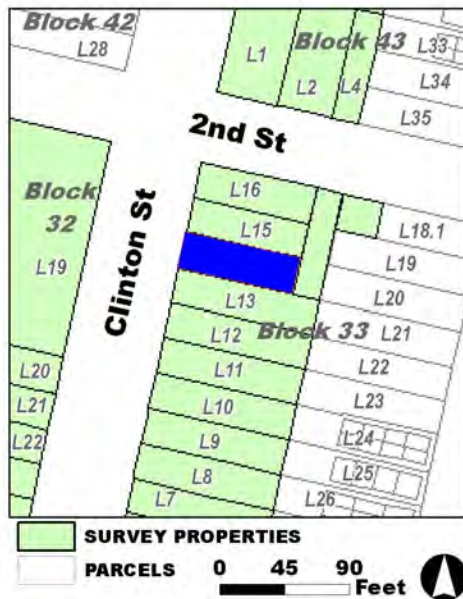
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-2035986157

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1920)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2035986157**

Page 3

PROPERTY REPORT

Property ID: 1470517848

Property Name: 131 Clinton Street

Ownership: Private

Address: 131 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

131 Clinton Street is a six-story apartment building, constructed ca. 1900. The entrance level of the façade is clad in stone block veneer and measures two bays in width. A garage door entrance pierces the north end and a pedestrian entrance pierces the south end. The remaining upper levels are clad in brick veneer and measure four bays in width, pierced by four equally-spaced single window openings across each level. All of the window openings are highlighted by flat stone lintels and simple stone sills. The roof is flat and is highlighted by a large decorative cornice with brackets and arched fascia. Alterations include the application of a late twentieth century veneer façade, replacement windows throughout and replacement doors. Flood mitigation measures include the fill of the basement level of the building, and the conversion of the entrance level as a parking level.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. A two-story masonry building, with a larger footprint is denoted at this location as early as 1891, under the ownership and operation of "Rob Mayer & Co., M'F'G' Lithographic Materials." By 1904, historic bird's eye view mapping of the area illustrates a taller building at this location. Mapping from 1909 matches the footprint of the main block of the current building. Architectural evidence across the present-day façade reflects details and modifications from late twentieth century. The footprint of the building has remained unchanged since the 1920s.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1470517848

Page 1

The building at 131 Clinton Street no longer conveys its historic appearance due to extensive modern alterations, including refaced facade. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 131 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

131 Clinton Street is sited on the east side of Clinton, on a rectangular parcel (Block 33 Lot 15), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

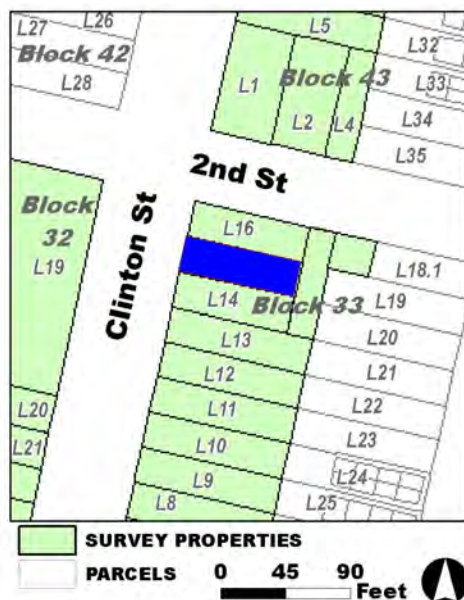
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

1470517848

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 10

PARCEL DATA (BLDG_DESC: 5B-7U-PARKING / FAC_NAME: / YR:)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1470517848**

Page 3

PROPERTY REPORT

Property ID: **-1271428743**

Property Name: 133 Clinton Street

Ownership:

Address: 133 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	33	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

133 Clinton Street is a three-story tall, four-bay wide Italian Renaissance-style corner mixed-use building, constructed ca. 1900. The building is fronted by a sidewalk cafe along the north side of the building (along Second Street). The building is primarily constructed of brick with a modern commercial storefront occupying the ground level. A simple cornice hangs from exposed iron framework across the façade, and a decorative iron post is still visible at the corner. Brick corbeling is noted between the first and second levels, and along the roofline of the building. The commercial business features large wood-framed show windows, with a recessed centralized entrance across the façade. A side entrance pierces the south end of the façade, providing access to the upper residential levels. Fenestration throughout the remainder of the building includes single openings framed by drip molded stone lintels and flat sills. The openings appear to be original with replacement sashes. The roof is flat. Alterations include vinyl sash replacement windows throughout; replacement doors; and modernization within the commercial bay areas of the façade. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 both sides of the block were fully developed. The majority of the development was frame-constructed residential rowhomes with both ends of the block anchored by masonry constructions. A two-story masonry building, with a larger footprint is denoted at this location as early as 1891, under the ownership and operation of "Rob Mayer & Co., M'F'G' Lithographic Materials." By 1904, historic bird's eye view mapping of the area illustrates a taller building at this location. Mapping from 1909 matches the footprint of the current building. Architectural evidence also matches this period of construction.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Courtney Clark

☒ (Primary Contact)

-1271428743

Organization: AECOM

The footprint of the building has primarily remained unchanged since the time of its construction.

Though the storefront has been modernized, 133 Clinton Street retains integrity and includes character-defining features such as the storefront massing with surviving iron corner column, window and door openings, decorative window lintels, and decorative brickwork. Therefore, it is recommended that 133 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

133 Clinton Street is sited on the southeast corner of Clinton and Second Streets, on a rectangular parcel (Block 33 Lot 16), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 100 block of Clinton is comprised of a mix of 19th and 20th century building styles and is predominately residential. A few commercial and institutional properties are present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

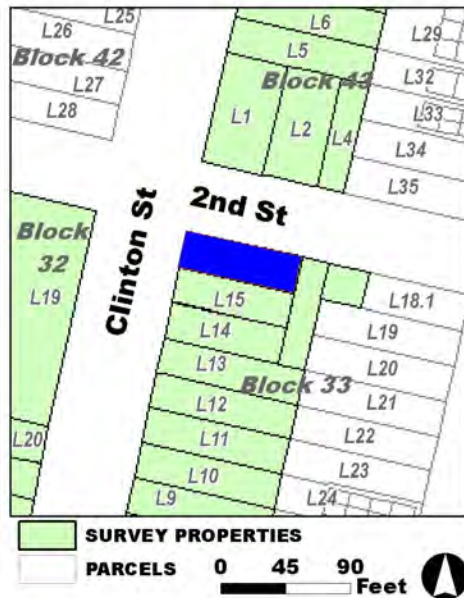
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1271428743

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	

Additional Information:

HPC LIST ID: 10

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

NOTES: Grimaldi's

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1271428743**

Page 3

PROPERTY REPORT

Property ID: 1301195963

Property Name: 201-205 Clinton Street
Address: 201-205 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

201-205 Clinton Street is a six-story apartment building, constructed ca. 1970. The building is constructed of brick and features brick quoining on each corner. The entrance level of the façade measures five bays in width. A garage door entrance pierces the north end, sided by a pedestrian entrance sheltered by a cloth awning. Three single windows pierce the remainder of this level. Fenestration across the upper levels measures nine bays in width, pierced by a combination of single and paired window openings. The openings appear to be original with replacement sashes. All of the window openings are highlighted by applied lintels and simple brick sills. The roof is flat and is highlighted by a decorative cornice. Alterations include replacement windows throughout; replacement doors; applied lintels; and an applied cornice across the roofline. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on aerial mapping from 1979. Present-day architectural evidence across the façade and sidewall matches evidence from this period of construction. The footprint of the building has remained unchanged since its construction.

The building 201-205 Clinton Street was constructed just outside the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character at this time. Thus, it is recommended that the property be

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1301195963

Page 1

classified as a non-contributing resource to the Hoboken Historic District.

Setting:

201-205 Clinton Street is sited at the northeast corner of Clinton and Second Street, on a rectangular parcel (Block 43 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

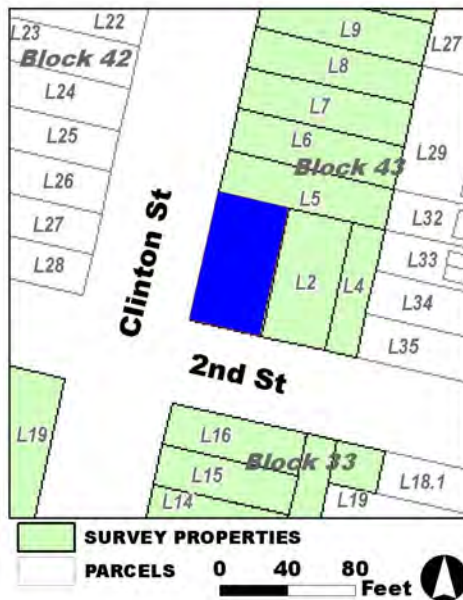
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

1301195963

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 4B-9U-G / FAC_NAME: / YR: 1999)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1301195963**

Page 3

PROPERTY REPORT

Property ID: 630743206

Property Name: 207 Clinton Street
Address: 207 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

207 Clinton Street is a five-story apartment building, constructed ca. 2007. The building is constructed of charcoal-colored brick and measures two bays wide. Three entrances pierce the entrance level, a centrally located garage door flanked by two single pedestrian entrances. Detailed brickwork is noted below the window openings along the north side, between the third and fifth levels. Fenestration across the upper levels consists of paired casements and fixed bay windows. The north side of the building features paired openings framed by flat, stone lintels and sills, and the south side of the building features a four-story extended bay, sheathed in steel with single openings. The top of the extended bay features an oversized flared cornice. The roof of this building is flat, and no exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on aerial mapping from 2007. Present-day architectural evidence across the façade matches evidence from this period of construction. The footprint of the building has remained unchanged since its construction.

The building at 207 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

630743206

Page 1

non-contributing resource within the Hoboken Historic District.

Setting:

207 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 5), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

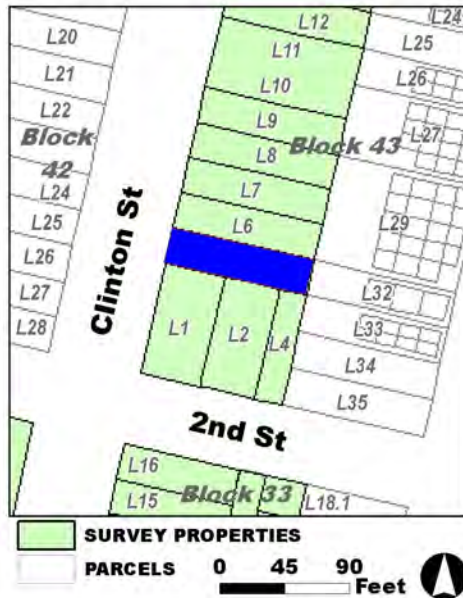
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

630743206

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2006		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	2007		
Nationwide Environmental Title Research, LLC	Historic Aerials	2006		

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 5B-4U-G / FAC_NAME: / YR: 2007)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****630743206**

Page 3

PROPERTY REPORT

Property ID: **-300015313**

Property Name: 209 Clinton Street

Ownership: Private

Address: 209 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

209 Clinton Street is a three-story frame dwelling, constructed ca. 1890. The exterior of the dwelling is clad in vinyl siding. Wrought iron fencing stands across the front of the property, enclosing a concrete paved area. The entrance level is pierced by three openings; a recessed side entrance at the south end and two, single window openings, set within a former commercial bay area that has been filled with siding. A large mid-century cornice, sheathed in metal, hangs above this area. Fenestration across the upper levels consists of three single window openings across each level, equally spaced from each other. The openings across the upper levels appear to be original with replacement sashes. The roof is flat and features an unornamented cornice, sheathed in metal, across the front roofline. Alterations include the application of replacement siding to the entire façade; the enclosure of a former commercial bay across the entrance level; replacement windows throughout; and a replacement door. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, denoted as a three-story frame construction. In 1932 a map of the area denotes the building as a store. A newspaper advertisement from November 1950 notes the address as "Sal's Tire & Battery Service". The footprint of the building has remained unchanged since its construction.

209 Clinton Street no longer conveys its historic appearance due to extensive alterations to the facade. These alterations render the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-300015313

Page 1

original design intent largely indiscernable; the building as stands today is incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 209 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

209 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 6), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

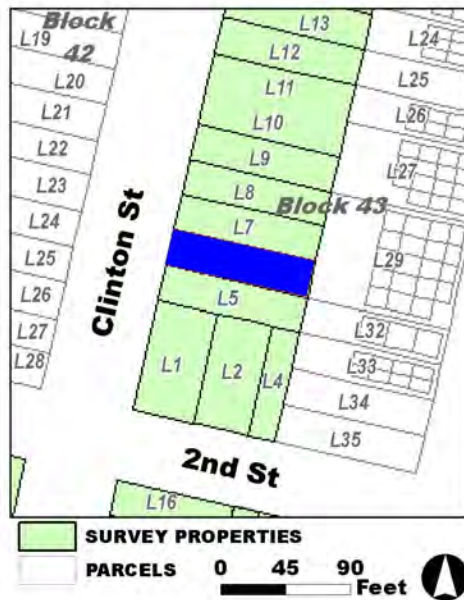
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-300015313

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Jersey Journal	"David M. Ach Services Held," [obituary] August 11, 1950, 2.	1950		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 3F-3U-H / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-300015313**

Page 3

PROPERTY REPORT

Property ID: **-1914958012**

Property Name: 211 Clinton Street

Ownership: Private

Address: 211 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

211 Clinton Street is a three-story frame dwelling, constructed ca. 1890. The exterior of the dwelling is clad in vinyl and aluminum siding. Wrought iron fencing stands across the front of the property, enclosing sections of concrete paved area. The entrance level is pierced by three openings; a side entrance at the north end and two window openings. A gabled hood hangs above the entrance. Fenestration across the upper levels consists of three single window openings across each level, equally spaced from each other. The openings across the upper levels appear to be original with replacement sashes. The roof is flat and features an angled cornice covered in siding. Alterations include the application of replacement siding to the entire façade; fenestration alterations across the entrance level; replacement windows throughout; a replacement door; and the attachment of hood above the door. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, denoted as a small two-story frame construction. Newspaper clippings reference the address as being residentially occupied as early as June 1892. Automotive-related advertisements appear for a few months in 1928 noting "Model Garage Inc." at this address. Historic mapping from 1932 denotes the building as three-story in height and commercially used. The footprint of the building has remained unchanged since its construction.

211 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1914958012

Page 1

largely indiscernable. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 211 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

211 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 7), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

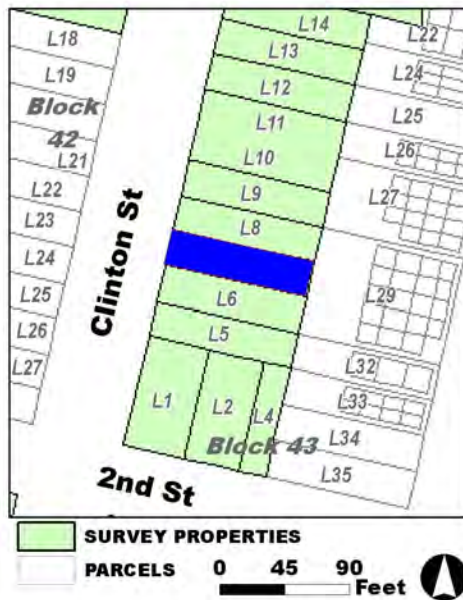
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1914958012

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Jersey Journal	"Lay Cornerstone, New Steneck Bank," December 17, 1928, 3.	1928	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 2F-3U / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1914958012**

Page 3

PROPERTY REPORT

Property ID: **577095413**

Property Name: 213 Clinton Street

Ownership: Private

Address: 213 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

213 Clinton Street is a four-story apartment building, constructed ca. 2009. The building features a brick veneer façade with a section of the upper levels clad in steel. The sidewalls appear to be covered in vinyl siding. Wrought iron fencing stands across the front of the property, enclosing a section of concrete paved area used for storing trash cans and other small containers. The entrance level is pierced by four openings; a side entrance at the north end, sided by three single window openings. The entrance is highlighted by a steel sidelight, glass transom, and brick lintel. Fenestration across the upper levels consists of four single window openings across each level, equally spaced from each other. A portion of the second and third level openings are encased in a slightly extended box-shaped bay sheathed in steel cladding. All of the window openings surrounded by brick are framed by brick lintels and sills. The roof of this building is flat, and features a modern, angled cornice that extends across three-quarters of the roofline. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on aerial mapping from 2009. Present-day architectural evidence across the façade matches evidence from this period of construction. The footprint of the building has remained unchanged since its construction.

The building at 213 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

577095413

Page 1

not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

213 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 8), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

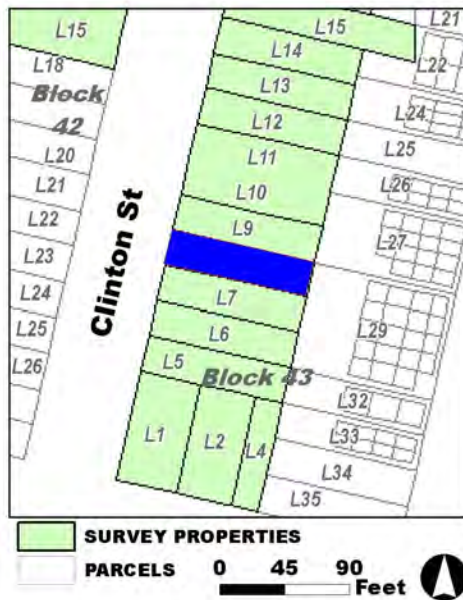
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

577095413

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	2008		
Nationwide Environmental Title Research, LLC	Historic Aerials	2009		
Nationwide Environmental Title Research, LLC	Historic Aerials	2008		

Additional Information:

HPC LIST ID: 12

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

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****577095413**

Page 3

PROPERTY REPORT

Property ID: 820254482

Property Name: 215 Clinton Street

Ownership: Private

Address: 215 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

215 Clinton Street is a three-story dwelling, constructed ca. 1890. The façade of the dwelling is clad in a brick veneer. Wrought iron fencing stands across the front of the property, enclosing access to a basement entrance at the north corner of the property, and sections of paved concrete used for storing trash cans and other small containers. The entrance level is pierced by three openings; a centralized entrance flanked on both sides by paired window openings. Fenestration across the upper levels consists of four single window openings across each level, equally spaced from each other. All of the openings feature flat masonry lintels, and the windows have simple masonry sills. A band of brick coping stretches across the top of the veneer façade, topped by an original decorative wood cornice with brackets, across the roofline. The roof of the building is flat. Alterations include the application of replacement façade across the front of the building; fenestration alterations; replacement windows throughout; and a replacement door. Flood mitigation measures include the covering of garden level openings across the ground level.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, denoted as a four-story frame construction. Historic mapping from 1932 denotes the building as three-story in height and used as "flats". The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

820254482

Page 1

215 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernable. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 215 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

215 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 9), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

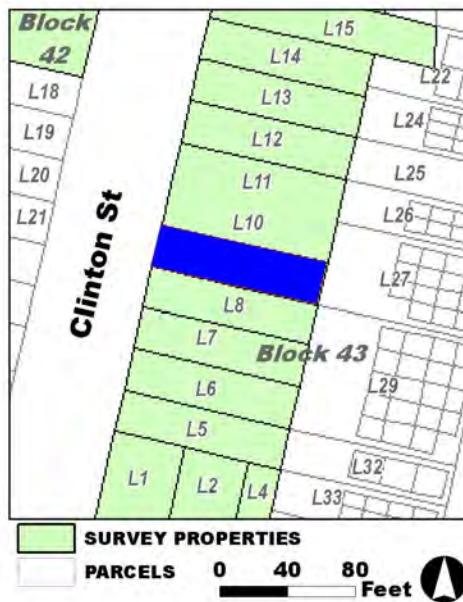
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

820254482

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****820254482**

Page 3

PROPERTY REPORT

Property ID: **-1727766816**

Property Name: 217-219 Clinton Street
Address: 217-219 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	10
HUDSON	Hoboken		Newark	43	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

217-219 Clinton Street is a large five-story apartment building, constructed in 2000. The rectangular-shaped building features a façade constructed of brick and the sidewalls are parged. Concrete banding is detailed between each level, topped by a concrete, angled cornice that is featured across the roofline. A rectangular-shaped concrete panel datestone is located at the center of the second level inscribed with the initials "JRG" and the year "2000," and a diamond-shaped concrete medallion is featured at the center of the fourth level. Landscaping is noted across the south end of the entrance level. An inset pedestrian entrance is located at the north end of this elevation, sided by a nearly centrally-located garage entrance. Both entrance openings are highlighted by smooth, concrete door surrounds. Fenestration across the upper levels of the building consists of both single and paired double-hung window openings, each level measuring four bays in width. All of the openings are framed by concrete, augmented lintels and straight sills. The roof is flat, as well as the roof covering the one-story extension across the building's rear wall. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. A datestone panel inset across the second level of the building indicates this building was built in 2000. The building first appears at this location on aerial mapping from 2002. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1727766816

Page 1

Though architecturally detailed like other properties on this block, the building at 217-219 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

217-219 Clinton Street is sited along the east side of Clinton Street, on a large rectangular parcel (Block 43 Lot 11), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

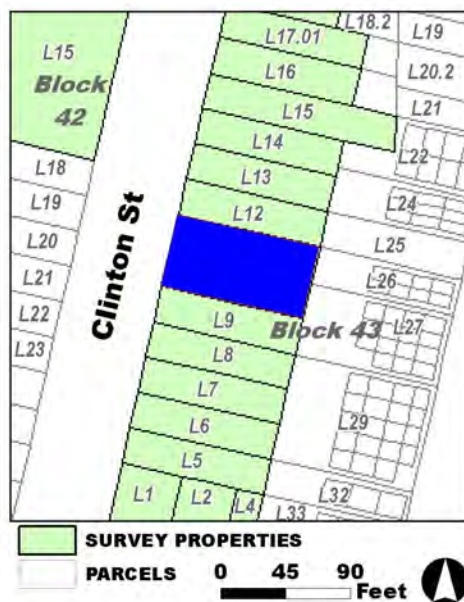
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1727766816

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2002		
Nationwide Environmental Title Research, LLC	Historic Aerials	1997		
Nationwide Environmental Title Research, LLC	Historic Aerials	2002		

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 5B-8U-G / FAC_NAME: / YR: 2000)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1727766816**

Page 3

PROPERTY REPORT

Property ID: 721546593

Property Name: 221 Clinton Street
Address: 221 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

221 Clinton Street is a tall five-story apartment building, constructed ca. 1905. The building is constructed of brick and features a façade covered in stone veneer with line cuttings in the stone to simulate stone block. A water table is noted between the basement and entrance levels, and a decorative, paneled cornice is featured across the roofline. Iron fencing stands across the front of the property, enclosing access to the property and a large section of paved concrete used for storing trash cans and other small containers. The elevated entrance level measures five bays in width, and features a centralized entrance flanked on both sides by two single window openings. The entrance opening is fronted by a masonry stoop with iron railing and topped with a masonry lintel. Fenestration across the upper levels of the building consists of single window openings, each level measuring four bays in width. All of the window openings across the façade are framed by straight lintels and sills. Alterations include replacement windows throughout, and a replacement door. The roof is flat, as well as the roof covering the centralized extension at the rear of the building. The bottom/basement level of the building is infilled with cladding, similarly matching that of the upper levels.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1909. Historic mapping from 1932 denotes the masonry building as five-story in height and used as flats. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

721546593

Page 1

Though altered, 221 Clinton Street continues to exhibit its original height, massing, and window openings. Additional research could shed light onto the extent of façade alterations and the age of the stonework on the facade. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 221 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

221 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 12), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

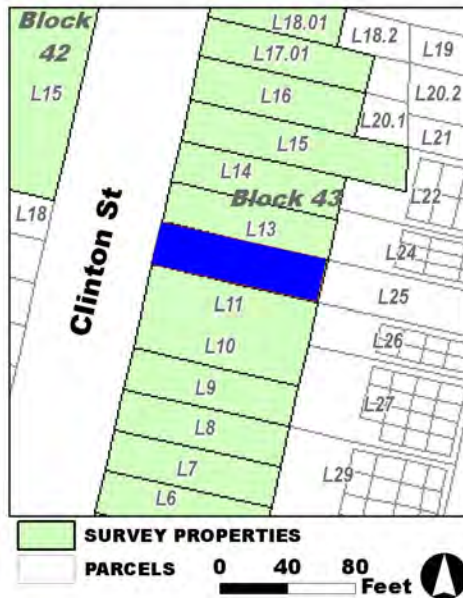
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

721546593

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1890)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****721546593**

Page 3

PROPERTY REPORT

Property ID: **-460456478**

Property Name: S. M. Meyenberg Silk Manufactory
Address: 222 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	42	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The S. M. Meyenberg Silk Manufactory at 222 Clinton Street is a four-story, seven-bay vernacular industrial building constructed ca. 1881. Though vernacular in design it displays influences of the Italianate style with the dentiled beltcourse between the third and fourth floors and the dentiled, segmental arch lintels on the windows of those floors. The building is clad in painted brick with modern scored stucco on the first and second floors. The northeast corner of the building is occupied by a pediatrics office which has an entry from a fiberglass and glass door. A fiberglass and glass door in the third bay from Third Street contains a fiberglass and glass door, while a secondary entry in the central bay contains a fiberglass paneled door. The southern three bays on the facade feature garages with fiberglass doors. Fenestration on the first floor of the facade is constrained to elongated openings in the first and second bays from Third Street, which contain modern fixed sashes. Second floor fenestration consists of the elongated openings with fixed modern sashes in the first two bays from Third Street; and paired modern windows in the remaining bays, each of which contains one-over-one or six-over-six sashes. Fenestration on the third and fourth floors consists of paired original windows in each of the bays which are partially filled. Each contains replacement, 12-over-12, sashes and features a stone sill and a dentiled, segmental arch brick lintel. The aforementioned dentiled, brick beltcourse is located between the third and fourth floors, while a similar dentiled, brick beltcourse with corbels is located between the second and third floors in the fourth and fifth bays south of Third Street.

The north elevation is clad in painted brick with modern scored stucco on the first and second floors. The third bay west from Clinton

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

-460456478

Page 1

☒ (Primary Contact)

Street contains a fiberglass paneled door. The western four bays on the elevation feature garages with fiberglass doors. Fenestration on the first floor of the elevation is constrained to paired, elongated openings in the first and second bays from Clinton Street, which contain modern fixed sashes. Second floor fenestration consists of the elongated openings with fixed modern sashes in the first two bays from Clinton Street; and paired modern windows in the remaining bays, each of which contains one-over-one or six-over-six sashes. Fenestration on the third and fourth floors consists of paired original windows in each of the bays which are partially filled. Each contains replacement, 12-over-12, sashes and features a stone sill and a dentiled, segmental arch brick lintel. The aforementioned dentiled, brick beltcourse is located between the third and fourth floors.

The west elevation is clad in painted brick and features irregular fenestration and a secondary entry containing a fiberglass paneled door. The south elevation is clad in painted brick and pierced by a single entry on the third floor containing a metal door. A metal staircase leads to ground-level. Alterations include extensive modifications on the first floor, converting it into two floors; the historic removal of a hipped roof and possible additional floor; replacement sashes and doors; partial filling of windows; and removal of some original ornamentation. No exterior flood mitigation measures are evident.

The 200 block of Clinton Street is located along the eastern edge of what was historically the Coster Tract -- a large tract of land that makes up much of what is now western Hoboken -- and as such the block was outside the Hoboken Land & Improvement Company's purview. By 1873, the block had seen limited development, with most structures on the east side of the block constructed toward the rear of their lots. The site of the present building was vacant. In late 1880, Solomon M. Meyenberg, a Paterson, New Jersey, silk manufacturer, began construction of a factory on the site, with completion expected in spring 1881. An 1881 bird's eye view of Hoboken depicts the S. M. Meyenberg Silk Manufactory. While this factory appears similar to the present structure, as it was based on architect's plans from 1880, it does not accurately depict the structure as built. In the bird's eye view, the factory is shown with a centered, square steeple and depicted and noted textually as extending to Grand Street. According to the Sanborn-Perris fire insurance atlas published in 1891, the building did not extend to Grand Street, but featured a frame machine shop and a two-story brick boiler room with smoke stacks on the rear of the Grand Street lots. An L-shaped, four-story brick structure occupied the corner of Clinton and Third Streets, with a covered passageway from Clinton Street providing access to an interior courtyard, two-story brick engine room, and four story brick stair tower. The address is given as 226 to 232 Clinton Street. 222 Clinton Street refers to a two-story frame structure further south on Clinton Street.

A 1904 bird's eye view of Hoboken depicts a four-story structure with a hipped roof and smokestack on the site of the present building, and in G. M. Hopkin's Co.'s 1909 Atlas of Hudson County, New Jersey, the present brick structure is depicted with a frame structure filling much of the former interior courtyard. Also depicted is a detached brick structure fronting on 227 Grand Street -- occupying the same lot as the boiler room. According to the atlas, both structures were occupied by The Flemish Art Co., which manufactured "wooden novelties." The 1923 edition of the G. M. Hopkins Co. atlas notes that the structure at the corner of Clinton and Third was occupied by the American Novelty Printing & Embossing Works. The 1932 update to the fire insurance atlas published in 1906 by the Sanborn Map Co. indicates that the machine shop to the west of the four-story structure had been demolished, as had the structure filling the central courtyard. The four-story structure itself was reduced to three on the map, perhaps indicating that alterations had occurred removing the fourth floor. The building in question was occupied by the Caledonia Print Works, while the formerly related structure at 227 Grand was now occupied (at least on the first floor) by the Pioneer Paper Corporation. In the 1938 revision to the Sanborns, no alterations were depicted, but in the 1951 revision, the structure was noted as now being occupied by Mayburn Knitting Mills, with the former structures to the south at 222 and 224 Clinton Street demolished and acquired by the mill. It is shown with a flat roof in aerial photographs from 1954, 1966, and 1979. The 1978 Zingman survey referred to the structure as K.T.G. Mills, and noted that it was possibly abandoned. Additionally, many of the windows were filled with brick or stucco. Further aerial photographs appear to indicate that the building was altered to its present appearance in the 1980s or 1990s.

The S. M. Meyenberg Silk Manufactory at 222 Clinton Street no longer conveys its historic appearance due to extensive modern alterations, including extensive modifications on the first floor, converting it into two floors; replacement sashes and doors; and partial filling of windows. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that the building at 222 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

The S. M. Meyenberg Silk Manufactory at 222 Clinton Street is sited on a parcel (Block 42 Lot 15), located on the southwest corner of Clinton Street and Third Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by a mix of contemporaneous, late-19th century residential structures and modern infill, with the latter including residential structures and Hoboken University Medical Center.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

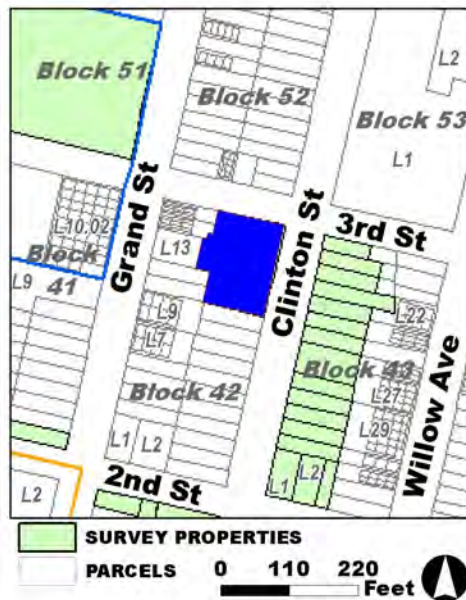
Property ID:

☒ (Primary Contact)

-460456478

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-460456478

Page 3

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Evening Journal	"Real Estate Transfers," November 11, 1880, 3.	1880	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Evening Journal	"Hoboken Happenings," November 16, 1880, 4.	1880	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Evening Journal	"A New View of Hoboken," November 15, 1880, 3.	1880	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Gomez, John	"Legends and Landmarks: Fall-ing in Love With Hoboken" [Jersey Journal] June 29, 2005, 22-23.	2005	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Evening Journal	"Mayor O'Neill's Veto," October 5, 1880, 3.	1880	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	

Additional Information:

HPC LIST ID: 13

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-460456478**

Page 4

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-460456478

Page 5

PROPERTY REPORT

Property ID: 2111561742

Property Name: 223 Clinton Street

Ownership: Private

Address: 223 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

223 Clinton Street is a four-story apartment building, constructed ca. 1930. The façade of the dwelling is clad in a brick veneer. Wrought iron fencing stands across the front of the property, enclosing a paved concrete area. The entrance level is pierced by three openings; a side entrance on the south end flanked to the north by paired window openings. The entrance is highlighted by a glass transom and flat masonry lintel. Fenestration across the upper levels consists of four single window openings across each level, equally spaced from each other. All of the window openings across the façade feature flat masonry lintels and sills. The roof of the building is flat and features a modern wood cornice, with dentils and brackets that extends across the roofline of the façade. Alterations include the application of replacement façade across the front of the building; fenestration alterations; replacement windows throughout; and a replacement door. Flood mitigation measures include the covering of garden level openings across the bottom of the building. A bulkhead is noted to the immediate north side of the door.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1932, denoted as a three-story frame construction used as a store. Aerial imagery indicates a height increase to the building, as well as a full-width addition across the rear wall ca. 1997. The footprint of the building has remained unchanged since this point.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

2111561742

Page 1

223 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 223 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

223 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 13), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

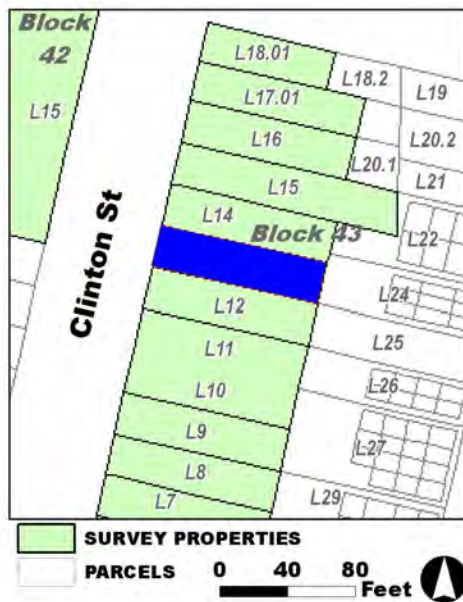
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

2111561742

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:**

2111561742

Page 3

PROPERTY REPORT

Property ID: **-395118985**

Property Name: 225 Clinton Street
Address: 225 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

225 Clinton Street is a six-story apartment building. The lower levels of the building were built as early 1890. The façade of the dwelling is clad in a brick veneer and the sidewalls are parged. The entrance level is pierced by three openings; a garage entrance on the north end and a pedestrian entrance sided by a commercial bay on the south end. Both areas are framed by soldier brick detailing. A cloth awning hangs above the pedestrian entrance and commercial bay. Fenestration across the second level consists of four single windows, equally spaced from each other. A decorative wood cornice hangs between the second and third levels. Fenestration across the third through fifth levels measures two bays in width, featuring paired window openings. The sixth level of the building measures four bays wide and features single window openings equally spaced from each other. The roof of the building is flat and features a modern wood cornice, with wood panels and brackets that extends across the roofline of the façade. Alterations include the application of replacement façade across the front of the building; fenestration alterations; replacement windows throughout; and replacement doors. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, illustrated as a two-story frame construction. Historic mapping from 1932 continues to denote the same frame building footprint; however, at this point the building is noted as being three-story in height and used as a store. Aerial imagery indicates another height increase to the building ca. 1988. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-395118985

Page 1

footprint of the building has remained unchanged since this point.

225 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 225 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

225 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 14), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

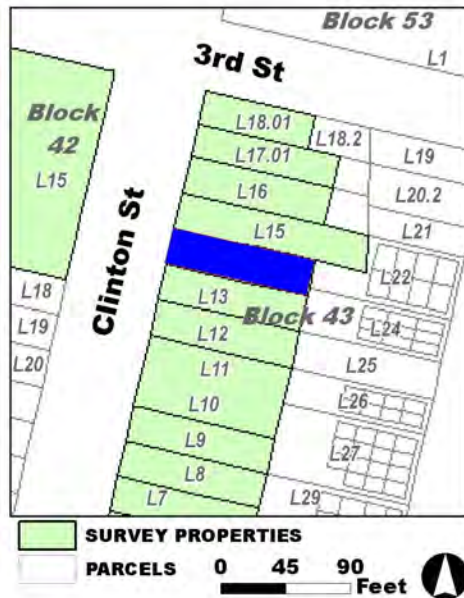
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-395118985

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1998)

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-395118985

Page 3

☒ (Primary Contact)

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-395118985

PROPERTY REPORT

Property ID: **-1335608084**

Property Name: 227 Clinton Street

Ownership: Private

Address: 227 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

227 Clinton Street is a four-story frame apartment building, constructed ca. 1900. The façade is primarily clad in aluminum siding, with the exception of the basement level, clad in brick veneer. The garden level entrance to the building is boarded over; however, three basement level window openings pierce this level. The elevated entrance level is pierced by a centrally located door, flanked by two single window openings on both sides. A masonry stoop with wrought iron handrailings fronts the opening, and a metal awning shelters it. The remaining upper levels are pierced by four equally-spaced single window openings across each level. The openings across the upper levels appear to be original with replacement sashes. The roof is flat. Alterations include the application of replacement siding across the entire façade; fenestration alterations across the basement and entrance levels; replacement windows throughout; a replacement door; and a replacement stoop. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on bird's eye imagery of the area from 1904. The frame footprint of the building is denoted on mapping from 1909. Historic mapping from 1932 continues to denote the same frame building footprint, and at this point the building is noted as being four-stories in height and used residentially as flats. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1335608084

Page 1

227 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 227 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

227 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 15), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

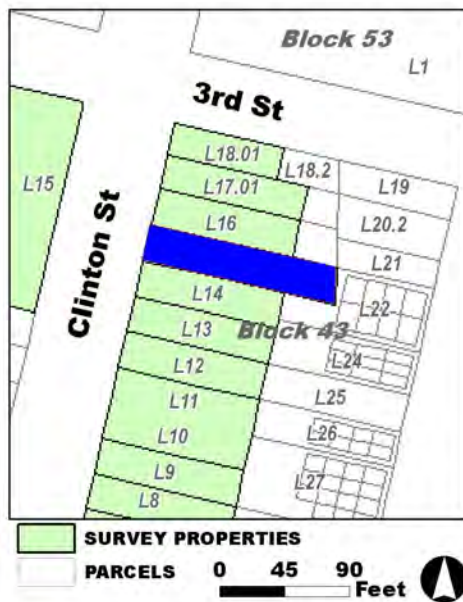
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1335608084

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 4F-6U / FAC_NAME: / YR:)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1335608084**

Page 3

PROPERTY REPORT

Property ID: **-1353007747**

Property Name: 229 Clinton Street

Ownership: Private

Address: 229 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

229 Clinton Street is a four-story frame apartment building, constructed ca. 1890. The façade is primarily clad in aluminum siding, with the exception of the basement level, clad in brick veneer. A garden level entrance pierces the immediate south side of the stoop, enclosed by wrought iron fencing. The elevated entrance level is pierced by a centrally located door, flanked by two single window openings on both sides. A masonry stoop with wrought iron handrailing fronts the opening, and a cloth awning shelters the entry. The remaining upper levels are pierced by four equally-spaced single window openings across each level. The openings across the upper levels appear to be original with replacement sashes. The roof is flat and features a short parapet across the front roofline. Alterations include the application of replacement siding across the entire façade; fenestration alterations across the basement and entrance levels; replacement windows throughout; a replacement door; and a replacement stoop. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, denoted as a four-story frame construction. Historic mapping from 1932 continues to denote the same frame, four-story building footprint, and at this point the building is noted as being used residentially as flats. The footprint of the building has remained unchanged since its construction.

229 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1353007747

Page 1

largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 229 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

229 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 16), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

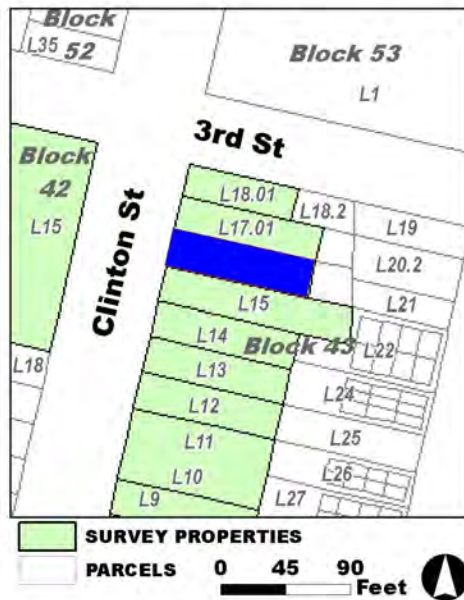
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1353007747

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 12

PARCEL DATA (BLDG_DESC: 4F-7U / FAC_NAME: / YR:)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1353007747**

Page 3

PROPERTY REPORT

Property ID: 124886266

Property Name: 231 Clinton Street

Ownership: Private

Address: 231 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	17.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

231 Clinton Street is a four-story frame apartment building, constructed ca. 1890. The façade is clad in brick veneer. Soldier-brick detailing is noted between the entrance and second levels, and a slightly extended diamond-shaped brick detail is centrally located between the fourth level and roofline. Wrought iron fencing stands across the front of the property, enclosing a paved concrete area. The entrance level is pierced by four openings; a side entrance pierces the south end, flanked by three single window openings to its north side. A glass-block transom is noted above the entrance. Fenestration across the upper levels consists of four equally-spaced single window openings across each level. These openings appear to be original with replacement sashes. The roof is flat and features a short, crenelated parapet across the front roofline. Apparent alterations include the application of replacement siding across the entire façade; fenestration alterations across the entrance levels and notable brick infill; replacement windows throughout; and a replacement door and transom. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on mapping from 1891, denoted as a four-story frame construction. Historic mapping from 1932 continues to denote the same frame, four-story building footprint, and at this point the building is noted as being used as a store. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

124886266

Page 1

231 Clinton Street no longer conveys its historic appearance due to extensive façade alterations that have left the original design intent largely indiscernible. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 231 Clinton Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

231 Clinton Street is sited along the east side of Clinton Street, on a rectangular parcel (Block 43 Lot 17.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

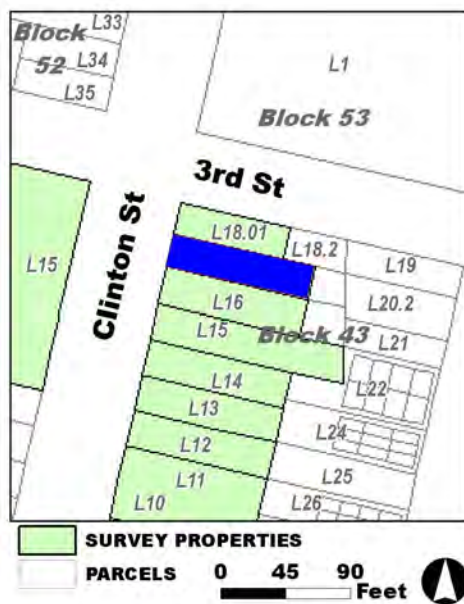
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

124886266

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 12

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

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:**

124886266

Page 3

PROPERTY REPORT

Property ID: 1048654835

Property Name: 233 Clinton Street
Address: 233 Clinton ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	43	18.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

233 Clinton Street is a four-story tall, four-bay wide Italian Renaissance commercial/apartment building, constructed ca. 1900. Iron fencing encloses patio dining space across the front and north side of the building (along Third Street). The building is constructed of brick with a commercial space occupying the ground level; a surviving iron column is noted at the inset corner entrance. The storefront is a modern aluminum storefront system with brick infill. A side entrance pierces the south end of the façade, providing access to the upper residential levels. The north wall of the building measures five bays in depth, and features faux window openings covered by fixed shutters. A secondary entrance pierces the center of this elevation. At the upper floors, bands of masonry detailing stretch across each level. Fenestration across the upper levels consists of single openings framed by decorative, capped stone lintels. The openings appear to be original with replacement sashes. The roof is flat, and highlighted by a decorative wood cornice that extends across the façade and north sidewall. Alterations include vinyl sash replacement windows throughout; replacement doors; and brick infilling and fenestration modifications across the commercial façade. No exterior flood mitigation measures are evident.

This block of Clinton Street started developing during the late 19th century. As of 1891 the majority, but not all, of the east side of the block was developed with frame constructions. This building first appears at this location on bird's eye imagery of the area from 1904. The masonry footprint of the building is denoted on mapping from 1909. Historic mapping from 1932 continues to denote the same masonry building footprint, and at this point the building is noted as being four-stories in height and used as a store. The footprint of the building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1048654835

Page 1

has remained unchanged since its construction.

Though altered, 233 Clinton Street continues to exhibit its original window openings with molded stone lintels, decorative cornice, and detailed stonework -- all common elements of the early 20th century Italian Renaissance style. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 233 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

233 Clinton Street is sited at the southeast corner of Clinton and Third Streets, on a rectangular parcel (Block 43 Lot 18.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 200 block of Clinton is comprised of primarily residential construction. A few late 19th century buildings remain; however, the majority is a mix of 20th century building styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

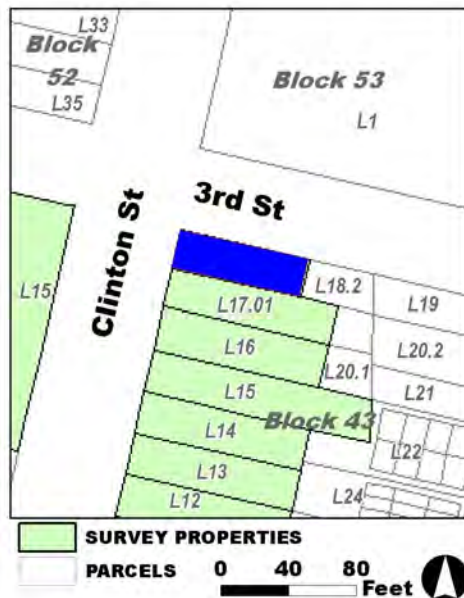
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1048654835

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 12

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1048654835

Page 3

PROPERTY REPORT

Property ID: **-865713829**

Property Name: Rocco Liquors
Address: 600 Clinton ST

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	79	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

600 Clinton Street is a four-story, four-bay, Italianate-style mixed-use corner rowhouse constructed ca. 1890. The building's first floor has been heavily altered by the addition of scored stucco over the original brick and a modern commercial storefront system. A vintage metal and neon sign for "Rocco Liquors" is affixed to the second floor. Fenestration at the upper floors includes one-over-one replacement windows within original openings with original stylized lintels and sills. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows; first floor alterations and storefront; and modern rear additions. No exterior flood mitigation measures are evident.

600 Clinton Street is located in a mixed use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries and modern commercial infill. Mapping indicates that in the mid-19th century, prior to development, the parcel was swampland adjacent to a Trotting Course and later by a short-lived section of the Essex Railroad. The parcel was part of the Hoboken Land and Improvement Company in 1873 however this part of Clinton Street wasn't developed until ca. 1891, with the construction of two rowhouses on the south side of the street (including 600 Clinton Street). The rest of the street filled in by ca. 1909 largely with industrial buildings -- all of which were demolished ca. 1979 to make way for a shopping center. Mapping indicates the two rear additions were constructed post-1950.

600 Clinton Street exhibits alterations, including replacement windows, modern storefront, and modern rear additions. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-865713829

Page 1

☐ (Primary Contact)

character-defining features, such as the window openings with stone lintels and sills, vintage sign, and the visually prominent cornice, that contribute to the historic character of Clinton Street and the Hoboken Historic District. Therefore, it is recommended that 600 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

600 Clinton Street is sited on a corner parcel (Block 79 Lot 20), located on the west side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 600 Clinton Street is located in an architecturally diverse neighborhood surrounded by residential, religious, and commercial properties dating from the late-19th to the early 20th centuries. This block of Clinton Street is characterized by residential four-story masonry rowhouses and a one-story commercial structure.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

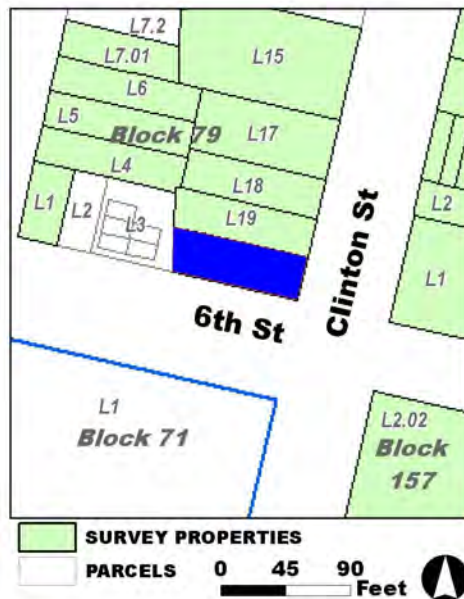
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-865713829

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 8

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1900)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-865713829**

Page 3

PROPERTY REPORT

Property ID: 1592551682

Property Name: 602 Clinton Street

Ownership: Private

Address: 602 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	79	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

602 Clinton Street is a four-story, four-bay, Italianate-style rowhouse constructed ca. 1890. The facade features a central entry flanked by two windows. The painted brick building is fronted by a low stone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door with glass transom set beneath a molded stone hood. Fenestration includes two-over-one replacement windows set within the original openings with molded stone lintels and sills; the first floor features early two-over-two windows with wood surrounds. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and door; replacement stoop railing and areaway fence; and infill of basement windows. Infilled windows along the foundation are likely evidence of flood mitigation.

602 Clinton Street is located in a mixed use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries and modern commercial infill. Mapping indicates that in the mid-19th century, prior to development, the parcel was swampland adjacent to a Trotting Course and later by a short-lived section of the Essex Railroad. The subject parcel was part of the Hoboken Land and Improvement Company in 1873. This part of Clinton Street was not developed until ca. 1891, with the construction of two rowhouses on the south side of the street (including 602 Clinton Street). The rest of the street filled in by ca. 1909 largely with industrial buildings -- all of which were demolished ca. 1979 to make way for a shopping center.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1592551682

Page 1

602 Clinton Street exhibits cosmetic alterations, including replacement windows; door; railing; areaway fence; stoop; and ground floor flood resiliency measures. The building retains character-defining features, such as the window and door openings with stone surrounds; massing; and original cornice; that contribute to the historic character of Clinton Street and the Hoboken Historic District. Therefore, it is recommended that 602 Clinton Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

602 Clinton Street is sited on a rectangular parcel (Block 79 Lot 19), located on the west side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 602 Clinton Street is located in an architecturally diverse neighborhood surrounded by residential, religious, and commercial properties dating from the late-19th to the early 20th centuries. This block of Clinton Street is characterized by residential four-story masonry rowhouses and a one-story commercial structure.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

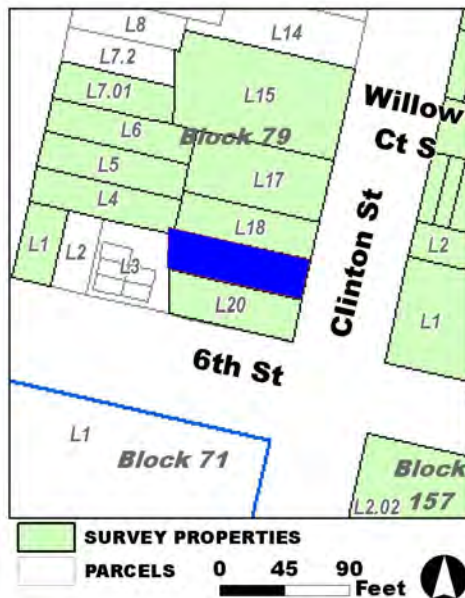
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

1592551682

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 8

PARCEL DATA (BLDG_DESC: 4B-8U / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1592551682**

Page 3

PROPERTY REPORT

Property ID: 1985939109

Property Name: 604 Clinton Street

Ownership: Private

Address: 604 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	79	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

604 Clinton Street is a five-story, two-bay, modern rowhouse constructed ca. 1980. The brick building is fronted by a roll-top garage door and main entry with an iron areaway fence. The main entry is composed of single-leaf wood and glass door flanked by sidelights within a stone jack arch lintel. Fenestration includes paired one-over-one windows set within the stone jack arch lintels and stone sills. The flat roof is accented by a vinyl cornice. No exterior flood mitigation measure are evident, although living spaces appear to be intentionally located above the base flood elevation.

604 Clinton Street is located in a mixed use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries and modern commercial infill. Mapping indicates that in the mid-19th century, prior to development, the parcel was swampland adjacent to a Trotting Course and later by a short-lived section of the Essex Railroad. The subject parcel was part of the Hoboken Land and Improvement Company in 1873. This part of Clinton Street was not developed until ca. 1891, with the construction of two rowhouses on the south side of the street. The rest of the street filled in by ca. 1909 largely with industrial buildings -- all of which were demolished ca. 1979 to make way for a shopping center.

The building at 604 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Melanie Fuechsel

☒ (Primary Contact)

1985939109

Organization: AECOM

non-contributing resource within the Hoboken Historic District.

Setting:

604 Clinton Street is sited on a rectangular parcel (Block 79 Lot 18), located on the west side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 604 Clinton Street is located in an architecturally diverse neighborhood surrounded by residential, religious, and commercial properties dating from the late-19th to the early 20th centuries. This block of Clinton Street is characterized by residential four-story masonry rowhouses and a one-story commercial structure.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

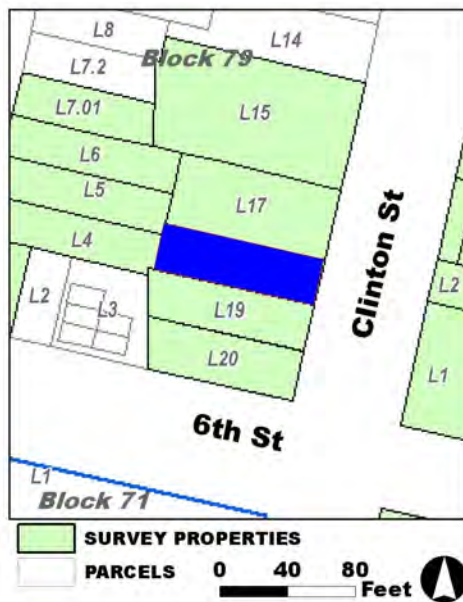
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1985939109

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 8

PARCEL DATA (BLDG_DESC: 5B-8U-G / FAC_NAME: / YR: 1940)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1985939109**

Page 3

PROPERTY REPORT

Property ID: **-582595660**

Property Name: 606 Clinton Street

Ownership: Private

Address: 606 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	79	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

606 Clinton Street is a five-story, three-bay, modern rowhouse constructed ca. 1980. The first floor features a central roll-top garage door and offset recessed main entry composed of a modern fiberglass door flanked by sidelights. A pent roof is located between the first and second floors. Fenestration includes paired one-over-one windows topped with brick jack arch lintels and stone sills. The flat roof is accented by a stepped parapet. No exterior flood mitigation measure are evident, but the living spaces appear to be intentionally located above the base flood elevation.

606 Clinton Street is located in a mixed use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries and modern commercial infill. Mapping indicates that in the mid-19th century, prior to development, the parcel was swampland adjacent to a Trotting Course and later by a short-lived section of the Essex Railroad. The subject parcel was part of the Hoboken Land and Improvement Company in 1873. This part of Clinton Street was not developed until ca. 1891, with the construction of two rowhouses on the south side of the street. The rest of the street filled in by ca. 1909 largely with industrial buildings -- all of which were demolished ca. 1979 to make way for a shopping center.

The building at 606 Clinton Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Melanie Fuechsel

☒ (Primary Contact)

-582595660

Organization: AECOM

non-contributing resource within the Hoboken Historic District.

Setting:

606 Clinton Street is sited on a rectangular parcel (Block 79 Lot 17), located on the side of west Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 606 Clinton Street is located in an architecturally diverse neighborhood surrounded by residential, religious, and commercial properties dating from the late-19th to the early 20th centuries. This block of Clinton Street is characterized by residential four-story masonry rowhouses and a one-story commercial structure.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

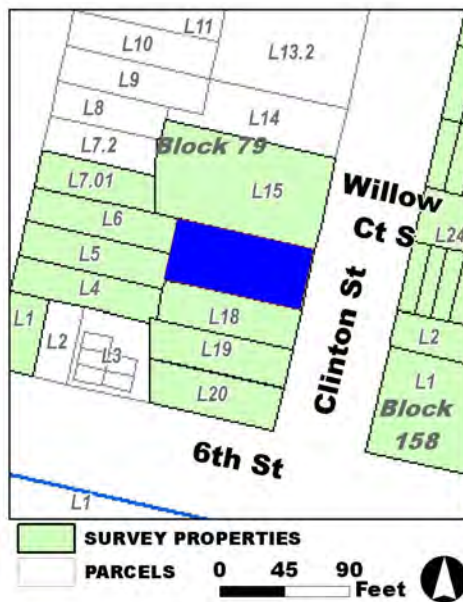
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-582595660

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 8

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2003)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-582595660**

Page 3

PROPERTY REPORT

Property ID: 1765941769

Property Name: 607 Clinton Street

Ownership:

Address: 607 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	158	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

607 Clinton Street is a four-story, freestanding, two-bay wide, Postmodern-style building constructed ca. 1979. It features a brick-faced facade with restrained precast stone ornamentation, including beltcourses and keystones. The main entrance features a recessed entry set beneath an exaggerated arched surround. Windows are a combination of ganged fixed windows on the lower floors, and traditional one-over-one, double-hung sash on the fourth floor. No visible flood mitigation measures are evident.

Historic aerial imagery indicates that the current building at 607 Clinton Street was built sometime between 1966 and 1979. The site was previously occupied by a three-story frame building.

The property is located within the boundaries of the Hoboken Historic District. Based on aerial imagery and stylistic queues, 607 Clinton Street was built after the Period Significance for the Hoboken Historic District (1838-1967), and thus is not recommended as a contributing structure.

Setting:

607 Clinton Street is sited on a rectangular parcel (Block 158 Lot 2), located on the east side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

1765941769

Page 1

☐ (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:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

☐ (Primary Contact)

1765941769

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

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

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1765941769**

Page 3

PROPERTY REPORT

Property ID: **-1145436833**

Property Name: The Cast Iron **Ownership:** Private
Address: 610 Clinton ST **Apartment #:** **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	79	15

Property Photo:



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

Description:

The Cast Iron is a privately-owned luxury condominium building that was converted from an early 20th-century stable around 2001. The four-story building's primary facade is gray brick with zinc panels, and features modern steel windows and a projecting metal cornice. A predominantly residential property, the Cast Iron includes ground-floor office spaces with separate public and private entrances. Its north elevation, which faces an open parking lot, is concrete with square window openings filled with glass block. The rear (east) elevation is concrete with modern metal balconies that extend across all openings. Overall, the property is in excellent condition. Its modern expression is the result of a ca. 2001 rehabilitation that reworked the exterior facades and added a fourth floor in order to move residential use above the base flood elevation per Hoboken's Flood Damage Prevention Ordinance.

The original stable at 610 Clinton Street was built around 1900. Preliminary research indicates the property was used as a warehouse by the Clinton Storage Warehouse Company as late as 1980. At the turn of the 20th century, the three-story brick building with segmental arch windows and a corbelled brick cornice was redeveloped into a condominium.

Due to the substantial 21st-century alterations that changed the facade and added a modern fourth floor, the building no longer conveys its early 20th-century design intent and appearance. As such, the Cast Iron is recommended as a non-contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

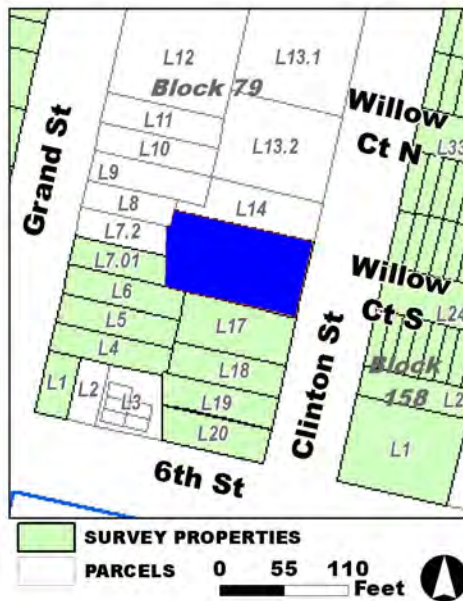
Property ID:

-1145436833

Page 1

Setting:

610 Clinton Street is sited on a mid-block, rectangular parcel (Block 79, Lot 15), located on the west side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east, with attached rowhouses to its south and a parking lot associated with an adjacent shopping center to the north. The rear (west) elevation of the property faces out to an additional parking lot with direct access to Grand Street.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1145436833**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hoboken Historical Museum	"Thirty-four digital color images of Hoboken, circa February 1980"	1980		
New York Times	"POSTINGS: \$525,000 to \$1.3 Million in Hoboken; From a Stable to Condos," September 16, 2001.	2001		
Hoboken Historical Museum	"Thirty-four digital color images of Hoboken, circa February 1980"	1980		

Additional Information:

HPC LIST ID: 8

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2003)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM☐ (Primary Contact)**Property ID:****-1145436833**

Page 3

PROPERTY REPORT

Property ID: **-1514097955**

Property Name: Engine Company #6 Firehouse
Address: 801 Clinton ST

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Engine Company No. 6 Firehouse building, located at 801 Clinton Street, is a two-story, three-bay construction, built in 1907 with elements of the Classical Revival style. The façade entrance level is constructed of stone, with both smooth and rock-faced detailing, and the remainder of the building is Flemish bond brick. A stone cornice between the first and second levels of the façade reads, "1907 * Engine Co.No.6 * H.F.D.," continuing with no inscription along the south sidewall. Stone pilasters rise up the front façade and a portion of the sidewall, appearing to hold a wide banded concrete cornice that tops the building. A centralized garage bay, highlighted by an arched opening with bracketed keystone, pierces the façade, sided to the north by wood-paneled pedestrian entrance with large glass transom. Fenestration consists of all single window openings with varied surround detailing, the majority having one of two types of stone lintels. The windows across the front of the building include transoms. The building's flat roof is accented by an enclosed rooftop tower rising from the rear northeast corner of the building. Alterations include replacement window sashes and doors throughout; a replacement roof; and a small, rear, two-story addition. No exterior flood mitigation measures are evident.

This block of Clinton Street developed during the early- to mid-20th century. In 1909 the eastern half of the block (facing Willow Avenue) was nearly filled with residential rowhomes whereas the western half (facing Clinton Street) essentially had two anchor properties at each end, both organizational, and one residential building. Fourteen years later, in 1923, the east side of the 800 block of Clinton Street had gained only two additional properties, a small commercial industry and an additional residence which was the same even in 1932. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1514097955

Page 1

dynamic of the immediate surrounding area was large commercial industry with a few residences mixed in. Engine Company No. 6 Firehouse first appears on Hopkins 1909 map of the area. The footprint of this building at this location remains only minimally modified since its construction.

The Engine Company No. 6 Firehouse is listed on the New Jersey and National Registers of Historic Places as a part of the Thematic Nomination of Hoboken Firehouses (NR 3/30/1984; SR 2/9/1984) and is a locally designated resource (8/15/2012), and thus is considered a key contributing resource to the NR-eligible Hoboken Historic District. Alterations are evident; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Clinton Street and the greater Hoboken Historic District. Character-defining features include its combination of masonry detail in both stone and brick; original openings with stone lintels and sills; stone pilasters on the second floor of the façade; and rooftop tower. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 801 Clinton Street retain classification as a contributing resource to the Hoboken Historic District.

Setting:

The Engine Company No. 6 Firehouse building is sited on the northeast corner of Clinton and Eighth Streets, on a narrow rectangular parcel (Block 160 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Clinton Street is comprised of a mix of 20th century building styles and resource types, including commercial, religious, residential, and institutional properties.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register: 3/30/1984

New Jersey Register: 2/9/1984

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

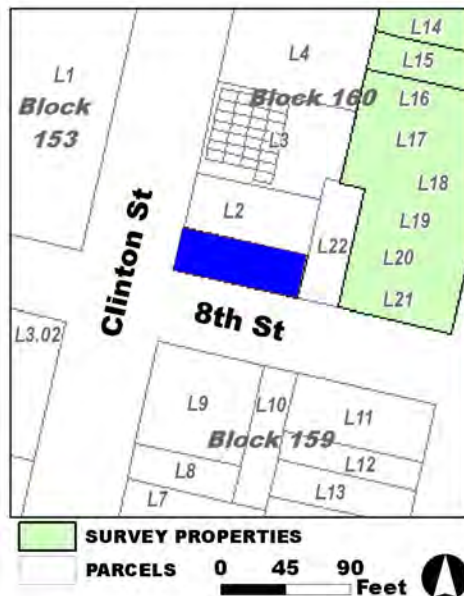
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

-1514097955

Sanborn Map Company Insurance Maps of Hoboken, Hudson County, New Jersey 1932
Sanborn Map Company Insurance Maps of Hoboken, Hudson County, New Jersey 1932

Additional Information:

HPC LIST ID: 129

PARCEL DATA (BLDG_DESC: 2B-FIREHOUSE / FAC_NAME: FIRE HOUSE / YR:)

NOTES: Engine Company #6 Firehouse

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: Hoboken Historic District Boundary Increase

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1514097955

Page 3

PROPERTY REPORT

Property ID: **-732370705**

Property Name: Former S. Fisher and Co. Confectioners

Ownership:

Address: 1034 Clinton ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	155	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former S. Fisher and Co. Confectioners is a four-story tall, nine-bay wide, 24-bay deep vernacular manufacturing building constructed ca. 1902. The building, which has been converted for residential use, consists of a two-story original stuccoed main block and a two-story addition. The flat-roof third floor is stuccoed and features metal railings on the north and south elevations. The vinyl-sided fourth floor is front-gabled and set back from each of the north and south elevations at intervals to create outdoor space for residents. Fenestration includes replacement four-over-four vinyl windows set into the original arched openings with stone lintels on the first and second floor; replacement four-over-four vinyl windows are located throughout the addition. The north elevation has 10-pane glass doors with two-pane transoms set into original arched openings every third bay of the first floor, which lead out to a modest metal balcony. The west elevation has a metal roll-top garage bay beneath the first floor. The building features pilasters that are spaced every three bays on the east and west elevations, and every two bays on the north elevation. Landscaping approximately three feet deep surrounds the building on Clinton Street and 11th Street and is enclosed by a metal fence. Alterations include the two-story rooftop addition; stucco over the original brick facade; removal of an east elevation parapet at the original (second floor) cornice line; replacement vinyl windows; and the reorientation of the primary entrance from the east to the south elevation. Flood mitigation measures include the infill of ground-floor fenestration, which would be unrecognizable without comparison to historic photographs.

The early 20th century industrial building was used by wholesale candy and confectionery manufacturer, S. Fisher and Co. Founded in

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-732370705

Organization: AECOM

1895, the company was based in the City of Hoboken from 1902 to 1997, when the company closed. In the late 20th century, the industrial property was converted for residential use, a revitalization project that obscured the building's historic features in the process of adapting it for a new use.

The former S. Fisher and Co. Confectioners is located outside the boundaries of the Hoboken Historic District. Due to significant alterations to this formerly industrial building, including the rooftop additions and the reorientation of the primary entrance from Clinton Street on the east elevation to the side alley on the south elevation, it is recommended that 1034 Clinton Street not be included in the boundaries of the Hoboken Historic District.

Setting:

The former S. Fisher and Co. Confectioners is sited on a rectangular parcel (Block 155, Lot 5), located on the east side of Clinton Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west, and its secondary (north) elevation facing north toward Eleventh Street. The corner block property is detached from neighboring properties, which are primarily residential.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

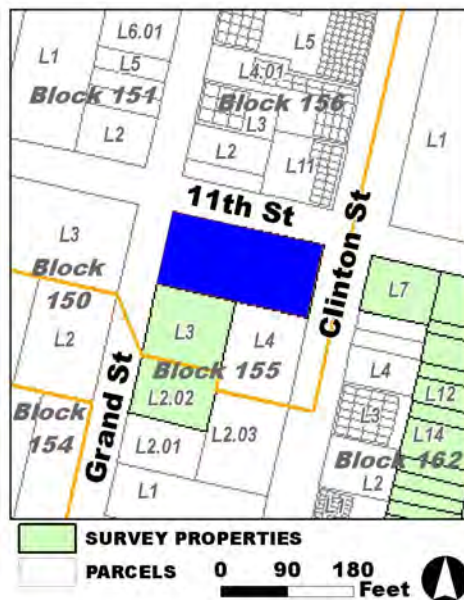
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

☐ (Primary Contact)

-732370705

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hoboken Historical Museum	"B+W photo of the Fisher Family [S. Fisher & Co., Hoboken], circa 1900"	1900	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hoboken Historical Museum	"Printed B+W photograph of S. Fisher & Co., confectioners, Eleventh, Clinton & Grand Streets, Hoboken, no date, ca. 1905-1908"	1905	
Hoboken Historical Museum	"Printed B+W photograph of S. Fisher & Co., confectioners, Eleventh, Clinton & Grand Streets, Hoboken, no date, ca. 1905-1908"	1905	

Additional Information:

HPC LIST ID: 19

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2000)

NOTES: on the list 1031 Grant Street also 1034 Clinton?

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:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM☐ (Primary Contact)**Property ID:****-732370705**

Page 3

PROPERTY REPORT

Property ID: **-977053740**

Property Name: 1039-1043 Clinton Street
Address: 1039-1043 Clinton ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1039-1043 Clinton Avenue is a four-story tall, nine-bay wide, masonry building constructed ca. 1925. The building features a central entrance accessed by a stoop with original railings. A garden-level entry is located under the stoop. The garden-level features arched windows set with metal bars. There is brick corbelling present between the second and third floors. Fenestration consists of replacement one-over-one windows with transoms set within original window openings that exhibit brick arches and stone sills. The third and fourth floors feature one-over-one replacement windows set within original openings, and the fourth floor windows are set within corbelled brick. The upper two floors appear to be an addition dating to post 1951. Alterations include the replacement windows and doors and the upper two floor addition. No exterior flood mitigation measures are evident.

1039-1043 Clinton Avenue was built ca. 1925 and is depicted in the 1932 revision to a 1906 Sanborn Insurance Map. Prior to 1932, this parcel remained empty. The 1932 map reveals that the surrounding area was mostly developed with light industry and commercial properties, and shows this building as a two-story brick structure with what appears to be "American Testing Co.," "S. Fisher & Company," and "candy storage" listed on the building. The 1951 revision to the 1906 Sanborn Insurance Map shows the building as a two-story brick building, and is listed as "lofts" at that time.

While 1039-1043 Clinton Avenue has undergone non-historic alterations, such as the two-story addition, the treatment of the addition is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-977053740

sympathetic to the historic character of the building. Furthermore, the building retains character-defining features including the original window and door openings; original stoop with cast iron railings; and original cornice at the second floor. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1039-1043 Clinton Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1039-1043 Clinton Street is sited on a rectangular corner parcel (Block 162 Lot 7), located on the east side of Clinton Street at the intersection with Eleventh Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The building is located on a tree-lined street and is surrounded by multi-story masonry buildings that historically served a mix of light industrial, commercial, and residential purposes.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

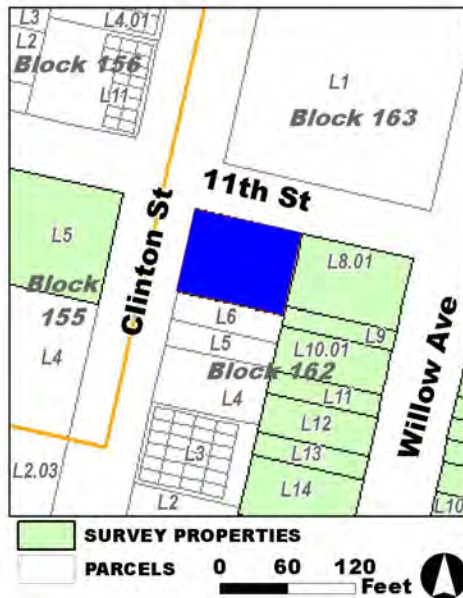
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-977053740

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 9

PARCEL DATA (BLDG_DESC: 4B-16U-G / FAC_NAME: / YR:)

NOTES: 1039 Clinton Street on the list

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-977053740**

Page 3

PROPERTY REPORT

Property ID: 1807159694

Property Name: Meyerhoff & Holstein Warehouse
Address: Garden ST
Apartment #:
Ownership: Private
ZIP: 07030
Nearest cross street: Garden Street
Second cross street: Fourteenth Street
Distance to property: ft **Compass Direction:** degrees

PROPERTY LOCATION(S):

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

Property Photo:



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

Description:

The building at the northeast corner of Garden Street and 14th Street is a five-story, six-bay, former light-industrial-use structure constructed in 1910. The Classical Revival-inspired main block of the building has a two-story stable extension along 14th Street and a ca. 2008 roof addition which adds two stories to the main block and five stories to the extension. The exterior of the main block stable extension features a combination of brick and stone; the corners of the building feature a coursed brick detail along with corbeled and arched brick details. Throughout the exterior of the building there are horizontal bands of carved stone and applied carved stone ornaments. The facade of the main block features a modern glass panel double-door entrance, located within a former loading dock opening with a steel support lintel; a second former loading dock opening, now occupied by a picture window, is located on this elevation as well. Fenestration at the first floor consists of three sets of two rectangular window openings oriented vertically; the windows are separated by a corbelled brick detail and topped with a stone segmental arch pediment. A single one-over-one window is set within a brick rounded arch opening, the arch is topped with a stepped stone crown with a bracket in the place of a keystone on the arch. The first floor of the west elevation features several picture windows set within former loading dock openings and a suspended metal awning.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1807159694

Page 1

☐ (Primary Contact)

Fenestration on the upper floors consists of single and paired modern windows, most within original openings. Windows at the fourth floor feature carved stone lintels, and the windows on the corners at the third floor feature stone lintels with oversized keystones. A modern configuration of a vertical ribbon window is located centrally on the facade on the second through fifth floors. The flat roof is accented by stepped parapets and one-story triangular corner extensions. The ca. 1930 addition features a system of modern fixed windows set within aluminum frames and a glass pane double-door. Alterations include replacement window sashes, an extensive modification to the first floor façade, alteration of several openings on the exterior, and the multi-story roof addition. No exterior flood mitigation measures are evident; however, aerial mapping reveals green infrastructure in the form of a living roof, which assists with stormwater runoff.

The building at the northeast corner of Garden and 14th Streets was designed by Schneider & Dieffenbach as a five-story brick warehouse with a two-story stable for wholesale grocers Meyerhoff & Holstein in 1910. In about 1920 it was sold to the W. T. Grant Company, a chain variety store. Precisely how W. T. Grant used the building is uncertain, though it appears that it may have been employed as both a warehouse and a retail store through 1925. In 1928, the store moved to a location at 412 Washington Street (Property ID 197221314) and the warehouse to Brooklyn. The building was subsequently renovated and rented to the American Grocery Company as warehouse space. The building appears in a 1932 atlas of Hoboken where it is notated as a fireproof steel-frame building with a masonry exterior, and as home of the American Grocery Company's warehouse, though the 1934 G. M. Hopkins Co. atlas notes that W. T. Grant Realty Co. still owned the property. During World War II the building changed hands and the Philippine Desiccated Coconut Corporation began using the building as a warehouse. Around 1963 the company moved their production from Hoboken to Dover, Delaware. Around the early 2000s the former warehouse was purchased and plans to convert the building into an apartment building were started. A large rooftop addition was constructed to accommodate the residential units, and the apartment complex was opened in 2009.

Though the building at the northeast corner of Garden Street and 14th Street retains some historic features, it does not retain sufficient integrity as a former warehouse to contribute to the Hoboken Historic District. The original block of the building has sustained extensive modifications to its exterior and the large rooftop addition has greatly altered the building's historic appearance and original design intent. Therefore, it is recommended that Garden Street and 14th Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

Garden Street & Fourteenth Street is sited on a rectangular parcel (Block Lot), located on the east side of Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The building is located in north Hoboken along the edges of the dense residential neighborhood area. The area, which had formerly been occupied by commercial and light-industrial buildings, has been largely rebuilt with apartment buildings and commercial offices.

Registration and Status

National Historic Landmark?: ☐

National Register:

SHPO Opinion:

Dates:

New Jersey Register:

Local Designation:

Determination of Eligibility:

Other Designation:

Certification of Eligibility:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

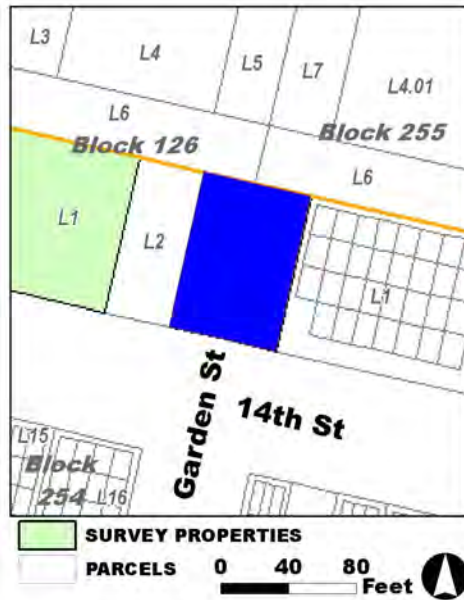
☐ (Primary Contact)

Property ID:

1807159694

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1807159694

Page 3

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2009	
Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	2008	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Dewberry Engineers, Inc.	Rebuild by Design Hudson River: Resist, Delay, Store, Discharge	2016	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
Dewberry Engineers, Inc.	Rebuild by Design Hudson River: Resist, Delay, Store, Discharge	2016	
Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	

Additional Information:

HPC LIST ID: 142

PARCEL DATA (BLDG_DESC: / FAC_NAME: Garden Street Mews / YR:)

NOTES: added property, Garden Street Mews (pedestrian public space) cobblestone street

AECOM 2019:

No distinct address associated with parcel 0902-126-2

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**

Page 4

☐ (Primary Contact)**1807159694**

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1807159694

PROPERTY REPORT

Property ID: **618181867**

Property Name: Former German Methodist Church
Address: 131-133 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	188	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former German Methodist Church, located at 131-133 Garden Street, is a three-bay, Gothic Revival-style former church building constructed in 1880. The facade is clad in brick and supported by brick buttresses with brownstone caps. The building is fronted by a gated cast iron areaway fence, behind which is a garden area. The building features a centralized arched main entry containing a replacement, double-leaf wood panel and glass door capped by a transom. The entry features a brick arch surround with a brownstone keystone. The entry bay is flanked on the first floor by arched niches with brick surrounds, brownstone keystones, and brownstone bracketed sills. Fenestration on the second floor consists of partially filled Gothic windows. The central window contains a pair of one-over-one, double-hung sashes, while the flanking windows contain one-over-one, double-hung sashes, and above a brick veneer panel portions of original or early stained glass windows with two smaller Gothic arches and beneath a quatrefoil. The windows on the second floor feature brick surrounds with brownstone keys and bracketed sills. A circular window in the gable has been filled with brick. The steeply pitched, front gable roof features a brick bargeboard with a "dripping" pattern. Alterations to the exterior include infilled windows and replacement sashes and doors. No exterior flood mitigation measures are apparent.

The building was constructed in 1880 by the German Methodist Episcopal Church, and first appears on an 1881 bird's eye view of Hoboken map published by Hufnagel & Hexamer. A ca. 1933 photograph in the collections of the Hoboken Historical Museum shows the church with stained glass Gothic windows and pinnacles atop the corner buttresses and at the point of the gable. In 1931 the German

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

618181867

Methodist congregation merged into the First Methodist Episcopal Church of Hoboken (Property ID 1382098802), and the church was used for a Good Will Industries store until 1956 when it became home to the St. Matthew Baptist Church. That congregation moved to Jersey City in 1974, and by the time of the 1978 survey the building was in use as a private residence. Documentation from the time shows that the central window had been entirely infilled and notes stylistic similarities with Trinity Evangelical Lutheran Church on the southeast corner of Clinton and Ninth Streets and Temple Adas Emuno (Property ID -49739910) at 637 Garden Street.

Though the Former German Methodist Church at 131-133 Garden Street has lost much of its original stained glass as well as its finials, it retains character-defining features that contribute to the architectural fabric of this block of Garden Street. These include the brick window surrounds with brownstone accents; remaining stained glass; and a steep front gable roof accented by a brick bargeboard with a "dripping" pattern. The resource is individually designated at the local level and contributes to the Hoboken Historic District. Therefore, it is recommended that the Former German Methodist Church be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Former German Methodist Church at 131-133 Garden Street is sited on a parcel (Block 188 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is located on a shaded block of 19th century residential buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

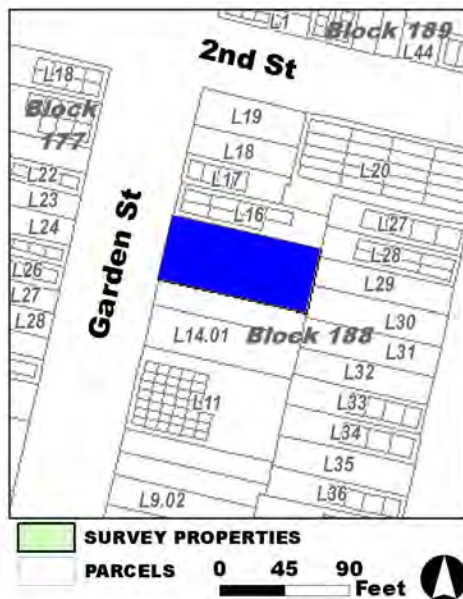
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol.	1978	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

618181867

Page 2

3

Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873
Jersey Journal	"German and First Churches to Merge," January 30, 1931, 8.	1931
Heaney, John J.	The Bicentennial Comes To Hoboken	1976
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938
Evening Journal	"Hoboken Happenings," September 20, 1880, 4.	1880
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
Jersey Journal	"St. Matthew's is back in Jersey City," May 18, 1974, 9.	1974
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909

Additional Information:

HPC LIST ID: 198

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1920)

NOTES: St. Matthew's Baptist Church, now residence

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: Hoboken Historic District Boundary Increase

Status: Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

618181867

Page 3

PROPERTY REPORT

Property ID: 601432733

Property Name: 222 Garden Street
Address: 222 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	178	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 222 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1850. The brick building is fronted by an areaway demarcated by a cast iron railing. The main entrance is composed of a replacement wood door and a transom set within an original opening with a flat stone lintel, fronted by a stone stoop with cast iron railings. There are two replacement windows set within original elongated openings that sit adjacent to the doorway at the first floor. These openings feature carved stone lintels and straight stone sills. There is a secondary entrance located at the garden level, within the stoop. There are also two replacement window set within original openings with straight stone lintels at the garden level. Fenestration at the upper levels consists of replacement windows set within three evenly-spaced original openings with carved stone lintels and sills. The flat roof is accented by a decorative cornice with brackets and a paneled fascia. Alterations include replacement windows and doors. No exterior flood-mitigation measures were observed.

The development of the 200 block of Garden Street began after the early 1840s, and by 1860 both sides of the block had been fully developed. 222 Garden Street is first depicted on an 1860 bird's eye view image of Hoboken. On an 1873 atlas the building is shown as being owned by Schnelbe. An 1891 fire insurance map of the city shows the building as a three-story, masonry dwelling with a rectangular main block and wood-framed front and rear porches; the footprint of the building has not been altered. According to late 19th century City Directories, the dwelling at 222 Garden Street was home to Charles Schreyvogel - a local artist known for his depictions of the western frontier - from approximately 1885 to 1893. His more productive years, however, occurred at 1232 Garden Street (Property ID -

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

601432733

Page 1

1401669858).

222 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice; stone sills and lintels; cast iron railings; and areaway. Therefore, it is recommended that 222 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

222 Garden Street is sited on a mid-block, rectangular parcel (Block 178 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Garden Street retains significant integrity and is primarily comprised of mid-1800s masonry dwellings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

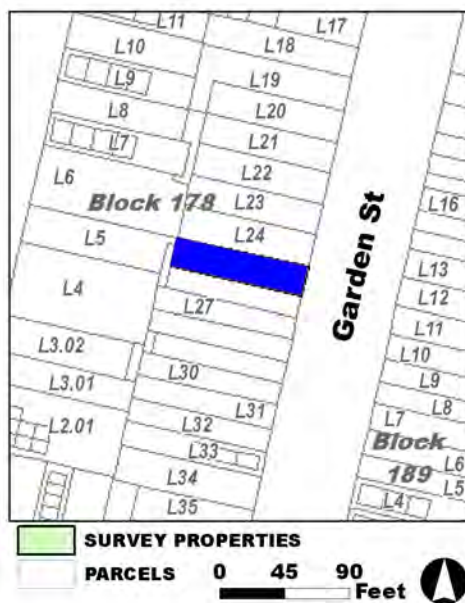
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

601432733

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Bachmann, John	Birds Eye View of Hoboken	1860		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		

Additional Information:

HPC LIST ID: 207

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

NOTES: Charles Schreyvogel residence

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****601432733**

Page 3

PROPERTY REPORT

Property ID: 274919248

Property Name: 301-321 Garden Street

Ownership: Private

Address: 301-321 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	190	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

301-321 Garden Street (former Public School No. 1) is a four-story, thirteen-bay brick construction, built in 1913 in the Gothic Revival style. A prominent entrance pierces the center of the façade (facing Garden Street). This double-door entrance is framed within a detailed concrete surround including half-columns, gothic-peaked detailing around the arched opening, narrow gothic-revival sidelights, dentil molding, and paneled balustrade incised with lettering that reads, Public School No. 1. A secondary entrance pierces the center of the south sidewall (facing Third Street) set within a more simplistic flat concrete door surround with shallow pediment. Fenestration throughout the building consists of a combination of single openings and bands of flat multi-bays with replacement sash windows. The roof is flat and is highlighted by a parapet detailed in various gothic revival details. Alterations include replacement window sashes and doors throughout. No exterior flood mitigation measures are evident.

This building was built in 1913. The building first appears on historic mapping of the area from 1923, labeled as Public School No. 1. Its primary U-shaped footprint is detailed on a 1932 map of the area, as well as notations regarding its four-story height, its fireproof and brick bearing wall construction, and inclusion of an interior auditorium space. The footprint of the building remains essentially unchanged since its construction.

Minor alterations are evident to 301-321 Garden Street; however, the building continues to retain a high degree of architectural integrity

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Courtney Clark

☒ (Primary Contact)

274919248

Organization: AECOM

and maintains features that contribute to the historic character of Garden Street and the greater Hoboken Historic District. Character-defining features include its size and scale; original fenestration; and masonry detailing across the entrance level and roofline. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 301-321 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

301-321 Garden Street (former Public School No.1) is sited on the east side of Garden Street, at the northeast corner of Third and Garden Streets, on a large rectangular-shaped parcel (Block 190 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Garden is comprised of a mix of 19th and 20th century building styles and is predominately residential.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

274919248

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 177

PARCEL DATA (BLDG_DESC: 4B / FAC_NAME: SCHOOL / YR:)

NOTES: fmr. Public School No. 1, now Rue Building (school)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****274919248**

Page 3

PROPERTY REPORT

Property ID: **-746626649**

Property Name: Church Square Park
Address: 400-422 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	191.01	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Church Square Park is a public park at 400-422 Garden Street established in 1873 that underwent extensive renovations in 1986. It is bounded by historically significant sites on three sides, including Our Lady of Grace Church to the west (Property ID -308317850; NR 5/31/1996; SR 4/10/1996; COE 12/15/1994; Local Designation 8/15/2012); the Hoboken Public Library and Manual Training School to the north (Property ID 1113305789; NR 8/4/2015; SR 4/14/2014; COE 6/23/2008); and the A. J. Demarest Jr. High School to the east (Property ID -1077893634). Approximately 3.00 acres in area, the park features grassy lawns and paved areas between paths paved with concrete slabs and lined with foliage. Diagonal pathways radiate out from a central, WPA-era gazebo (often referred to as the a bandstand). Most of the park's street frontage is enclosed by metal railings. While a variety of tree species are present, London Plane trees dominate. The west side of the park, closest to Willow Avenue, features an enclosed dog park area and the 1891 Firemen's Monument, which is listed on the New Jersey and National Registers of Historic Places (Property ID 1538754630; NR 10/30/1986; SR 2/9/1984). Beyond this, toward the center of the park, are a restroom structure and a 1930s-era bandstand. On the east side of the park, closer to Garden Street are a number of playground areas and ball courts as well as a monument jointly honoring radio inventor Guglielmo Marconi and four American clergymen killed in World War II. Alterations to the park include the realignment of paths in the 1980s and the installation of playground areas. No flood mitigation measures are evident.

The land occupied by Church Square Park was dedicated as a public square by Hoboken's founder Col. John Stevens in 1804, but

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-746626649

Page 1

despite this, the Stevens family-controlled Hoboken Land & Improvement Company later sold land on the square to Methodist and Dutch Reformed congregations in the 1840s and 1850s. Hoboken's Roman Catholics nearly purchased a lot as well, but on sound legal advice decided against it, and built their church edifice, Our Lady of Grace (Property ID#: -308317850) merely fronting on the square. The Dutch Reformed soon abandoned construction on their church when the question of title arose, though it was not until the 1860s that the City of Hoboken was able to force the Methodist congregation from the square. The 1856 map of Hoboken produced by Hufnagel and Hexamer refers to the area as Church Square, and despite the presence of the Methodist and Dutch Reformed churches, depicts it as a green space. In 1873, the area was finally laid out as a public park, with an atlas published that year by G. M. Hopkins labeling it simply as "public square" with the blocks surrounding the park fully developed. An 1881 bird's eye view of Hoboken shows the space lined with trees and containing a circular pool with a fountain in the center of the park. In 1891 the National Register-listed Firemen's Monument (Property ID#: 1538754630) was erected. A bandstand was erected in the 1930s by the Works Progress Administration (WPA), and the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hudson County, New Jersey depicts a brick restroom structure toward the center of the park. No alterations were depicted in the 1938 or 1951 revisions. Aerial photographs from 1954 and 1966 indicate that the park's paths had a similar pattern to the present-day alignment, but the central area was more octagonal. By 1979, this had been altered into a less uniform plan, but the current path alignment was adopted with renovations taking place in 1986.

Church Square Park has undergone alterations, including the realignment of paths and the installation of playground areas. Despite this, the park retains much of its original layout and character-defining features such as the 1930s bandstand; the National Register-listed 1891 Firemen's Monument; and the Marconi Monument. As a centerpiece of central Hoboken and one of several parks established by the Stevens family, it is recommended that Church Square Park additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

Church Square Park is a public park sited on a rectangular parcel (Block 191.01 Lot 1), and bounded by Garden Street to the east, Fourth Street to the south, Willow Avenue to the west, and Fifth Street to the north in the City of Hoboken, Hudson County, New Jersey. It is surrounded by a mix of 19th and early 20th century residential development; religious structures; and public institutions such as a school and a library.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

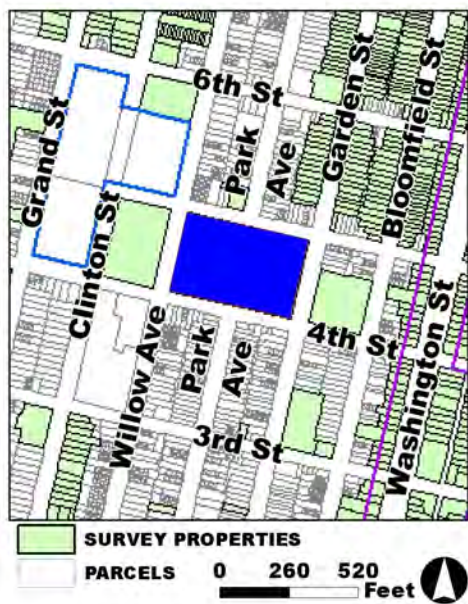
☒ (Primary Contact)

Property ID:

-746626649

Page 2

Location Map:



Site Map:



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

☒ (Primary Contact)

Property ID:
-746626649

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Bachmann, John	Birds Eye View of Hoboken	1860		
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
First Methodist Church	"Booklet: 100th Anniversary Edition, First Methodist Church, Hoboken, N.J., 1846-1946. Vol. 1, No. 4. [Hoboken, May,1946.]"	1946		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Hoboken Historical Museum	"The Rededication and History of Church Square Park, Souvenir Booklet, Hoboken Historical Museum, May 1986"	1986		
Bachmann, John	Birds Eye View of Hoboken	1865		
Ziegler-McPherson, Christina A.	Immigrants in Hoboken: One-Way Ticket, 1845-1985	2011		
Nationwide Environmental Title Research, LLC	Historic Aerials	2002		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		

Additional Information:

HPC LIST ID: 113

PARCEL DATA (BLDG_DESC: CHURCH SQ PARK / FAC_NAME: / YR:)

NOTES: Park; 400-422 Garden Street; Firearm's Monument in the Park #136; Parcel Data bad block # - Actual 191.01

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

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-746626649**

Page 4

Historic District ? ☒

0 Object

0 Industry

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐

ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-746626649

Page 5

PROPERTY REPORT

Property ID: 1574222538

Property Name: 506 Garden Street
Address: 506 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 506 Garden Street is a heavily-altered, three-story, three-bay, Italianate-style rowhouse originally constructed ca. 1852. Photographic evidence shows the facade was heavily altered prior to 1978 and again after 2012. The building is clad in modern brick veneer and is fronted by a modern concrete stoop with replacement railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass panel door topped by a transom and precast stone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows with non-original lintels and sills. The flat roof is accented by a replacement bracketed wood cornice. Alterations include the brick veneer on the facade; replacement windows, lintels, and sills; primary door; and concrete stoop. No exterior flood mitigation measures are evident.

506 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses. The pre-1978 appearance of 506 Garden Street is unknown, though likely would have been similar to the rest of the 506-532 Garden Street development. A photograph from a 1978 survey shows 506 Garden Street with substantial alterations to the facade, including brick veneer walls and replacement of the original cornice with a stepped roofline. The facade's current appearance dates to post-2012 and includes

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1574222538

Page 1

newer brick veneer, precast stone lintels and sills, and a replacement cornice.

506 Garden Street no longer conveys its historic appearance due to extensive modern alterations, including modern wall material; window opening modifications; altered cornice; modern window lintels and sills; and modern stoop and entry. These alterations result in diminished integrity and loss of the building's historic appearance and design intent. Therefore, it is recommended that 506 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

506 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 35), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 506 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

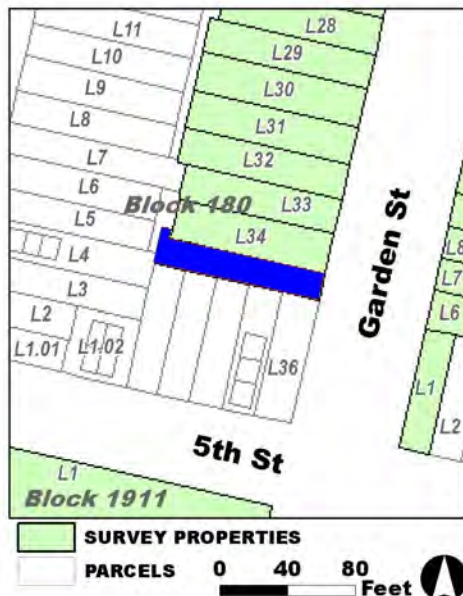
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1574222538

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1860	
Google	GoogleEarth Streetview		
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 160

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

NOTES: 506-536 Garden Street (west side)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1574222538**

Page 3

PROPERTY REPORT

Property ID: **-600242244**

Property Name: 507 Garden Street
Address: 507 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 507 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The painted brick building is fronted by an original stone stoop with original cast iron railings, newel posts, and areaway fence. The main entry is composed of a double-leaf, full-lite wood door with original wood jamb, set beneath a molded stone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat molded stone lintels at the first floor and segmental arch lintels at the upper floors; the upper floors also feature segmental arch openings. A secondary, garden-level entry is located beneath the steps with an early replacement wrought iron fence and newel posts. The flat roof is accented by the original bracketed wood cornice. Alterations are limited to replacement windows and main entry door. No exterior flood mitigation measures are evident.

507 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses. 507 Garden Street's facade deviates from the rest of the row, featuring a shorter stoop, lower floors, and segmental arch openings at upper floors.

507 Garden Street exhibits minor cosmetic alterations, including painted brick and replacement windows. The building retains character-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-600242244

Page 1

defining features, including original window openings; stone stoop; iron railing, newel posts, and areaway fence; setback; garden level entry; and wood cornice, which contribute to the historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 507 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

507 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 6), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 507 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

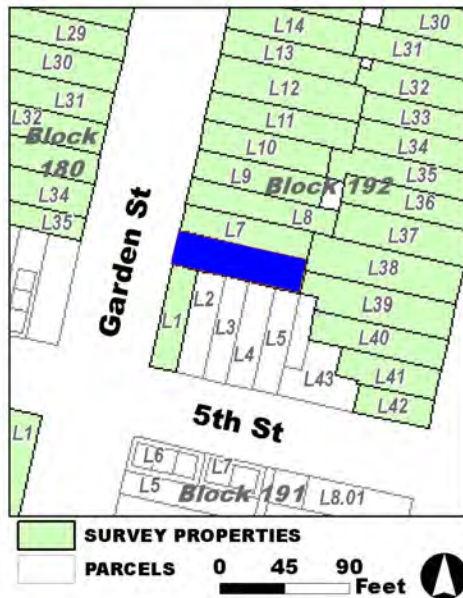
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-600242244

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-600242244**

Page 3

PROPERTY REPORT

Property ID: **-822459251**

Property Name: 508 Garden Street
Address: 508 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 508 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building, with brownstone-clad ground floor, is fronted by an original brownstone stoop with replacement wrought iron railings and modern steel areaway fencing. The main entry is composed of a replacement single-leaf, multi-light door with side infill panel set beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement windows set within the original openings with flat brownstone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; primary entry system; and replacement railings. No exterior flood mitigation measures are evident.

508 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

508 Garden Street exhibits cosmetic alterations, including replacement windows and door. The building retains character-defining features, including the original wood cornice; window openings; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 508 Garden Street be

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-822459251

classified as a contributing resource to the Hoboken Historic District.

Setting:

508 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 34), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 508 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

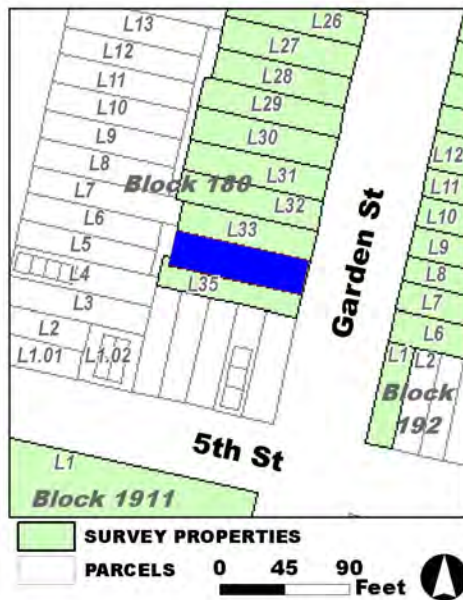
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-822459251

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2003)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-822459251**

Page 3

PROPERTY REPORT

Property ID: 905528333

Property Name: 509 Garden Street
Address: 509 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 509 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The brick building, with a brownstone-clad ground floor and brownstone beltcourse demarcating the second floor, is fronted by a replacement brownstone stoop with brownstone cheek walls and wrought iron areaway fence. The main entry is composed of a double-leaf, multi-light wood and glass door, set beneath a non-original flat brownstone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with original, flat brownstone lintels and sills; first floor window openings have been extended to floor length. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by the original wood cornice. Alterations include replacement windows; door; stoop and railing; areaway fence; and first floor window openings. No exterior flood mitigation measures are evident.

509 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses. A photograph from a 1978 survey shows 509 Garden Street with the original first floor window openings; the brownstone beltcourse and stoop do not appear in this image.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

905528333

Page 1

509 Garden Street exhibits moderate alterations, including windows; door; stoop and railing; areaway fence; and first floor window openings. Despite this, the building retains character-defining features, including original upper floor window openings; setback; garden-level entry; and wood cornice, which contribute to the historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 509 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

509 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 509 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

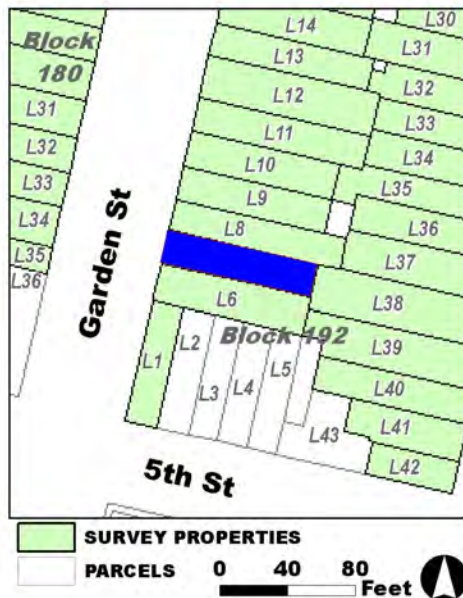
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

905528333

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1998)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****905528333**

Page 3

PROPERTY REPORT

Property ID: **-1844782532**

Property Name: 510 Garden Street
Address: 510 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 510 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building is fronted by a replacement brownstone stoop with replacement wrought iron railings and areaway garden wall. The main entry is composed of a replacement entry system with single-leaf door and sidelights, set beneath a flat brownstone lintel and cloth awning. A non-original secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; primary and secondary entries; stoop and railings. No exterior flood mitigation measures are evident.

510 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

510 Garden Street exhibits cosmetic alterations, including replacement windows, doors, and stoop. Despite these alterations, the building retains character-defining features, including the original wood cornice; window openings; and lintels and sills, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1844782532

Page 1

that 510 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

510 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 33), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 510 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

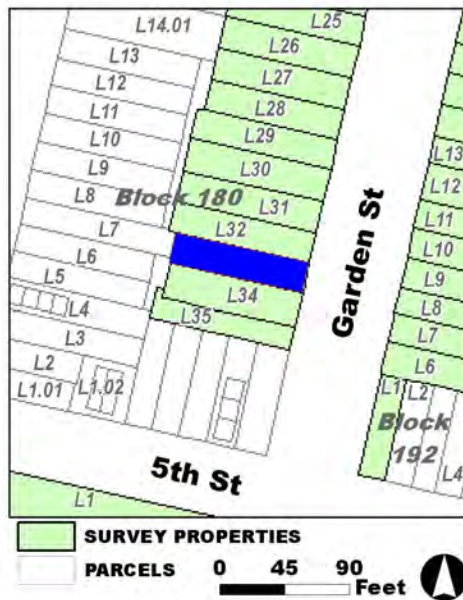
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1844782532

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA-LE / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1844782532**

Page 3

PROPERTY REPORT

Property ID: -231431094

Property Name: 511 Garden Street
Address: 511 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 511 Garden Street is a three-story, three-bay rowhouse constructed ca. 1855. Clad in replacement face brick, the building is fronted by an original stone stoop with modern brick cheek walls and wrought iron railings. The areaway includes a modern steel areaway fence. The main entry is composed of an early double-leaf wood and glass door set beneath a replacement flat stone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with replacement brick lintels and original stone sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by a non-original, pre-1978 stepped parapet. Alterations include replacement windows and door; railing and areaway fence; brick facade; window and entryway lintels; removal of the original cornice; and addition of stepped parapet. No exterior flood mitigation measures are evident.

511 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses. A photograph from a 1978 survey shows 511 Garden Street with a painted brick facade, original window lintels and sills, a stone beltcourse demarcating the first floor, and possibly an original stone entryway lintel; the cornice had been removed by this time.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-231431094

Page 1

511 Garden Street exhibits significant alterations, including replacement windows and door; window and entryway lintels; railing and areaway fence; brick veneer at facade; removal of the original cornice; and addition of a stepped parapet. Despite these additive changes (many likely completed within the district's Period of Significance), it retains character-defining features, such as the original window openings; stone sills; stone stoop; massing; setback; and garden level entry; which contribute to the historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 511 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

511 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 511 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

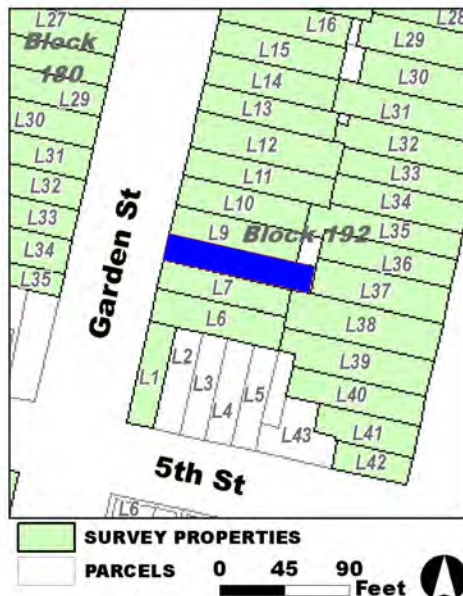
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-231431094

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1880)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-231431094**

Page 3

PROPERTY REPORT

Property ID: **-2098779385**

Property Name: 512 Garden Street
Address: 512 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 512 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building, with a modern brick veneered ground floor, is fronted by a replacement brick stoop with replacement wrought iron railings and areaway fence. The main entry system, including the door and sidelights, are non-original. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; entry system; ground floor cladding; and stoop, railings, and areaway fence. No exterior flood mitigation measures are evident.

512 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

512 Garden Street exhibits modern updates, including windows, primary door, ground floor cladding, and stoop. Despite this, the building retains character-defining features, including the original wood cornice, window openings with lintels and sills, and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-2098779385

Therefore, it is recommended that 512 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

512 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 512 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

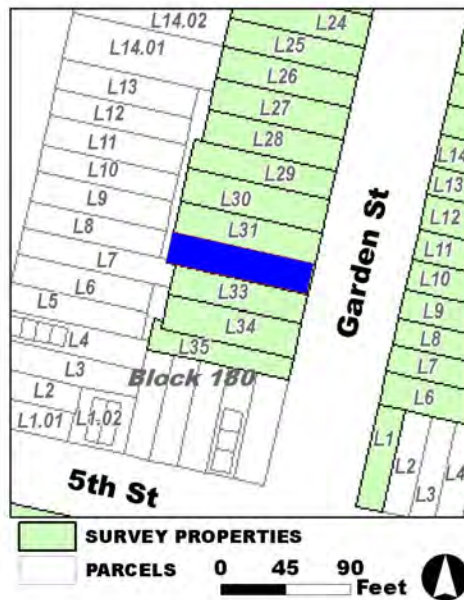
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2098779385

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Bachmann, John	Birds Eye View of Hoboken	1860	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2098779385**

Page 3

PROPERTY REPORT

Property ID: -10789629

Property Name: 513 Garden Street
Address: 513 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 513 Garden Street is a three-story, three-bay rowhouse constructed ca. 1855. Clad in replacement face brick, the building is fronted by an original stone stoop with modern brick cheek walls and wrought iron railings. The areaway includes a modern steel areaway fence. The main entry is composed of a replacement single-leaf door with sidelights set beneath an aluminum awning. Fenestration includes six-over-one replacement vinyl windows set within the original openings with replacement brick lintels and original stone sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by a non-original, pre-1978 stepped parapet. Alterations include replacement windows and door; railing and areaway fence; brick facade; window and entryway lintels; removal of the original cornice; and addition of stepped parapet. No exterior flood mitigation measures are evident.

513 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses. As evidenced by a photograph from a 1978 survey, 513 Garden Street has undergone few alterations since 1978; the cornice had been removed by this time.

513 Garden Street exhibits significant cosmetic alterations, including replacement windows and door; window lintels; railing and areaway

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-10789629

fence; brick facade; removal of the original cornice; and addition of stepped parapet. Despite these additive changes (many likely completed within the district's Period of Significance), it retains character-defining features, such as the original window openings; stone sills; stone stoop; massing; setback; and garden level entry; which contribute to the historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 513 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

513 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 513 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

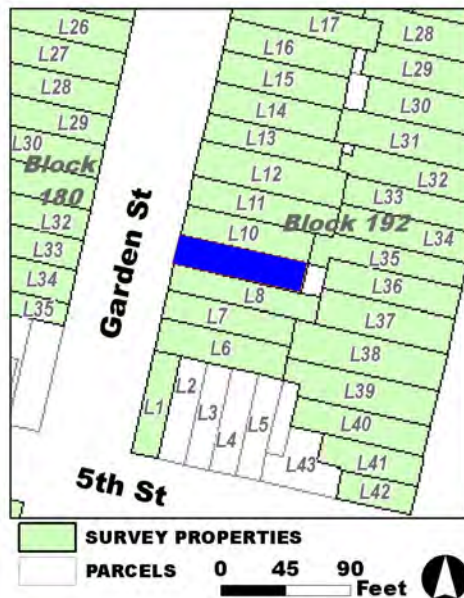
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-10789629

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-10789629**

Page 3

PROPERTY REPORT

Property ID: 1609027806

Property Name: 514 Garden Street
Address: 514 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 514 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building, with a brownstone-clad ground floor, is fronted by a replacement brick stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement paired, full-glass door topped by a transom and set beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat brownstone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; replacement door; and modern stoop and railings. No exterior flood mitigation measures are evident.

514 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

514 Garden Street exhibits several alterations, including replacement windows, door, stoop and railings. The building retains character-defining features, including the original wood cornice; window openings; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 514 Garden

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1609027806

Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

514 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 514 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

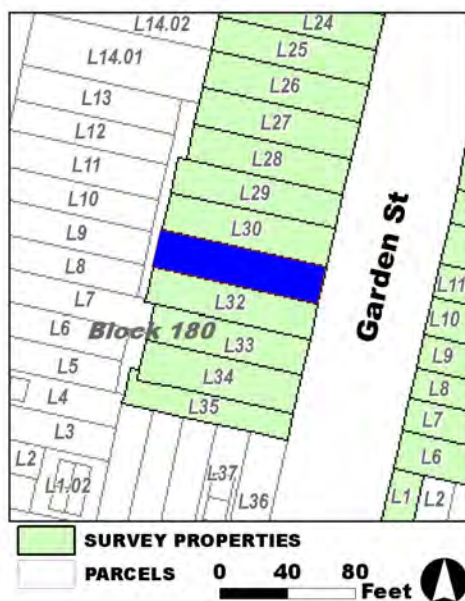
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1609027806

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1880)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****1609027806**

Page 3

PROPERTY REPORT

Property ID: **-1032594387**

Property Name: 515 Garden Street
Address: 515 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 515 Garden Street is a three-story, three-bay rowhouse constructed ca. 1855. The brick building is fronted by an original stone stoop with replacement iron railings and iron and brick areaway fence. The main entry is composed of a replacement double-leaf, full-lite glass and wood door set beneath a canvas awning and original brownstone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat brownstone lintels and original stone sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by a non-original, stucco-clad stepped parapet. Alterations include replacement windows and door; railing and areaway fence; removal of the original cornice; and addition of a stepped parapet. No exterior flood mitigation measures are evident.

515 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses. 515 Garden Street has undergone few alterations since a 1978 survey; the cornice had been removed by this time.

515 Garden Street exhibits significant alterations, including replacement windows and door; modern stoop railings and areaway fence; and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1032594387

Page 1

removal of the original cornice and its replacement with a stepped parapet. Despite these changes, it retains character-defining features, such as the original window openings; lintels and sills; stone stoop; massing; setback; and garden level entry; which contribute to the historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 515 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

515 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 515 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

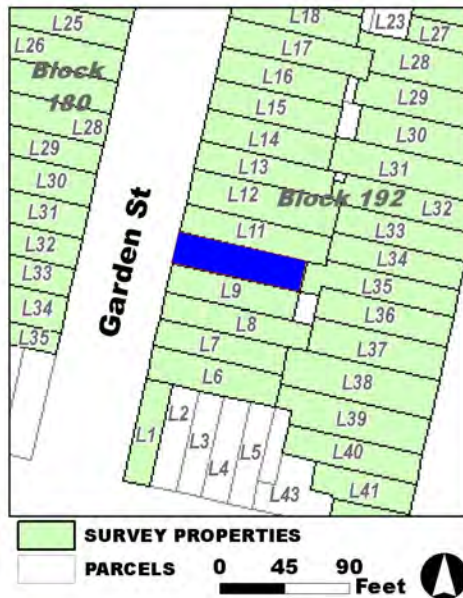
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1032594387

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-3U-FX-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1032594387**

Page 3

PROPERTY REPORT

Property ID: **-640912527**

Property Name: 516 Garden Street
Address: 516 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 516 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building, with a parged and painted ground floor, is fronted by an original brownstone stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement double-leaf, full-glass door with transom set beneath a replacement lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat, painted stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; door; and railings. No exterior flood mitigation measures are evident.

516 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

516 Garden Street exhibits several alterations, including replacement windows; door and lintel at main entry; and railings and areaway fence. Despite these alterations, the building retains character-defining features, including the original wood cornice; window openings; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-640912527

Historic District. Therefore, it is recommended that 516 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

516 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 516 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

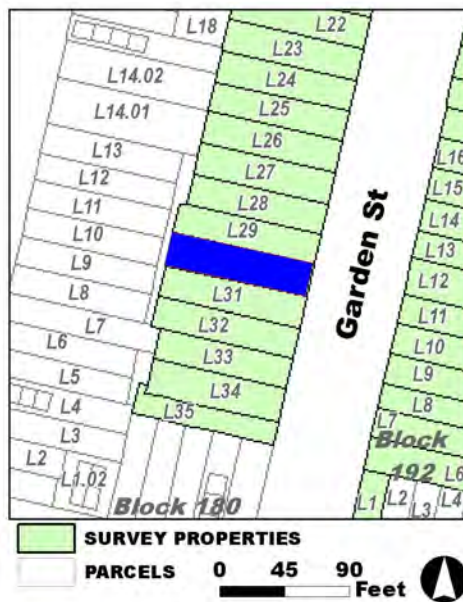
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-640912527

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-640912527**

Page 3

PROPERTY REPORT

Property ID: 812524010

Property Name: 517 Garden Street
Address: 517 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 517 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The brick building, with brownstone beltcourse demarcating the first floor, is fronted by an original stone stoop with original cast iron railings and iron areaway fence. The main entry is composed of a replacement double-leaf wood and glass door, set beneath an original molded brownstone lintel. Fenestration includes two-over-two replacement windows set within the original openings with flat brownstone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original bracketed wood cornice with paneled fascia. Alterations are limited to compatible replacement windows and door. No exterior flood mitigation measures are evident.

517 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 507-517 Garden Street first appears on historic mapping in 1856 and is characterized by three-story, three-bay, Italianate-style rowhouses.

517 Garden Street retains the highest degree of integrity among the block's early 507-517 Garden Street development. Alterations are limited to compatible replacement windows and entry door. The building retains character-defining features, such as the original window openings; brownstone sills and lintels; brownstone stoop; massing; setback; and garden level entry; which contribute to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

812524010

historic character of the 507-517 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 517 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

517 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 517 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

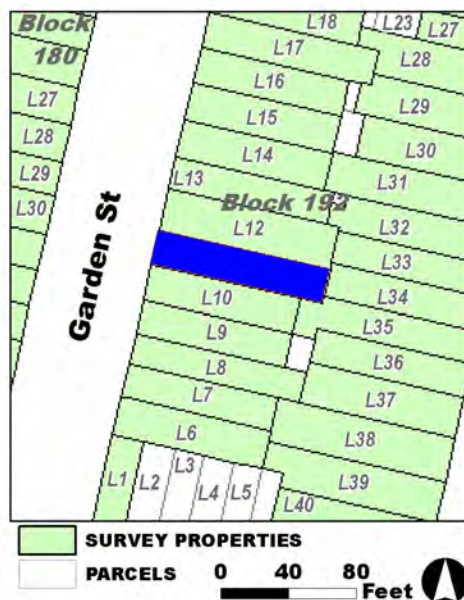
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

812524010

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****812524010**

Page 3

PROPERTY REPORT

Property ID: 906516272

Property Name: 518 Garden Street
Address: 518 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 518 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building, with brownstone-clad ground floor, is fronted by a replacement brick stoop with replacement iron railings and brick garden wall topped with an iron fence. The main entry system is non-original and composed of a modern single-leaf door flanked by sidelights and set beneath a transom; the opening appears to be original. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows with modern brownstone lintels and replacement brick sills; all openings appear to have been shortened. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; main entry system; brick stoop and railings; and replacement lintels and sills. No exterior flood mitigation measures are evident.

518 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

518 Garden Street exhibits numerous alterations, including replacement windows and modified openings; replacement door and stoop; and modern lintels and sills throughout. Despite this, the building retains several character-defining features, including the original wood

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

906516272

cornice; door opening; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 518 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

518 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 518 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

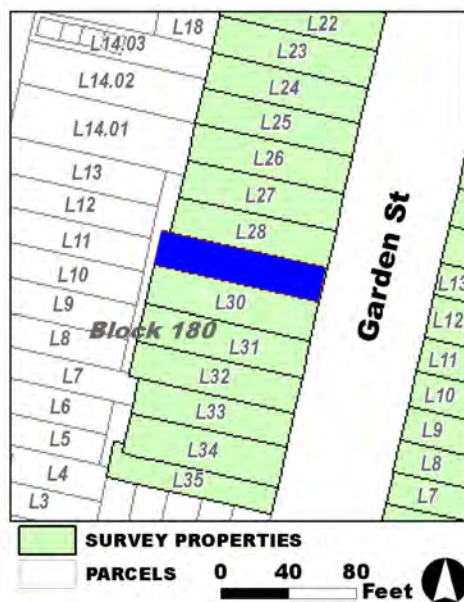
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

906516272

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Bachmann, John	Birds Eye View of Hoboken	1860	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**906516272**

Page 3

PROPERTY REPORT

Property ID: **-564907485**

Property Name: 519 Garden Street

Ownership: Private

Address: 519 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 519 Garden Street is a three-story, three-bay, semi-detached Italianate-style rowhouse constructed ca. 1855. The painted brick building, with a stone beltcourse demarcating the first floor, is fronted by a replacement stone stoop with early replacement wrought iron railings, newel post, and original cast iron areaway fence. The main entry is composed of a replacement double-leaf, multi-light wood door beneath an original molded stone lintel. Fenestration includes twelve-over-twelve replacement windows set within the original openings with molded stone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original decorative wood cornice. Alterations include replacement windows, railings, and newel posts. No exterior flood mitigation measures are evident.

519 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. 519 Garden Street first appears on historic mapping in 1856 and sits among one of the earliest intact pre-1860 rows in the historic district. Its semi-detached form, lower profile, and massive tree located in its front areaway are notable.

519 Garden Street exhibits some cosmetic alterations, including replacement windows, front door, and stoop. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-564907485

character-defining features, including original window openings; garden-level entry with cast iron areaway fence; stone lintels and sills; and wood cornice, which contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 519 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

519 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 519 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

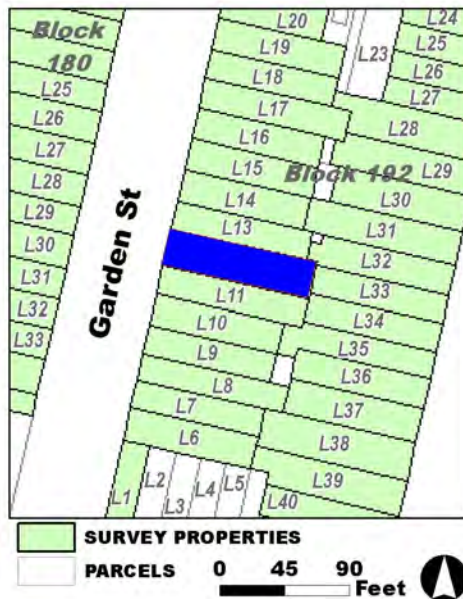
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-564907485

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-1U-2X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-564907485**

Page 3

PROPERTY REPORT

Property ID: **-372144053**

Property Name: 520 Garden Street
Address: 520 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 520 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building is fronted by an original brownstone stoop with original cast iron railings, newel posts, and areaway fence. The main entry is composed of a double-leaf wood panel and glass door topped by a stained glass transom and set beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat brownstone lintels and sills; the first floor features extended window openings. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows and expansion of the first floor window openings. No exterior flood mitigation measures are evident.

520 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

520 Garden Street retains integrity, with alterations limited to replacement windows and door and expansion of the first floor window openings. The building retains character-defining features, including the original wood cornice; upper floor window openings; brownstone

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-372144053

Page 1

stoop with cast iron railings; and garden level entry, which contribute to the historic character of the Hoboken Historic District. It is one of the better preserved examples among the 506-532 Garden Street rowhouse development. Therefore, it is recommended that 520 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

520 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 520 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

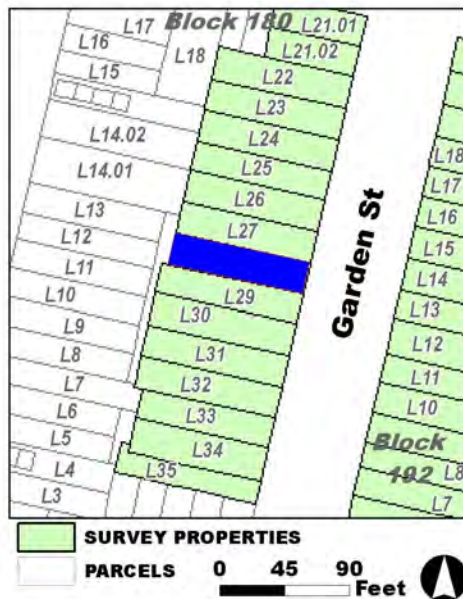
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-372144053

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-372144053**

Page 3

PROPERTY REPORT

Property ID: **-744996312**

Property Name: 521 Garden Street
Address: 521 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 521 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The facade has been clad in modern brick veneer and is fronted by a replacement stone stoop with early replacement wrought iron railings, newel posts, and areaway fence. The main entry is composed of a replacement double-leaf, full-lite glass and wood door with transom set beneath a metal awning and original brownstone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with original flat brownstone lintels and brownstone sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows and door; railing and areaway fence; and refaced brick facade. No exterior flood mitigation measures are evident.

521 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

521 Garden Street exhibits alterations, including replacement windows and door; railing and areaway fence; and refaced brick facade. Despite this, the building retains character-defining features, including original window openings; garden level entry; and wood cornice,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-744996312

which contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 521 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

521 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 521 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

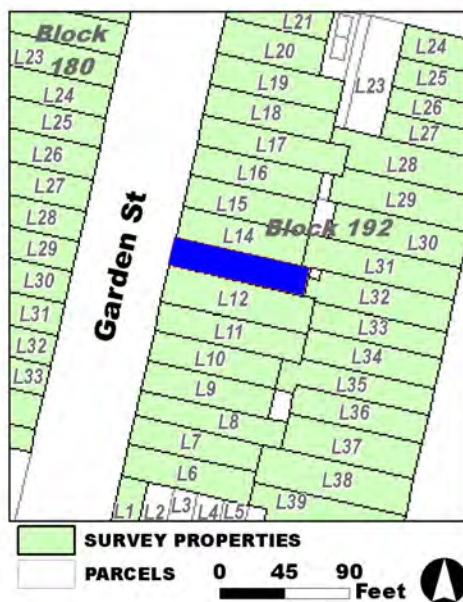
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-744996312

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-744996312**

Page 3

PROPERTY REPORT

Property ID: -86339150

Property Name: 522 Garden Street
Address: 522 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 522 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building, with painted stone ground floor, is fronted by a brownstone stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement single-leaf door flanked by glass sidelights and set beneath an aluminum awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat painted stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; main entry system with sidelights and aluminum awning; and railings. No exterior flood mitigation measures are evident.

522 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

522 Garden Street exhibits cosmetic alterations, including replacement windows and main entry door with sidelights. The building retains character-defining features, including the original wood cornice; window openings; stoop; and garden level entry, which contribute to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-86339150

historic character of the Hoboken Historic District. It is one of the better preserved examples among the 506-532 Garden Street rowhouse development. Therefore, it is recommended that 522 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

522 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 522 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

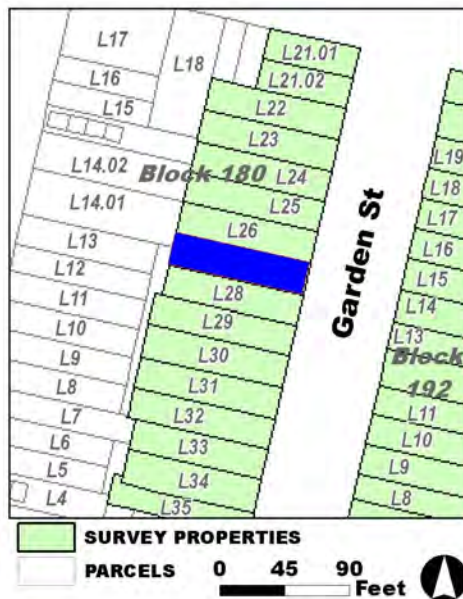
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-86339150

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-86339150**

Page 3

PROPERTY REPORT

Property ID: **-1087139575**

Property Name: 523 Garden Street
Address: 523 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 523 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The painted brick building, with brownstone beltcourse demarcating the upper floors, is fronted by a non-original brick and stone stoop with wrought iron railings. The main entry is composed of a replacement double-leaf, full-lite wood door with glass transom set beneath an original stone lintel. Fenestration includes two-over-two replacement windows set within the original openings with original flat stone lintels and sills; the first-floor openings have been extended to floor length. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows and door; stoop and railing; expansion of the first-floor window openings; and removal of the areaway fence. No exterior flood mitigation measures are evident.

523 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

523 Garden Street exhibits some cosmetic alterations, including replacement windows and door; stoop and railing; expansion of the first-floor window openings; and removal of the areaway fence. Despite this, the building retains character-defining features, including original

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1087139575

Page 1

upper floor window openings; garden level entry; and wood cornice, which contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 523 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

523 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 523 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1087139575

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1880)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/3/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1087139575**

Page 3

PROPERTY REPORT

Property ID: **-106663915**

Property Name: 524 Garden Street
Address: 524 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 524 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building is fronted by a painted stone or concrete stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement single-leaf door flanked by glass sidelights and set beneath an aluminum awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat painted stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; main entry system with sidelights; metal awning; and railings. No exterior flood mitigation measures are evident.

524 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

524 Garden Street exhibits cosmetic alterations, including replacement windows, modern door, and replacement railings. The building retains character-defining features, including the original wood cornice; window openings with stone lintels and sills; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-106663915

Page 1

Therefore, it is recommended that 524 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

524 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 524 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

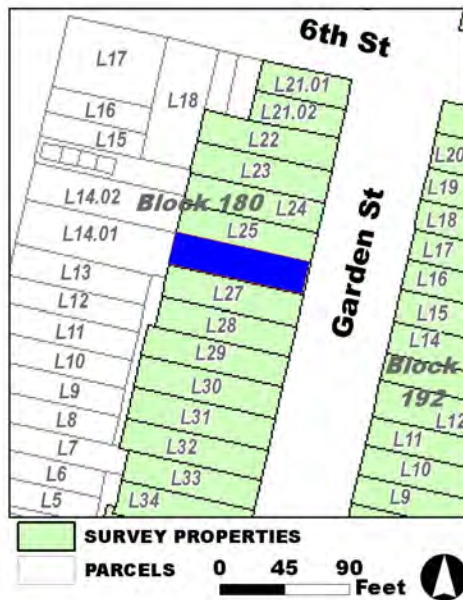
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-106663915

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-106663915**

Page 3

PROPERTY REPORT

Property ID: **-979463018**

Property Name: 525 Garden Street
Address: 525 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 525 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The painted brick building, with brownstone beltcourse demarcating the upper floors, is fronted by an original stone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door with non-original Greek Revival wood enframing set beneath a painted original stone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with original flat stone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows, door, railing, and areaway fence. No exterior flood mitigation measures are evident.

525 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

525 Garden Street exhibits some cosmetic alterations, including replacement windows, door, railing, and areaway fence. The building retains character-defining features, including original window openings; garden level entry; stone lintels and sills; and wood cornice, which

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-979463018

contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. It sits among one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 525 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

525 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 525 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-979463018

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-4U-1FX-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/19/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-979463018**

Page 3

PROPERTY REPORT

Property ID: 1875587300

Property Name: 526 Garden Street
Address: 526 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 526 Garden Street is a heavily altered, three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The masonry building features a brick veneer facade fronted by a replacement brick and stone stoop with modern railings and areaway fencing. The main entry has been altered with a replacement single-leaf wood door flanked by sidelights and set beneath a canvas awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within shortened openings with non-original lintels and sills. Additional alterations include a picture window at the ground floor and a modern bay window at the first floor. The flat roof is accented by the original bracketed wood cornice. Alterations include the application of brick veneer on the facade; replacement window sash; replacement front door; and modified window openings. No exterior flood mitigation measures are evident.

526 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses. A photograph of 526 Garden Street from the 1978 survey shows that the brick veneer, replacement stoop, and modified upper floor window openings have been in place since that time; the ground floor picture window and first floor bay window were added sometime after 1978.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1875587300

526 Garden Street exhibits substantial alterations, including modern brick facing and modified window openings, that have diminished its integrity. While it retains its overall height, massing, original cornice, and garden-level entry, no other historic fabric or character-defining features remain, leaving the building's original design intent no longer easily discernable. Therefore, it is recommended that 526 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

526 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 526 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

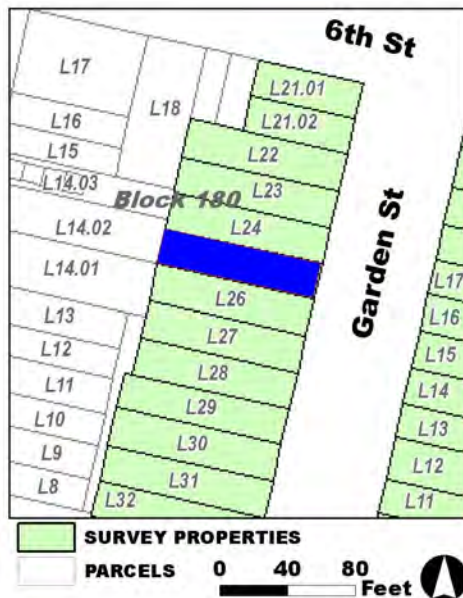
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

1875587300

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****1875587300**

Page 3

PROPERTY REPORT

Property ID: **-304160161**

Property Name: 527 Garden Street
Address: 527 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 527 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The painted brick building, with brick beltcourse demarcating the upper floors, is fronted by an original stone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, sidelight and transom set beneath a painted stone lintel and metal awning. Fenestration includes one-over-one replacement vinyl windows set within the original openings with original flat stone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows, door, railing, and areaway fence. No exterior flood mitigation measures are evident.

527 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

527 Garden Street exhibits some cosmetic alterations, including replacement windows, door, railing, and areaway fence. The building retains character-defining features, including original window openings; garden level entry; stone lintels and sills; and wood cornice, which contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. It sits among

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-304160161

Page 1

one of the earliest intact pre-1860 rows in the historic district. Therefore, it is recommended that 527 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

527 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 527 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-304160161

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-304160161**

Page 3

PROPERTY REPORT

Property ID: **-592482993**

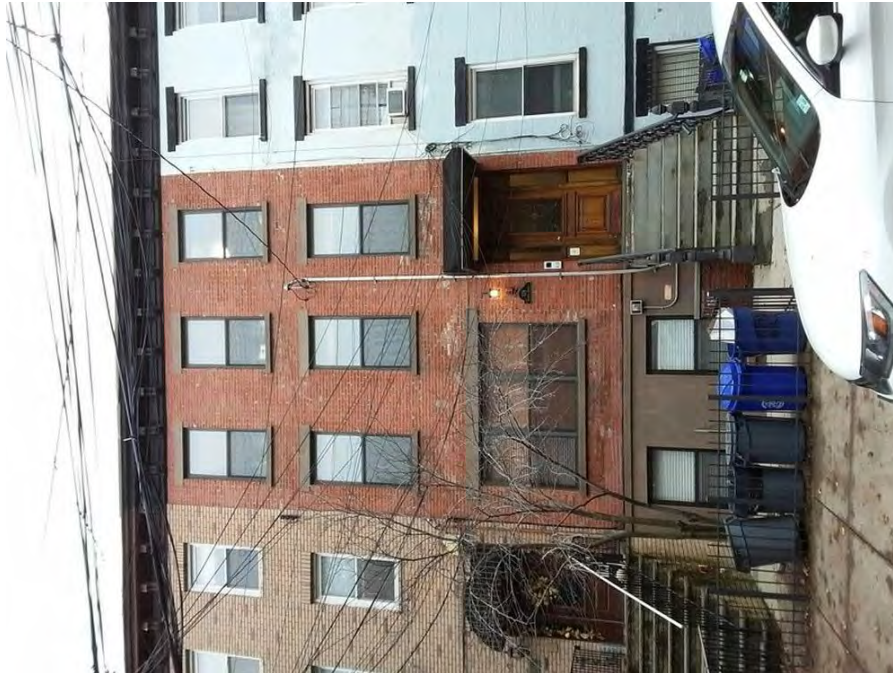
Property Name: 528 Garden Street
Address: 528 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		180	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 528 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The brick building, with brownstone-clad ground floor, is fronted by an early replacement stone stoop with intricate wrought iron railings, iron newel posts, and replacement areaway fence. The main entry is composed of a replacement single-leaf wood panel and glass door flanked by sidelights and set beneath a flat brownstone lintel and canvas awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat brownstone lintels and sills; the first floor opening has been widened to accommodate a trio of double-hung windows. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows; main entry with sidelights; and modified first floor window openings. Utilities appear to be located above the ground floor level as a flood mitigation measure.

528 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

528 Garden Street exhibits several alterations, including expansion of the first floor window opening, replacement windows, and modern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-592482993

Page 1

entry system. Despite these alterations, the building retains character-defining features, including the original wood cornice; upper floor window openings; early wrought iron railing; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 528 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

528 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 24), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 528 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

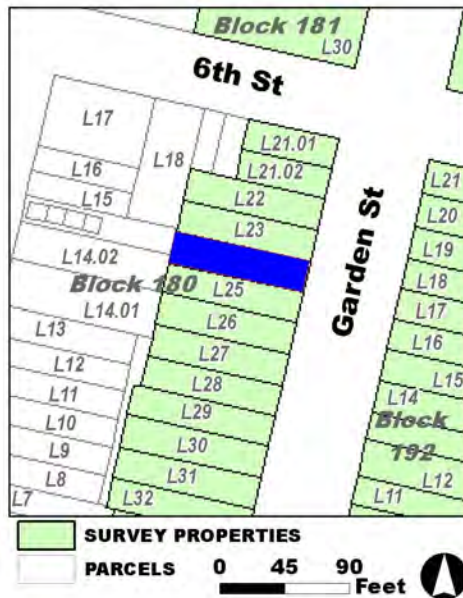
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-592482993

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-592482993**

Page 3

PROPERTY REPORT

Property ID: 206513332

Property Name: 529 Garden Street
Address: 529 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Constructed ca. 1855, 529 Garden Street is a three-story, three-bay, Italianate-style rowhouse with post-1978 Colonial Revival-style updates. The façade is clad in modern face brick and replacement brick beltcourse demarcating the first floor. The building is fronted by a replacement brick and stone stoop, iron railings, and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door beneath a replacement brownstone keystone lintel. Fenestration includes one-over-one replacement vinyl windows set within the original openings with replacement keystone lintels and original brownstone sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows and door; stoop, railing, areaway fence; lintels; and modern brick facade. No exterior flood mitigation measures are evident.

529 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses. A photograph from a 1978 survey shows 529 Garden Street with the original brick facade and stone lintels.

529 Garden Street exhibits significant alterations, including replacement windows, door, stoop, railing, areaway fence, lintels, and modern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

206513332

Page 1

☐ (Primary Contact)

brick facade. Despite this, the building retains sufficient character-defining features, including original window openings; garden level entry; brownstone sills; and wood cornice, to contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 529 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

529 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 529 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

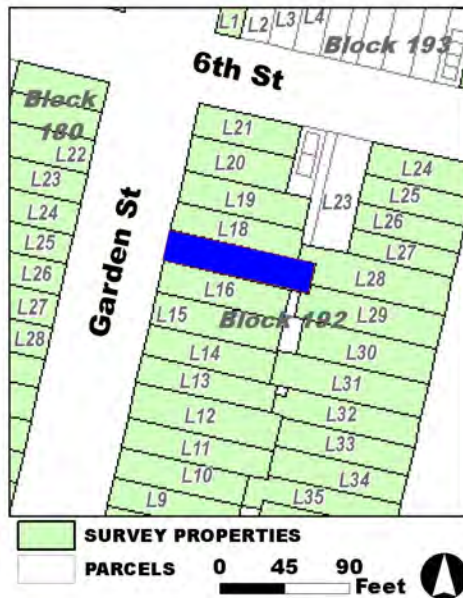
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

206513332

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****206513332**

Page 3

PROPERTY REPORT

Property ID: 74813766

Property Name: 530 Garden Street
Address: 530 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 530 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building is fronted by a brownstone stoop with intricate wrought iron railings, iron newel posts, and areaway fence. The main entry has been infilled with a modern system composed of a single-leaf door with single sidelight set beneath a transom; the original flat brownstone lintel above the door remains. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat, painted stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include replacement windows and main entry system. No exterior flood mitigation measures are evident.

530 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

530 Garden Street exhibits cosmetic alterations, including replacement windows and main entry system. Despite this, the building retains character-defining features, including the original wood cornice; window openings; and garden level entry, which contribute to the historic character of the 506-532 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 530

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

74813766

Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

530 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 23), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 530 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

74813766

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:**

74813766

Page 3

PROPERTY REPORT

Property ID: **-303879259**

Property Name: 531 Garden Street
Address: 531 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Constructed ca. 1855, 531 Garden Street is a three-story, three-bay, Italianate-style rowhouse with Colonial Revival-style updates. The brick building, with brownstone ground floor, is fronted by an original brownstone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a replacement brownstone lintel with keystone. Fenestration includes two-over-two replacement vinyl windows set within the original openings with replacement keystone lintels and original brownstone sills; the first-floor openings have been extended to floor length. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original plain wood cornice. Alterations include replacement windows, door, railing, areaway fence, lintels, and extension of first-floor window openings. No exterior flood mitigation measures are evident.

531 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

531 Garden Street exhibits numerous alterations, including replacement windows and door; railing and areaway fence; replacement lintels; and extension of the first-floor windows. Despite this, the building retains character-defining features, including original window

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-303879259

Page 1

☐ (Primary Contact)

openings on upper floors; garden level entry; brownstone sills; and wood cornice, which contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 531 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

531 Garden Street is sited on a mid-block rectangular parcel (Block 192 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 531 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-303879259

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 159

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

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-303879259**

Page 3

PROPERTY REPORT

Property ID: **-1942118791**

Property Name: 532 Garden Street
Address: 532 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 532 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1852. The painted brick building, with a scored, brownstone-clad ground floor, is fronted by the original brownstone steps with added modern brick cheek walls and modern wrought iron railings. The main entry is composed of an early double-leaf wood panel and glass door with molded wood jamb, set beneath a transom with gold foil address numbers and the original flat stone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with flat painted stone lintels and sills. The flat roof is accented by the original bracketed wood cornice. Alterations include modifications to the stoop and replacement windows. No exterior flood mitigation measures are evident.

532 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. Constructed ca. 1852, and labeled as 'Irving Place' on an 1856 map, 506-532 Garden Street is characterized by identical three-story, three-bay, Italianate-style rowhouses.

532 Garden Street exhibits several alterations, including replacement windows and a modified stoop with modern cheek walls and railings. Despite this, the building retains character-defining features, including the original wood cornice; window openings with stone lintels and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1942118791

Page 1

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 3B-4U-2FX-H-BA / FAC_NAME: / YR: 1901)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1942118791**

Page 3

PROPERTY REPORT

Property ID: 1516562946

Property Name: 533 Garden Street
Address: 533 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 533 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The painted brick building, with brick beltcourse demarcating the first floor, is fronted by an original stone stoop, with an additional layer of stone tread added, replacement wrought iron railings and areaway fence. The recessed main entry is composed of a replacement single-leaf wood and glass door, flanked by sidelights, beneath a glass transom and metal awning. Fenestration includes two-over-two replacement windows set within the original openings with flat brownstone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by the original wood cornice. Alterations are limited to replacement windows, door, railing, and areaway fence. No exterior flood mitigation measures are evident.

533 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1860. Constructed ca. 1855, 521-535 Garden Street is characterized by three-story, three-bay, Italianate-style rowhouses.

533 Garden Street exhibits several cosmetic alterations, including replacement windows, door, railing, and areaway fence. The building retains character-defining features, including original window openings; garden level entry; brownstone lintels and sills; and wood cornice,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1516562946

Page 1

which contribute to the historic character of the 521-535 Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 533 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

533 Garden Street is sited on an end-block rectangular parcel (Block 192 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 533 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1516562946

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1516562946

Page 3

PROPERTY REPORT

Property ID: 115268440

Property Name: 534 Garden Street
Address: 534 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	21.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 534 Garden Street is a four-story, three-bay, Italianate-style, mixed-use rowhouse constructed ca. 1856. The brick building, fronted by a later wrought iron areaway fence, features an early commercial storefront at the first floor. The storefront features a recessed central entry flanked by large display windows; the metal framing system includes slender storefront piers, a paneled bulkhead, and a pressed metal signboard. The main storefront entry has a non-original, single-leaf, half-glass and wood panel door. The secondary entry to the residential upper floors is composed of a replacement single-leaf wood and glass door with glass sidelights and a canvas awning. Fenestration includes one-over-one replacement windows within original openings with painted stone lintel and sills. The flat roof is accented by an original bracketed wood cornice. Alterations include replacement windows; replacement doors; and areaway fence. No exterior flood mitigation measures are evident.

534 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873. The character of the block is largely dominated by the Italianate-style development at 506-532 Garden Street known as 'Irving Place'. While 534 Garden Street shares stylistic details with the adjacent rowhouses, the lack of setback suggests that the building was constructed after the Irving Place development. Originally depicted on historic mapping as a three-story building, the main entry way likely moved to its current location at the ground floor between

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

115268440

Page 1

1891 and 1906, when it is first shown as four floors and reclassified as a store. A photograph from a 1978 survey shows few changes to the storefront since that time.

534 Garden Street exhibits several alterations, including replacement windows; replacement doors; and modern areaway fence. Numerous character-defining features remain, such as original window openings at the upper floors; original stone lintels and sills; wood cornice; and massing. The relocation of the main entry and addition of a first floor storefront were completed within the Period of Significance (1838-1967) for the Hoboken Historic District and the storefront has sufficient integrity to contribute to its character. Therefore, it is recommended that 534 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

534 Garden Street is sited on a mid-block rectangular parcel (Block 180 Lot 21.02), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 534 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

115268440

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Bachmann, John	Birds Eye View of Hoboken	1860	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 4B-1C-2U-H-BA / FAC_NAME: / YR:)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/3/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:**

115268440

Page 3

PROPERTY REPORT

Property ID: **-2072318373**

Property Name: 535 Garden Street
Address: 535 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 535 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1855. The brick building, with brick beltcourse demarcating the first floor and brownstone beltcourse beneath the second floor, is fronted by a replacement stone stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood door surrounded by glass block infill and set beneath an original flat brownstone lintel. Fenestration includes two-over-two replacement windows set within the original openings with flat brownstone lintels and sills. A secondary, garden-level entry is located beneath the steps. The flat roof is accented by an original simple wood cornice. Alterations include replacement windows; door; stoop; railings; and areaway fence. No exterior flood mitigation measures are evident.

535 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses, including the subject property at 535 Garden Street, continued to fill in the remaining vacant lots by 1860.

535 Garden Street exhibits alterations to its original appearance, including replacement windows, door, stoop, railing, and areaway fence. Despite this, the building retains character-defining features, including original window openings; garden level entry; stone lintels and sills;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2072318373

Page 1

and wood cornice, which contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 535 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

535 Garden Street is sited on an end-block rectangular parcel (Block 192 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 535 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2072318373

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Bachmann, John	Birds Eye View of Hoboken	1860		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		

Additional Information:

HPC LIST ID: 159

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: 501-537 Garden Street (east side)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2072318373

Page 3

PROPERTY REPORT

Property ID: **-1950966253**

Property Name: 536 Garden Street
Address: 536 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	180	21.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 536 Garden Street is a four-story, three-bay, Italianate-style mixed-use corner rowhouse constructed ca. 1856. The brick building, with replacement brick clad ground floor and a brownstone band demarcating the upper floors, is fronted by a replacement wrap-around iron areaway fence. The residential main entry is composed of a replacement single-leaf wood and glass door with transom and is flanked by wrought iron columns; the first floor also features modern commercial infill. Fenestration includes one-over-one replacement windows within original openings with brownstone lintel and sills. The majority of the window openings on the northern facade are bricked-in. A brick single-story rear addition, with modern vinyl class roof-top addition, features an entry way, boarded over storefront and brownstone cornice. The flat roof is accented by an original wood cornice. Alterations include replacement windows, door, ground floor cladding, rear addition, and areaway fence. No exterior flood mitigation measures are evident.

536 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1851. Rowhouses continued to fill in the remaining vacant lots by 1873, the character of the block dominated by the 506-532 Garden Street Italianate-style Irving Place development. While 536 Garden Street shares style and cornice details with the adjacent rowhouses, the lack of setback suggests that the building was constructed after the Irving Place development. Originally listed as a three-story building with rear addition in 1891, the main entry way likely moved to its current location on the ground floor between 1891 and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1950966253

Page 1

1906, when it is listed as increasing to four floors and is reclassified as a store. Historic photographs first show the storefront in 1978.

536 Garden Street exhibits cosmetic alterations, including windows, door, ground floor cladding, rear-addition, and areaway fence. The building retains character-defining features, including the original wood cornice; window openings; and massing, which contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 536 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

536 Garden Street is sited on an end-block rectangular parcel (Block 180 Lot 21.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 536 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

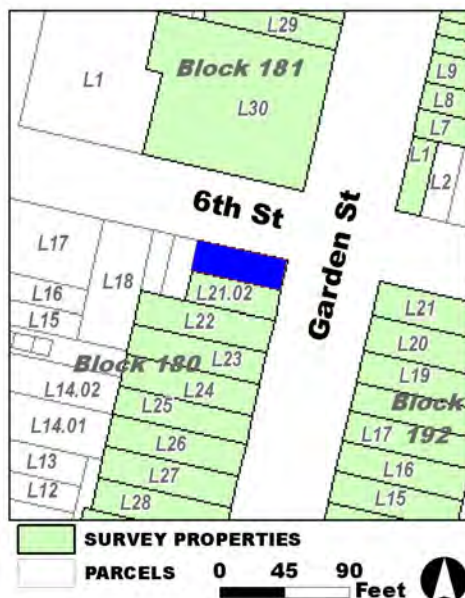
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1950966253

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 160

PARCEL DATA (BLDG_DESC: 4B-3U-1C-BA / FAC_NAME: / YR:)

NOTES: 506-536 Garden Street (west side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/3/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1950966253**

Page 3

PROPERTY REPORT

Property ID: -880695296

Property Name: 537 Garden Street
Address: 537 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	192	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 537 Garden Street is a three-story, three-bay, Italianate-style mixed-use corner rowhouse constructed ca. 1855. The brick facade is fronted by a replacement concrete stoop with replacement wrought iron railings and areaway fence. The residential entry is composed of a double-leaf wood and glass door set beneath an original flat brownstone lintel. The ground floor includes a sunken modern commercial storefront system with a metal-clad hip roof that wraps the corner. Fenestration includes one-over-one replacement windows within original openings with flat brownstone lintels and sills. The flat roof is accented by a non-original simple wood cornice. A one-story brick addition extends from the rear (east) elevation. Alterations include replacement windows and doors; stoop, railings, and areaway fence; cornice; commercial infill; and rear addition. No exterior flood mitigation measures are evident.

537 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the mid-19th to the early 20th centuries. Mapping indicates that the block - part of a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1851. Rowhouses, such as the subject property, continued to fill in the remaining vacant lots by 1860. A photograph from a 1978 survey shows a different sunken commercial storefront at the ground floor and the original stoop.

537 Garden Street exhibits alterations, the most significant of which is the modern storefront system at the ground floor. Despite these changes, it retains character-defining features, such as the sunken commercial storefront location and massing; window openings;

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-880695296

residential entry; and brownstone lintels and sills, which contribute to the historic character of Garden Street rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 537 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

537 Garden Street is sited on a corner-block rectangular parcel (Block 192 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 537 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the mid-19th to the early 20th centuries. This block of Garden Street is characterized by three-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

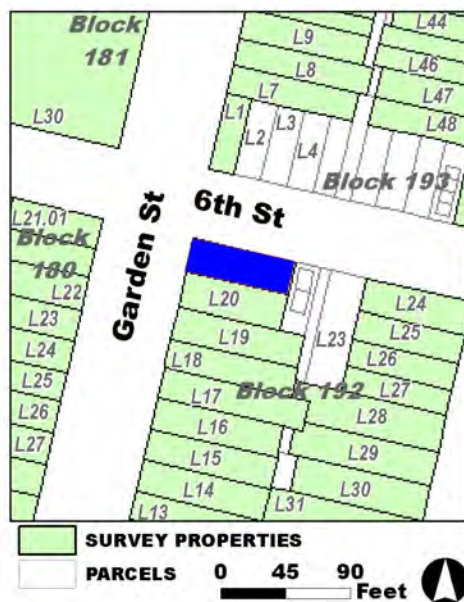
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-880695296

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 159

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

NOTES: 501-537 Garden Street (east side)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-880695296**

Page 3

PROPERTY REPORT

Property ID: 1201257978

Property Name: Community Church Of God And Rectory
Address: 600-606 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 600-606 Garden Street consists of two buildings, the Community Church of God, and the church's rectory. The church is a one-story, three-bay Gothic Revival-style building whose cornerstone was laid in 1858. It is set back from the roadway, and is surrounded by a cast iron fence and gardens. The main entry is located in the center of the facade within the lower portion of the central church tower. The entry is composed of a double-sided wood door, set within an original surround, topped by a brownstone pointed-arch lintel. A stained glass window, set within an original brick pointed arch opening with a brownstone lintel, is located above the entry. Two large stained glass windows set within brick pointed arch openings with straight brownstone sills flank the centered main entry. The windows are both set within larger recessed brick pointed arches. The side (north and south) elevations both feature five evenly-spaced stained glass windows set within brick pointed-arch openings. All these openings have straight brownstone lintels, and are set within larger recessed brick pointed-arch openings. There is a secondary entry located near the rear of the south elevation. This entry is composed of a recessed wood door with a stained glass transom, set within a brick pointed-arch opening, and there is a bluestone threshold that fronts the doorway. The rear (west) elevation features a set of three evenly-spaced stained glass windows, set within brick pointed-arch openings with straight brownstone sills. A central vinyl-clad steeple surmounts the square tower at the front of the church, and the gabled roofline is accented by a simple wood molding. Alterations include some replacement window sashes; painted rear elevation; and the vinyl-clad steeple. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1201257978

Page 1

The rectory building is a two-and-one-half-story, four-bay structure constructed ca. 1860. The brick building is set back from the road, and has a cast iron railing that demarcates the front garden area. The building has a painted brownstone foundation, and there is a painted brownstone stoop with cast iron railings that fronts the main entry. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening; a triangular brownstone pediment is located above the doorway. Fenestration on the remainder of the facade consists of one-over-one, vinyl windows set within original openings with straight brownstone lintels and sills. The side (south) elevation features a centered one-over-one vinyl window set within an original opening with straight brownstone sills and lintel on each floor. The side-gabled roof features two pointed dormers on the side facades. Each dormer features a one-over-one window set within a pointed arch opening. The roof is sheathed in asphalt shingles, and there is a brick chimney located near the rear of the building. Alterations include replacement window sashes; painted facade elements; and asphalt roofing. No exterior flood mitigation measures are evident. (See Building Attachment)

By 1860, Garden Street blocks south of Seventh Street were fully developed with residencies. The buildings at 600-606 Garden Street were amongst these early properties, first prominently depicted on Bachmann's Bird Eye View of Hoboken in 1860. An 1873 map notes that the building was home to the German Evangelical Church. In the 1930s, the congregations of the German Evangelical Church merged with the First Reformed Church of Hoboken, and the name of the church was officially changed to the Reformed Church of Hoboken in 1936. In 1968, the church merged with another congregation, the First Methodist Church of Hoboken, and was renamed the Community Church of Hoboken. The church building is documented on an 1891 map as a one-story church with a rectangular footprint, which has not changed over time. The rectory building is documented on the same map as a two-story brick dwelling with a one-story wood-framed rear addition constructed between 1873 and 1891; the rectory's footprint remains largely unchanged as well. (See Property Eligibility Worksheet)

600-606 Garden Street is a locally designated resource (8/15/2012) that retains integrity as a religious edifice and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original pointed arch openings; brownstone fenestration details; cast iron railings; and double-sided doors. Therefore, it is recommended that 600-606 Adams Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Community Church Of God And Rectory is sited on a parcel (Block 181 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District. The church and rectory, located at the southern end of this block, stand out as unique resources in this area.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

Other Designation Date:

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

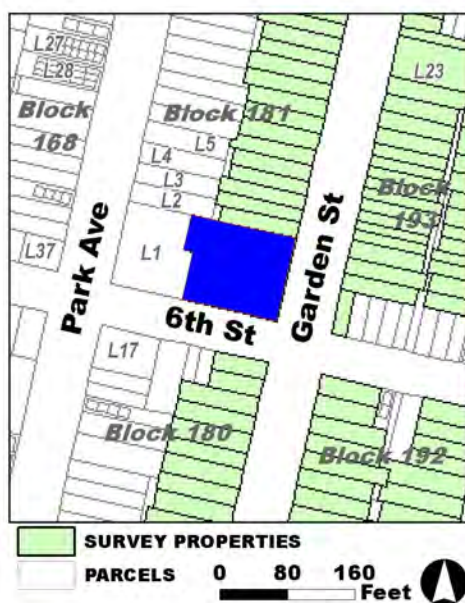
☒ (Primary Contact)

Property ID:

1201257978

Page 2

Location Map:



Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
New York Times	"Obituary Notes," March 10, 1885, 2.	1885	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Jersey Journal	"Hoboken Gets New Church - Merger of 2 of Oldest," January 2, 1968.	1968	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Bachmann, John	Birds Eye View of Hoboken	1860	
New York Daily Herald	"Church Dedication in Hoboken," November 15, 1875.	1875	
New York Times	"A Clerical Beer Bibber," April 23, 1889.	1889	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

☒ (Primary Contact)

1201257978

Page 3

Google

GoogleEarth Streetview

New York Times

"Dedication of the Martha Institute," May 13, 1867, 8.

1867

Additional Information:

HPC LIST ID: 106

PARCEL DATA (BLDG_DESC: 1B & 2.5B / FAC_NAME: CHURCH / YR:)

NOTES: also # 107 for residence on 606 Garden Street

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

2 Building

0 Bridge

0 Structure

0 Landscape

0 Object

0 Industry

Historic District ? ☒

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐

ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1201257978

Page 4

PROPERTY REPORT

Property ID: **-589911013**

Property Name: 605 Garden Street
Address: 605 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 605 Garden Street is a three-story, three-bay, freestanding residential property constructed ca. 1870. It is set back from Garden Street approximately 90 feet and fronted by a modern one-story, two-bay, late 20th century carport and adjacent single-bay roll-top garage (ca. 1930). The dwelling is not fully visible from the public right-of-way. Aerial mapping and limited streetview mapping reveals a stucco-clad building with a projecting, three-sided, central bay. Fenestration appears to be one-over-one replacement sash and no cornice is visible along the flat roof. Alterations include the stucco cladding and replacement windows; it is conceivable that the central bay is a later addition to the building as well. No flood mitigation measures are evident.

Like neighboring properties along the 600 block of Garden Street, 605 Garden Street first developed around the mid-to-late nineteenth century as part of a rapidly developed residential enclave. The building is first depicted in the 1873 Hopkins Atlas as a masonry structure with a significant setback; it is later documented as a three-story masonry rowhouse in the 1891 Sanborn Fire Insurance map. Though the building is hard to discern in more modern maps, the footprint appears to remain largely unchanged from the time of the 1978 survey.

Further survey is suggested in order to determine 605 Garden Street's integrity and condition due to limited visibility. Based on available documentation, however, the building was constructed during the Period of Significance for the Hoboken Historic District and it appears to retain its historic height, massing, and original openings. Therefore, at this time, it is recommended that the residential property at 605

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-589911013

Page 1

Garden Street, including the 1930s era roll top garage, be classified as a contributing resource to the Hoboken Historic District. The modern carport, however, is noncontributing.

Setting:

605 Garden Street is sited on a rectangular parcel (Block 193 Lot 7), located on the east side of Gardenfully Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The building is set back approximately 90 feet and is not fully visible from the sidewalk.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

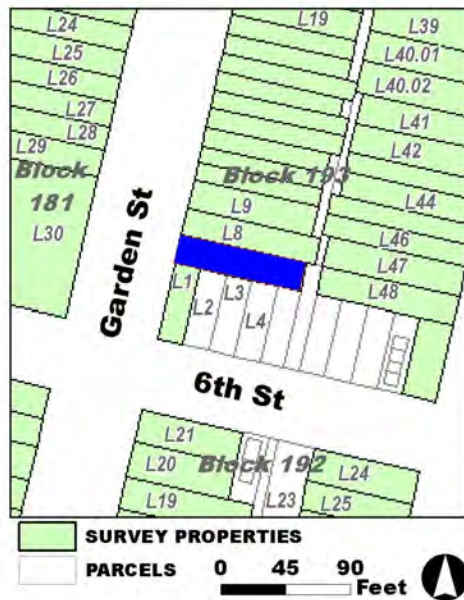
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-589911013

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Nationwide Environmental Title Research, LLC	Historic Aerials	1931		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA-G / FAC_NAME: / YR: 1889)

NOTES: Funky rear lot property

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-589911013**

Page 3

PROPERTY REPORT

Property ID: 1880916672

Property Name: 607 Garden Street
Address: 607 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 607 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick. It is fronted by a wrought iron areaway fence on a concrete base. The recessed main entry is composed of a wood paneled door and a narrow glass transom with a wood frame. The entry features a wood surround with paneled pilasters, a flat brownstone lintel, and a brownstone threshold. A secondary, basement-level entry is located beneath the southernmost bay and accessed by a staircase leading from the concrete areaway. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Flat brownstone lintels and projecting sills are located at all openings. The flat roof is accented by a modest bracketed wood cornice. Alterations include replacement windows, doors, and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 607 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a two-story rear addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 607 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the east side of the block. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1880916672

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 607 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

607 Garden Street is sited on a rectangular parcel (Block 193 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

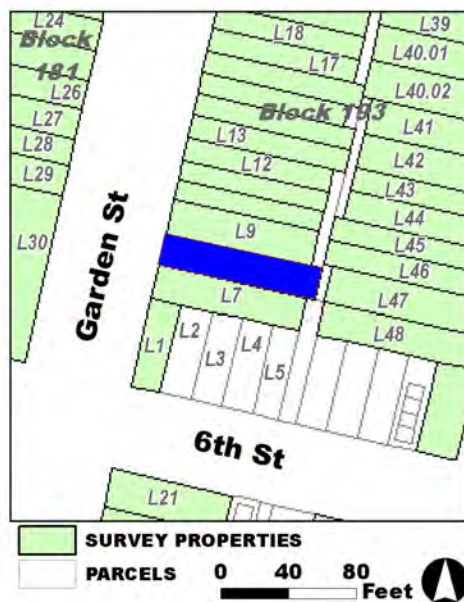
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

1880916672

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA-DK / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1880916672

Page 3

PROPERTY REPORT

Property ID: 984679037

Property Name: 608 Garden Street
Address: 608 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 608 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone watertable. It is fronted by a wrought iron areaway fence with newel posts and a brownstone stoop with wrought iron stoop rails. The recessed main entry is composed of a wood paneled and glass door and a glass transom with a wood paneled jamb; the entrance sits beneath a heavy, projecting, bracketed brownstone crown. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; windows feature flat stone sills and molded brownstone lintels. The flat roof is accented by a bracketed wood cornice with molded panels. Alterations are limited to replacement windows and railings. No exterior flood mitigation measures are evident. By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 608 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a two-story rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 608 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the cohesive integrity of the residential 600 block of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

984679037

Page 1

Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 608 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

608 Garden Street is sited on a rectangular parcel (Block 181 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

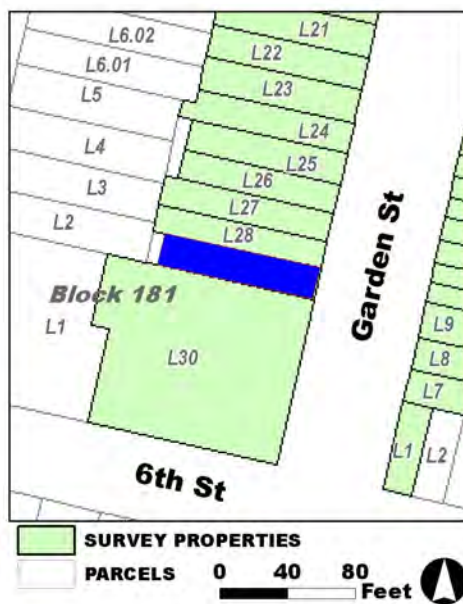
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

984679037

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

984679037

Page 3

PROPERTY REPORT

Property ID: 1115388865

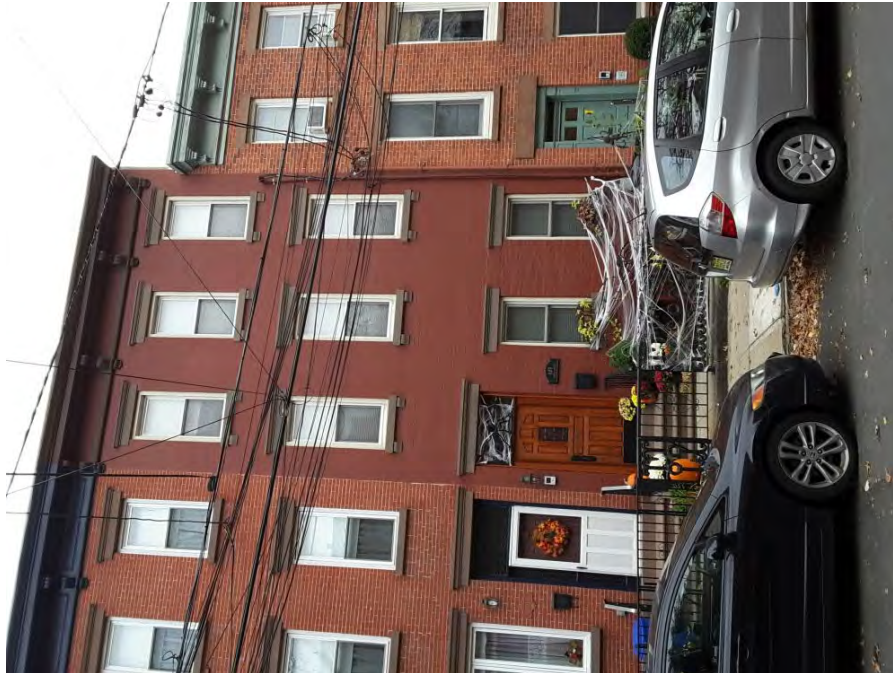
Property Name: 609 Garden Street
Address: 609 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 609 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in painted brick with a brownstone beltcourse above the garden level. It is fronted by a cast iron areaway fence with a wrought iron gate and a brownstone stoop with modern railings. The main entry is composed of a modern wood paneled door and glass transom with a wood paneled surround. The entry sits beneath a projecting brownstone hood. A secondary, garden-level entry is located beneath the center bay. Fenestration includes one-over-one replacement sash set into modified openings with projecting brownstone lintels and bracketed sills. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; altered openings; and painted exterior materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 609 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a two-story rear addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. When documented in 1978, the building contained an enlarged picture window on the first floor; this mid-century alteration was reversed in the late 20th century when two single windows were restored. The facade, however, displays signs of brick infill surrounding fenestration on the first and second stories.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1115388865

Page 1

609 Garden Street retains integrity and is part of a cohesive ensemble on the east side of the block. Modern alterations have remained sensitive to the historic context and consistent with the original design intent. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 609 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

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

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1115388865

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Bachmann, John	Birds Eye View of Hoboken	1860		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-BX-H / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1115388865**

Page 3

PROPERTY REPORT

Property ID: 1929098732

Property Name: 610 Garden Street

Ownership: Private

Address: 610 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 610 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone beltcourse above the garden-level. It is fronted by a cast iron areaway fence with and a brownstone stoop with cast iron stoop rails and newel posts. The recessed main entry is composed of an original, double-leaf wood paneled door and a segmentally arched glass transom with a wood paneled jamb; the entrance sits beneath a heavy, projecting, bracketed brownstone crown. A secondary, garden-level entry is located beneath the steps behind a decorative iron grille. Fenestration includes two-over-two replacement sash set into original openings; windows feature flat stone sills and molded brownstone lintels. The flat roof is accented by a bracketed wood cornice with molded panels. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 610 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a two-story rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, wood paneled door and jamb, and brownstone accents, 610 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1929098732

Page 1

☐ (Primary Contact)

expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 610 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

610 Garden Street is sited on a rectangular parcel (Block 181 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

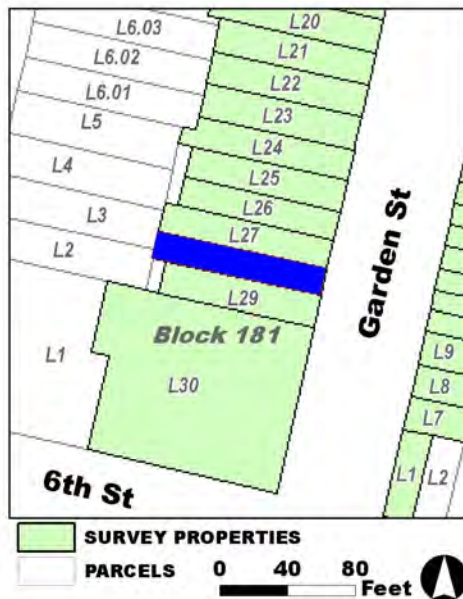
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1929098732

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-BX-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1929098732**

Page 3

PROPERTY REPORT

Property ID: 926824169

Property Name: 611 Garden Street
Address: 611 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 611 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence on a concrete base and a painted brownstone stoop with wrought iron stoop rails. The main entry is composed of a modern wood paneled door, etched glass transom and sidelights, and a vinyl storm door with a molded wood jamb. The main entry sits beneath a projecting brownstone hood. A secondary, sunken entrance is located on the façade below street level. Fenestration includes wood framed casement windows on the first floor and one-over-one replacement sash set into original openings throughout the rest of the dwelling; the original molded wood frames are intact. All windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows, doors, and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 611 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 611 Garden Street

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

926824169

Page 1

retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 611 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

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

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

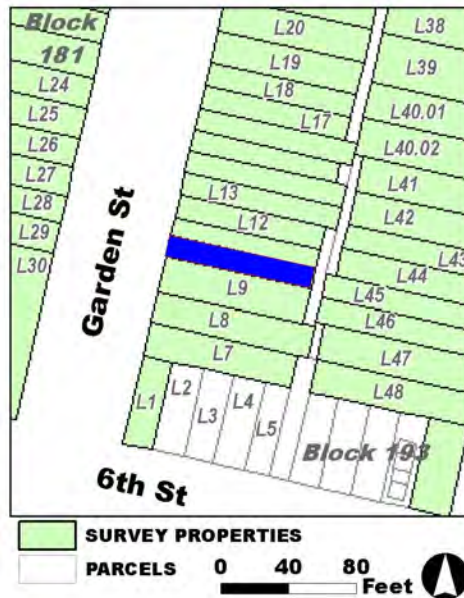
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

926824169

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

926824169

Page 3

PROPERTY REPORT

Property ID: **-1960512649**

Property Name: 612 Garden Street
Address: 612 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 612 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone-clad watertable. It is fronted by a modern iron areaway fence and a brownstone stoop with modern iron stoop rails and newel posts. The recessed main entry is composed of an original, double-leaf wood paneled and glass door and a segmentally arched glass transom with a molded wood jamb; the entrance sits beneath a heavy, projecting, bracketed brownstone crown. A secondary, garden-level entry is located beneath the steps behind a decorative, modern iron grille. Fenestration includes two-over-two replacement sash set into original openings; windows feature flat stone sills and molded brownstone lintels. Openings on the second and third floors contain thin metal grilles. The flat roof is accented by a bracketed wood cornice with molded panels. Alterations are limited to replacement windows, doors, and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 612 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a two-story rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 612 Garden Street retains a high degree of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1960512649

Page 1

architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 612 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

612 Garden Street is sited on a rectangular parcel (Block 181 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

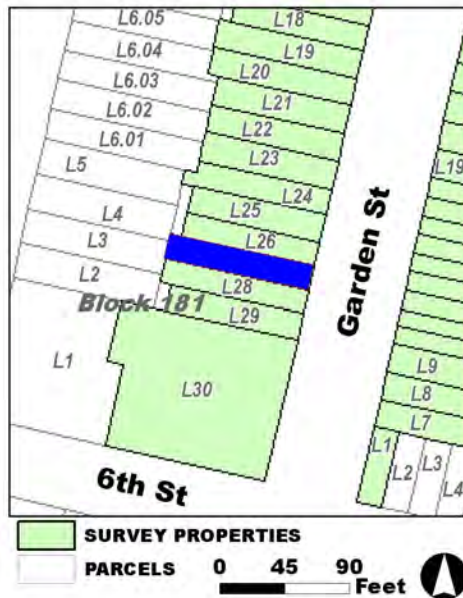
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1960512649

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-WIP / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1960512649

Page 3

PROPERTY REPORT

Property ID: -2004550410

Property Name: 613 Garden Street
Address: 613 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 613 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in painted brick with a painted brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence on a concrete base and a painted brownstone stoop with wrought iron stoop rails. The main entry is composed of a modern wood paneled door and etched glass transom and sidelights with a molded wood jamb. The main entry sits beneath a flat, painted brownstone lintel. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature projecting brownstone sills and flat lintels. The window on the first floor has been shortened, as evidenced by anomalies in the brickwork beneath the openings; the header brick sill; and the deviation from the rest of the dwellings in the intact row. The single sunken opening on the facade is blocked by a metal hatch door. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; painted exterior materials; and modifications to the first floor window. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 613 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2004550410

Page 1

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 613 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 613 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

613 Garden Street is sited on a rectangular parcel (Block 193 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2004550410

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2004550410

Page 3

PROPERTY REPORT

Property ID: **-1047990002**

Property Name: 614 Garden Street
Address: 614 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 614 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a painted brownstone watertable. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails. The main entry is composed of an original, double-leaf, wood paneled and glass door and a narrow glass transom with a molded wood jamb. The main entry sits beneath a projecting brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 614 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features, such as the intact bracketed cornice and brownstone accents, 614 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1047990002

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 614 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

614 Garden Street is sited on a rectangular parcel (Block 181 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

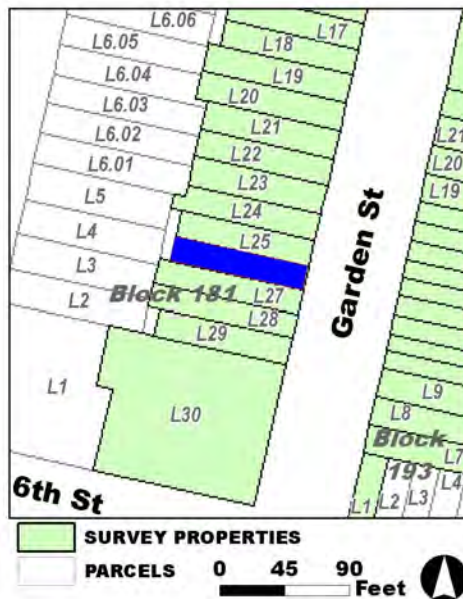
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1047990002

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Jersey Journal	"Hoboken Statue Unveiled Before Crowd of 10,000," May 31, 1922, 7.	1922	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1047990002**

Page 3

PROPERTY REPORT

Property ID: 1780841279

Property Name: 615 Garden Street
Address: 615 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 615 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in painted brick with a painted brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence on a concrete base and a brick stoop with wrought iron stoop rails. The main entry is composed of a wood paneled door with a molded wood jamb. The main entry sits beneath a painted brownstone hood and a fixed awning. A secondary, sunken entrance is located on the façade beneath a metal hatch door below street level. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; painted exterior materials; and a replacement stoop. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 615 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 615 Garden Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1780841279

Page 1

retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 615 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

615 Garden Street is sited on a rectangular parcel (Block 193 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

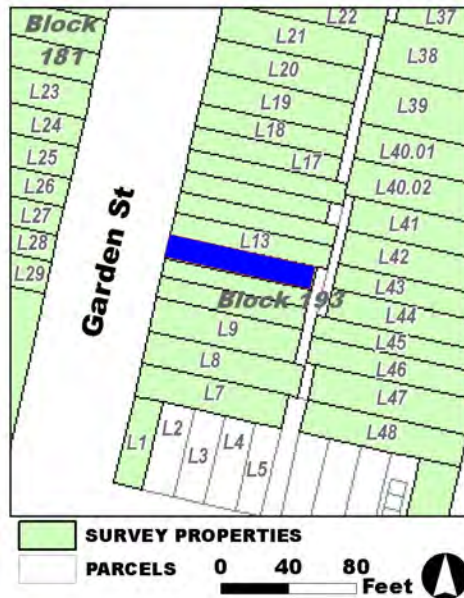
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1780841279

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1780841279

Page 3

PROPERTY REPORT

Property ID: 1383522913

Property Name: 616 Garden Street
Address: 616 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	25

Property Photo:



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

Description:

The building at 616 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in painted brick with a painted brownstone watertable. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a double-leaf, wood and glass door and a narrow glass transom with a molded wood jamb. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature projecting brownstone sills and soldier bond brick lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; painted exterior materials; and changes to fenestration lintels. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 616 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, 616 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1383522913

Page 1

Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 616 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

616 Garden Street is sited on a rectangular parcel (Block 181 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

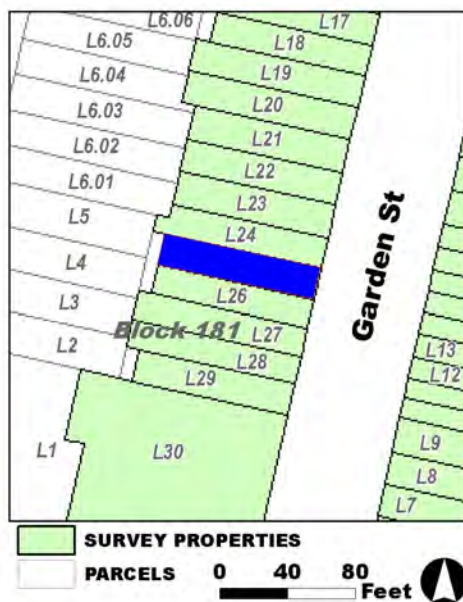
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1383522913

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
Bachmann, John	Birds Eye View of Hoboken	1865	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1383522913

Page 3

PROPERTY REPORT

Property ID: **705774612**

Property Name: 617 Garden Street
Address: 617 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 617 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The original brick facade is covered in brownstone. It is fronted by a wrought iron areaway fence on a concrete base and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a double-leaf, wood paneled and glass door with a molded wood jamb. The main entry sits beneath a projecting brownstone hood. A secondary, sunken entrance is located on the façade below street level. Fenestration includes two-over-two replacement sash set into original openings; the original molded wood frames are intact. All windows feature brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; and applied exterior cladding. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 617 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. It is unclear when the brownstone was added to the facade.

Despite alterations to the wall material, the narrow rowhouse at 617 Garden Street retains a high degree of architectural integrity and is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

705774612

Page 1

part of a cohesive ensemble made up of 611-627 Garden Street. With its intact window and door openings, bracketed cornice, and brownstone accents, the building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 617 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

617 Garden Street is sited on a rectangular parcel (Block 193 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

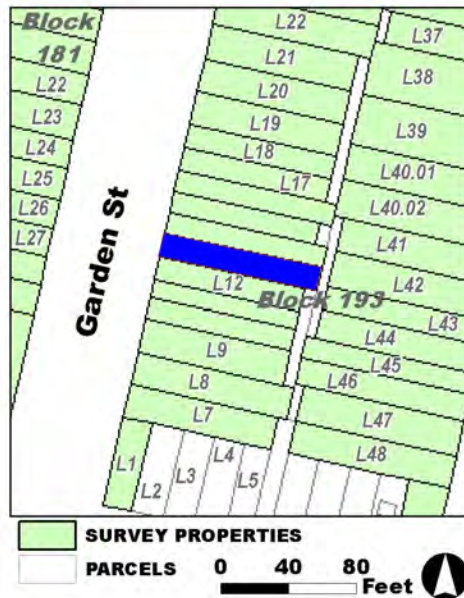
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

705774612

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1889)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:**

705774612

Page 3

PROPERTY REPORT

Property ID: 1184057312

Property Name: 618 Garden Street
Address: 618 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 618 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone watertable. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails and newel posts. The main entry is composed of a replacement wood and glass door and a narrow glass transom with a modern wood paneled jamb. The main entry sits beneath a projecting brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature projecting brownstone lintels and sills. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows, doors, and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 618 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 618 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1184057312

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 618 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

618 Garden Street is sited on a rectangular parcel (Block 181 Lot 24), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

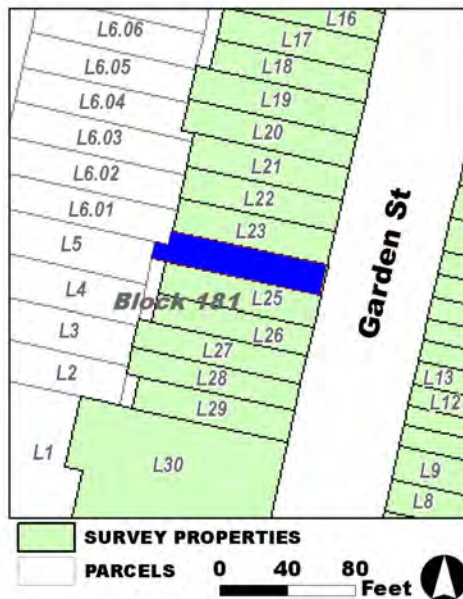
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1184057312

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Bachmann, John	Birds Eye View of Hoboken	1860		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1184057312**

Page 3

PROPERTY REPORT

Property ID: **-1993150587**

Property Name: 619 Garden Street
Address: 619 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 619 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a modern brick areaway fence and a brick stoop, flanked by brick cheek walls. The main entry is composed of a modern wood paneled door surrounded by glass block infill. The main entry sits beneath a brownstone lintel with incised detailing. A secondary, sunken entrance is located on the façade below street level. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and flat lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows; replacement entry door with infill and decorative lintel; and brick areaway fence, stoop, and cheek walls. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 619 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 619 Garden Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1993150587

Page 1

retains integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 619 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

619 Garden Street is sited on a rectangular parcel (Block 193 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

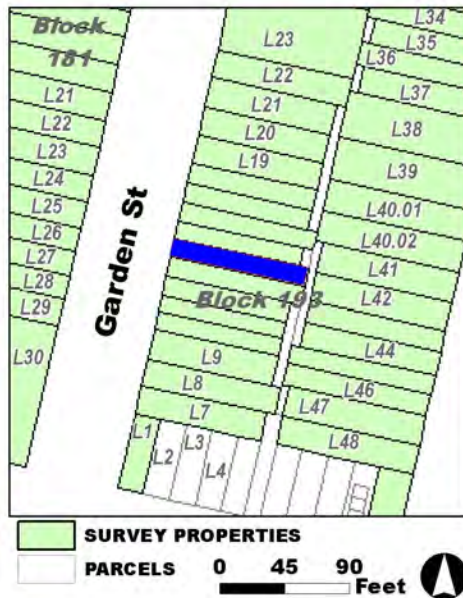
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-1993150587

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1900)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1993150587

Page 3

PROPERTY REPORT

Property ID: **-2018780741**

Property Name: 620 Garden Street
Address: 620 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 620 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a stone beltcourse above the garden-level. It is fronted by a modern wrought iron areaway fence and a stone stoop with wrought iron stoop rails. The main entry is composed of an original, double-leaf, wood paneled and glass door and a narrow glass transom with a molded wood jamb. The main entry sits beneath a modern, heavy brownstone crown with incised details and scrolled brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature replacement brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and railings; replacement stoop; precast lintels and sills; and the application of the ornate door hood. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 620 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. The building exterior was rehabilitated in the 2010s, an action that replaced earlier alterations and introduced new stone elements to the facade.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2018780741

Page 1

Despite alterations, 620 Garden Street retains integrity with its original door, openings, and cornice. It is part of a cohesive ensemble on the west side of the block, expressing the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 620 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

620 Garden Street is sited on a rectangular parcel (Block 181 Lot 23), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

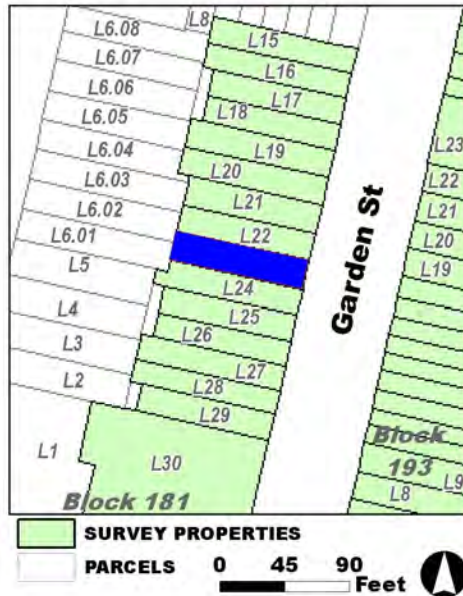
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2018780741

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2018780741**

Page 3

PROPERTY REPORT

Property ID: **-379217822**

Property Name: 621 Garden Street
Address: 621 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 621 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a modern wood paneled door with a molded wood jamb. The main entry sits beneath a flat brownstone lintel. A secondary, sunken entrance is located on the façade below street level. Fenestration includes two-over-two replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 621 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, the narrow rowhouse at 621 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-379217822

Page 1

building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 621 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

621 Garden Street is sited on a rectangular parcel (Block 193 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

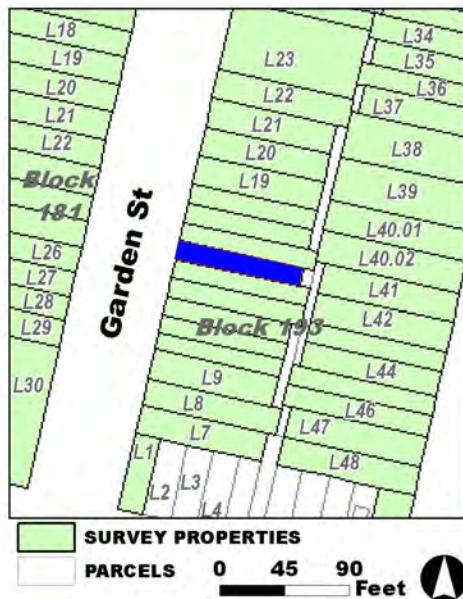
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-379217822

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-379217822

Page 3

PROPERTY REPORT

Property ID: **-1543438622**

Property Name: 622 Garden Street
Address: 622 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 622 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a stone watertable. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails. The main entry is composed of a replacement, double-leaf, wood paneled and glass door and a narrow glass transom with a molded wood jamb. The main entry sits beneath a projecting brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash on the first floor and two-over-four replacement sash on the upper floors, all set within original openings; all windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows, doors, and railings; a repaved areaway; and a replacement stoop. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 622 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 622 Garden Street retains a high degree of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1543438622

Page 1

architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 622 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

622 Garden Street is sited on a rectangular parcel (Block 181 Lot 22), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

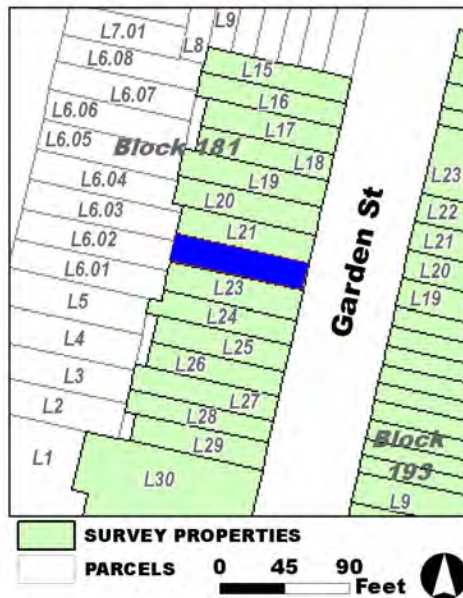
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1543438622

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Bachmann, John	Birds Eye View of Hoboken	1860	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-DECK / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1543438622**

Page 3

PROPERTY REPORT

Property ID: **-62663365**

Property Name: 623 Garden Street
Address: 623 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 623 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a modern wood paneled door with a molded wood jamb. The main entry is flanked by fluted wood pilasters and sits beneath a molded wood-clad transom and a flat brownstone lintel. A secondary, sunken entrance is located beneath a metal hatch door on the façade below street level. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and flat lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors and the modified entry. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 623 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, the narrow rowhouse at 623

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-62663365

Page 1

Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 623 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

623 Garden Street is sited on a rectangular parcel (Block 193 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

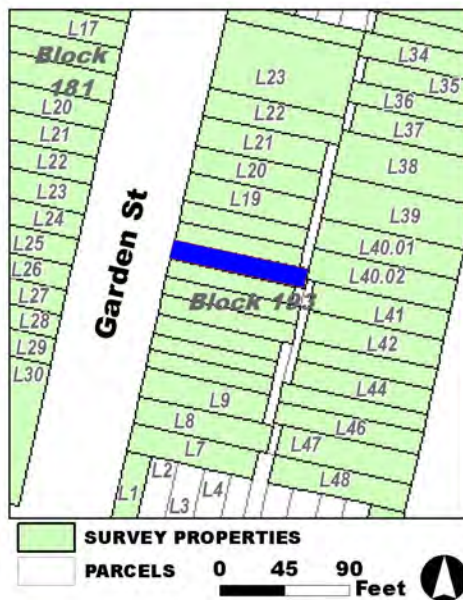
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-62663365

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-62663365

Page 3

PROPERTY REPORT

Property ID: **-922845179**

Property Name: 624 Garden Street
Address: 624 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 624 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in painted brick with a painted brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence with a brick base and a concrete stoop with wrought iron stoop rails. The main entry is composed of an original, double-leaf, wood paneled and glass door and a narrow glass transom with a molded wood jamb. The main entry sits beneath a flat brownstone lintel and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature painted brownstone projecting sills and flat lintels. Garden-level windows appear to be original, one-over-one wood sash. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and railings; painted exterior materials; and some extent of alteration to the facade beneath openings, based on visible anomalies in the brick. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 624 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-922845179

Page 1

With its Italianate features such as the intact bracketed cornice, original door, and brownstone accents, 624 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 624 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

624 Garden Street is sited on a rectangular parcel (Block 181 Lot 21), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

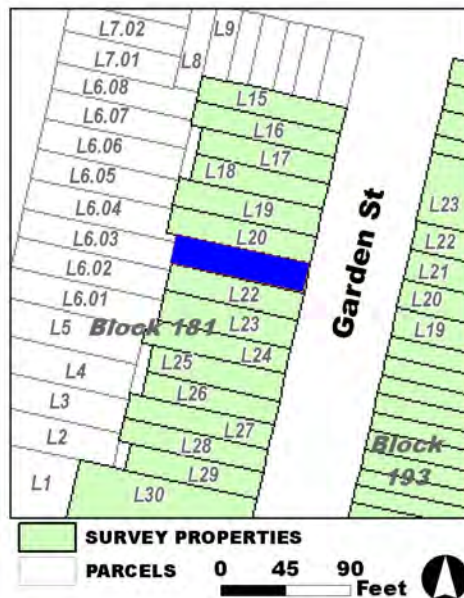
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-922845179

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-BX-H-BA / FAC_NAME: / YR: 1909)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-922845179

Page 3

PROPERTY REPORT

Property ID: **-1321239200**

Property Name: 625 Garden Street
Address: 625 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 625 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails. The main entry is composed of a modern wood paneled door with an etched glass transom and sidelights. The main entry sits beneath a flat brownstone lintel. A secondary, sunken entrance is located beneath a metal hatch door on the façade below street level. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and flat lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors and the modified entry. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 625 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 625 Garden Street retains integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1321239200

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 625 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

625 Garden Street is sited on a rectangular parcel (Block 193 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

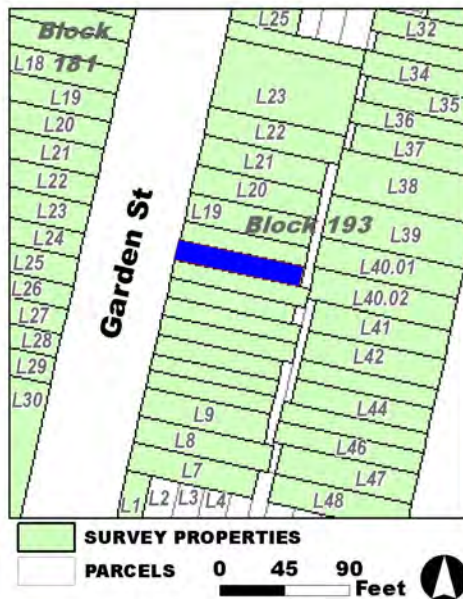
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1321239200

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1889)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1321239200**

Page 3

PROPERTY REPORT

Property ID: **-1400772972**

Property Name: 626 Garden Street
Address: 626 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 626 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a painted brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence on a concrete base and a brick and stone stoop with wrought iron stoop rails. The main entry is composed of a wood paneled door with a wood paneled jamb and glass block infill. The main entry sits beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature stone sills and lintels; fenestration at the garden-level retains original wood frames. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; infill surrounding the main entry; replacement railings; a brick stoop; and modified lintels and sills. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 626 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite alterations 626 Garden Street retains architectural integrity with its original wood cornice and original openings and remains part

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1400772972

of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 626 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

626 Garden Street is sited on a rectangular parcel (Block 181 Lot 20), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

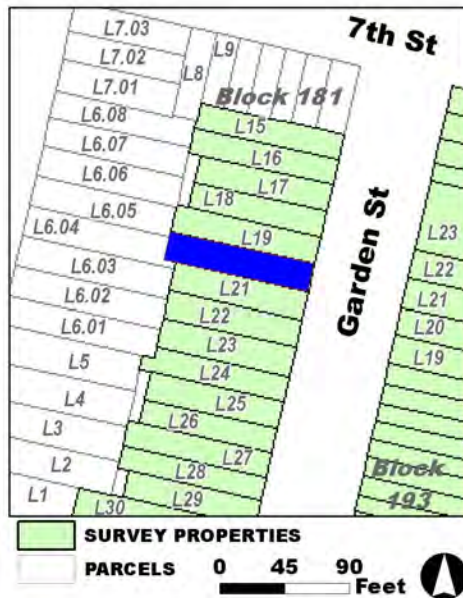
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1400772972

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-BX-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1400772972

Page 3

PROPERTY REPORT

Property ID: **-1429386783**

Property Name: 627 Garden Street
Address: 627 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 627 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of an early, half-glass and wood paneled door and includes a carved wood surround. The main entry sits beneath a flat brownstone lintel. A secondary, sunken entrance is located on the façade below street level. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and flat lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 627 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. Constructed as part of an intact row from 611-627 Garden Street, the building is documented as a narrow, three-story masonry rowhouse with frame partitions on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, the narrow rowhouse at 627 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 611-627 Garden Street. The building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1429386783

Page 1

expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 627 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

627 Garden Street is sited on a rectangular parcel (Block 193 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1429386783

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1889)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1429386783

Page 3

PROPERTY REPORT

Property ID: 540850111

Property Name: 628 Garden Street

Ownership: Private

Address: 628 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 628 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone watertable. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails. The main entry is composed of an early, double-leaf, wood and glass door and a narrow glass transom with a molded wood jamb. The main entry sits beneath a projecting brownstone hood and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows; replacement railings; awning application; modifications to the cornice; and modifications to the stoop. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 628 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite alterations, 628 Garden Street retains architectural integrity with its original cornice, early double-leaf door, and brownstone

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

540850111

Page 1

accents. It is part of a cohesive ensemble on the west side of the block that expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 628 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

628 Garden Street is sited on a rectangular parcel (Block 181 Lot 19), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

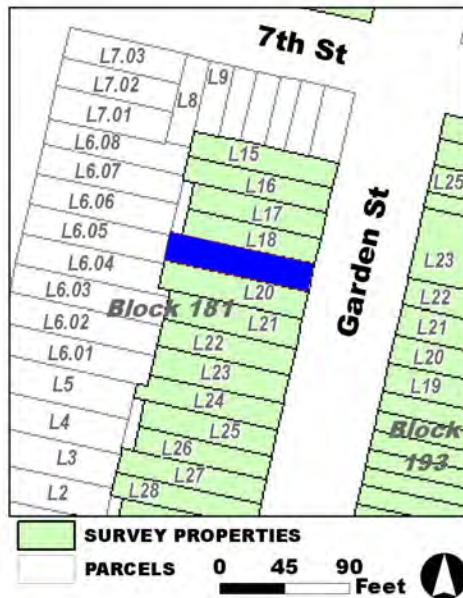
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

540850111

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-BX-H-BA / FAC_NAME: / YR: 1880)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

540850111

Page 3

PROPERTY REPORT

Property ID: 1236673166

Property Name: 629 Garden Street
Address: 629 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 629 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of an original, double-leaf, wood paneled and glass door and a segmentally arched glass transom with a molded wood jamb. The main entry sits beneath a heavy, bracketed brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature projecting brownstone sills and lintels; decorative, incised brownstone panels are situated beneath openings on the first floor. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and the decorative stonework panels. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 629 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story masonry rowhouse with a single-story, rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. The decorative brownstone panels - a common fenestration feature in the City of Hoboken - was applied to the facade at the end of the 20th century, as it was absent during documentation in 1978.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1236673166

Page 1

With its Italianate features such as the intact bracketed cornice, original door, cast iron railings, and brownstone accents, the narrowrowhouse at 629 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the east side of Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 629 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

629 Garden Street is sited on a rectangular parcel (Block 193 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

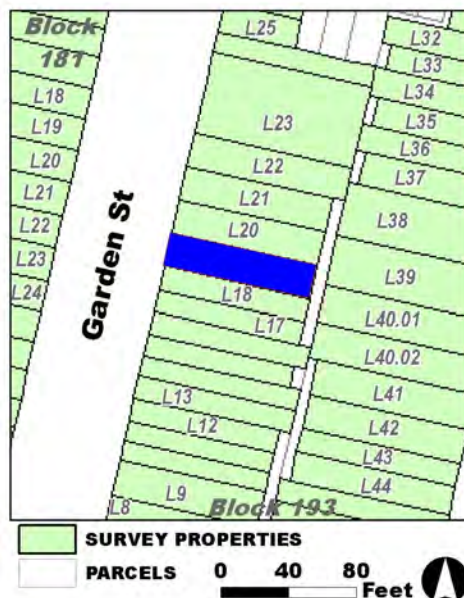
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1236673166

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-BX-BA / FAC_NAME: / YR: 1889)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1236673166**

Page 3

PROPERTY REPORT

Property ID: 1082620790

Property Name: 630 Garden Street
Address: 630 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 630 Garden Street is a three-story, two-bay, modern rowhouse constructed ca. 2000. The facade is clad in smooth concrete and features a projecting, two-story bay window. It is fronted by a modern iron areaway fence and a concrete stoop with aluminum stoop rails. The main entry is composed of a modern metal door. A secondary, garden-level entry is located beneath the steps. Fenestration includes modern, single pane, aluminum sashes of various sizes and configurations. The flat roof is accented by a cantilevered cornice. The entire facade, as visible from the street, is modified from the Italianate-style iteration documented in the 1978 architectural survey. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The original building at 630 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building was documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. It was depicted in the 1978 survey as a three-story, three-bay, Italianate-style, brick rowhouse comparable to its neighbors. The façade appears to have been completely rebuilt around the turn of the 21st century; it is unclear whether the entire structure was replaced.

630 Garden Street no longer conveys its historic appearance due to extensive modern alterations that removed all traces of character-defining features from the façade. These alterations render the building incompatible with the historic character of the 600 block of Garden

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1082620790

Page 1

Street, as well as the Hoboken Historic District. Therefore, it is recommended that 630 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

630 Garden Street is sited on a rectangular parcel (Block 181 Lot 18), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The modern design of 630 Garden Street is incongruous on a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

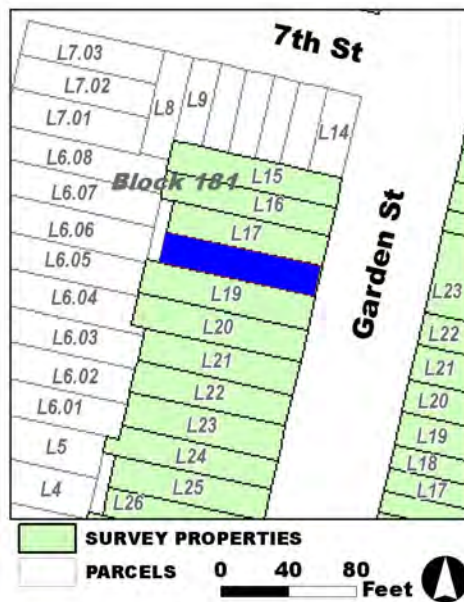
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

1082620790

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	2006		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 2	1978		
Nationwide Environmental Title Research, LLC	Historic Aerials	1994		
Nationwide Environmental Title Research, LLC	Historic Aerials	1994		
Nationwide Environmental Title Research, LLC	Historic Aerials	2010		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-B / FAC_NAME: / YR: 1910)

NOTES: Facadomized

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1082620790**

Page 3

PROPERTY REPORT

Property ID: **-175134985**

Property Name: 631 Garden Street
Address: 631 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 631 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of an early, double-leaf, wood paneled and glass door and a segmentally arched glass transom with a molded and paneled wood jamb. The main entry sits beneath a heavy, bracketed brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement sash set into original openings; some original molded wood frames are intact. First floor windows have been elongated. Windows feature brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors and the modification of the ground floor window openings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 631 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story masonry rowhouse with a single-story, rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, 631 Garden Street retains a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-175134985

Page 1

high degree of architectural integrity and is part of a cohesive ensemble on the east side of Garden Street. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 631 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

631 Garden Street is sited on a rectangular parcel (Block 193 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

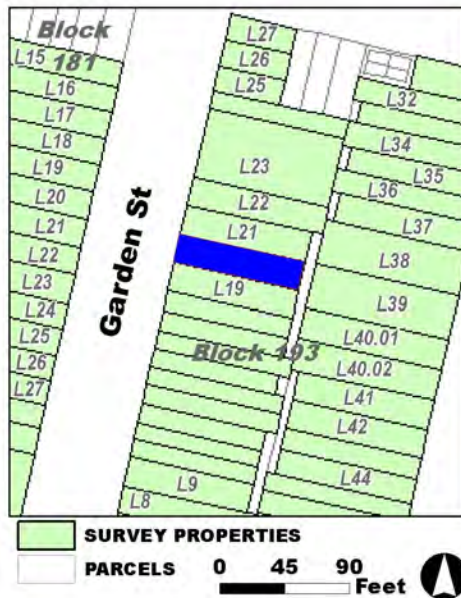
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-175134985

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-BX-H / FAC_NAME: RESIDENCE / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-175134985**

Page 3

PROPERTY REPORT

Property ID: 1909735273

Property Name: 632 Garden Street
Address: 632 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 632 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in painted brick with a painted brownstone watertable. It is fronted by a wrought iron areaway fence and a brick and concrete stoop with wrought iron stoop rails. The main entry is composed of a replacement wood paneled door, narrow glass transom, and sidelights with a molded wood jamb. The main entry sits beneath a projecting brownstone hood and a fixed metal awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; original molded wood frames appear intact. All windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; a replacement brick stoop; awning application; repaved areaway; and painted exterior materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 632 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 632 Garden Street retains architectural integrity

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1909735273

and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 632 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

632 Garden Street is sited on a rectangular parcel (Block 181 Lot 17), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

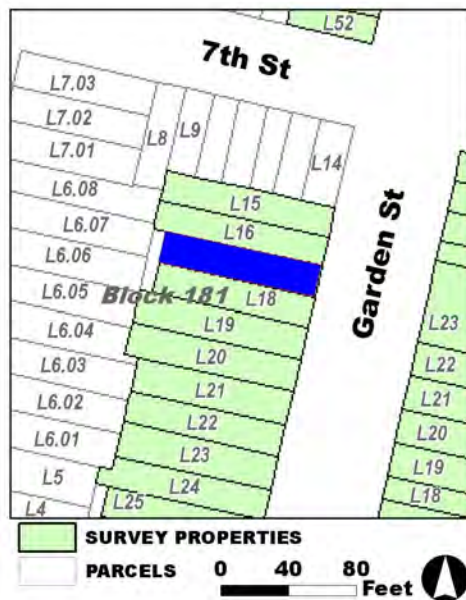
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1909735273

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1909735273

Page 3

PROPERTY REPORT

Property ID: 1694647148

Property Name: 633 Garden Street
Address: 633 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 633 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in brick with a brownstone beltcourse above the garden level. It is fronted by a cast and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of an early, double-leaf, wood paneled and glass door and a glass transom with a molded wood jamb. The main entry sits beneath a heavy, bracketed brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; some original molded wood frames are intact. First floor windows have been elongated. Windows feature brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; application of the bracketed brownstone door hood; and the modification of the ground floor window openings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 633 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story masonry rowhouse with a single-story, rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite alterations to openings, 633 Garden Street retains integrity and is part of a cohesive ensemble on the east side of Garden Street.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1694647148

The building expresses the Italianate style that characterized 19th century residential development in this area with the intact bracketed cornice, cast iron railings, and brownstone accents. The building contributes to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 633 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

633 Garden Street is sited on a rectangular parcel (Block 193 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

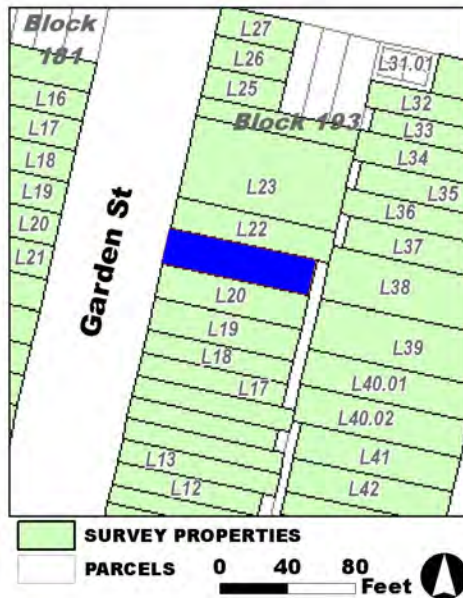
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1694647148

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-BX-BA / FAC_NAME: / YR: 1889)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1694647148**

Page 3

PROPERTY REPORT

Property ID: 84411912

Property Name: 634 Garden Street
Address: 634 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 634 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone watertable. It is fronted by the original cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a replacement wood paneled door and narrow glass transom with a molded wood jamb. The main entry is flanked by modern engaged columns and sits beneath a projecting brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement sash set into original openings; all windows feature projecting brownstone sills and lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows, door, and railings. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 634 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear two-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, 634 Garden Street retains integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

84411912

Page 1

19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 634 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

634 Garden Street is sited on a rectangular parcel (Block 181 Lot 16), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

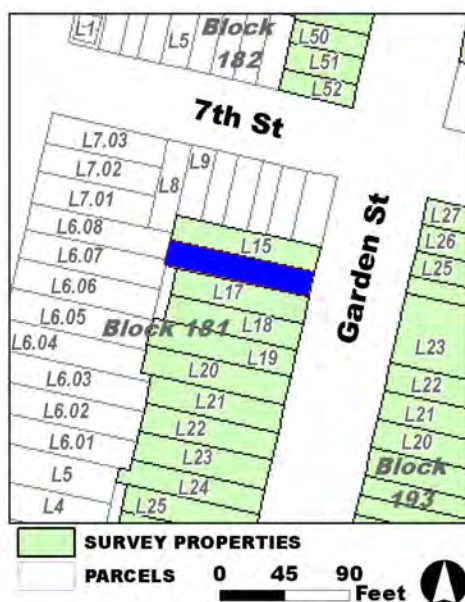
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

84411912

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

84411912

Page 3

PROPERTY REPORT

Property ID: **-1996955139**

Property Name: 635 Garden Street
Address: 635 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 635 Garden Street is a five-story, two-bay, Renaissance Revival-style apartment constructed ca. 1905. The facade, which features a full-height, three-sided projecting bay, is clad in tan brick with a light stone beltcourse above the garden level. It is fronted by a cast iron areaway gate and a stone stoop with cast iron stoop rails and newel posts. The recessed main entry is composed of double-leaf, wood and glass doors and a glass transom with a wood paneled jamb. The door surround is a light stone enframingent with modest pilasters and a bracketed stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with simple stone lintels and sills; several openings include splayed stone lintels with prominent keystones. Other decorative elements include recessed brick panels between openings. The flat roof is accented by a heavy, bracketed cornice that exhibits a mix of Italianate and Renaissance Revival elements.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The 600 block of Garden Street was no exception, with a fully developed west side and a nearly complete east side by the time of the 1873 Hopkins Atlas. The building at 635 Garden Street was one of only four undeveloped properties on the block in the 1870s; it was the youngest building on the block when constructed ca. 1905. The 1932 Sanborn Fire Insurance map depicts the building as a five-story, semi-detached, masonry apartment building with a projecting bay facing Garden Street. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1996955139

Page 1

635 Garden Street is a good example of an early 20th century apartment building situated on a rowhouse-sized lot and expressed in the Renaissance Revival style. It retains integrity and exhibits features that contribute to the historic character of Garden Street and the greater Hoboken Historic District. Character-defining features include the decorative cornice; stone lintels; cast iron railings and newel posts; and decorative brownstone window and door surrounds. Therefore, it is recommended that 635 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

635 Garden Street is sited on a mid-block parcel (Block 193 Lot 22), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

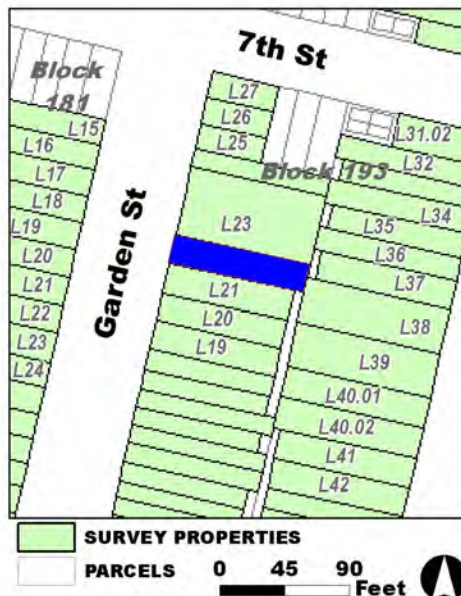
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1996955139

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1996955139**

Page 3

PROPERTY REPORT

Property ID: **-558476925**

Property Name: 636 Garden Street
Address: 636 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	181	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 636 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1860. The facade is clad in brick with a brownstone watertable. It is fronted by a wrought iron areaway fence and a brick and stone stoop with wrought iron stoop rails. The main entry is composed of a replacement, double-leaf door and a narrow transom (covered with plywood) with a molded wood jamb. The main entry sits beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Original four-over-four wood sash remains intact in first floor and garden-level openings. The remaining fenestration includes one-over-one replacement sash set into original openings and a single boarded up window at the garden-level; all windows feature projecting brownstone sills and flat lintels. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement doors and windows; boarded-up openings; replacement railings; and modified stoop. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 636 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a rear single-story frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 636 Garden Street retains a high degree of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-558476925

Page 1

architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 636 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

636 Garden Street is sited on a rectangular parcel (Block 181 Lot 15), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

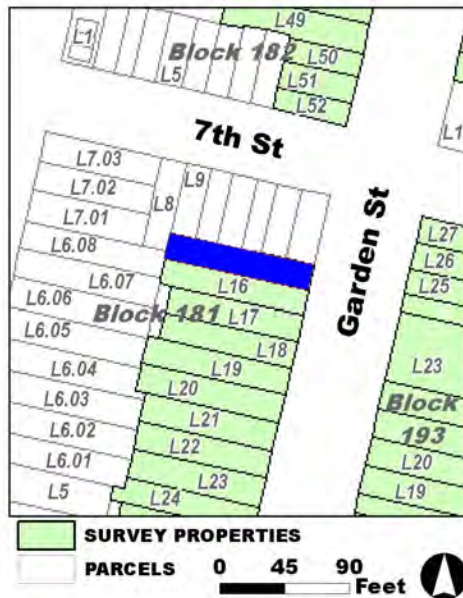
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-558476925

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Bachmann, John	Birds Eye View of Hoboken	1860		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1880)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-558476925**

Page 3

PROPERTY REPORT

Property ID: **-49739910**

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

PROPERTY LOCATION(S):

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

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

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

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

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-49739910

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

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

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

Setting:

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

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☒ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

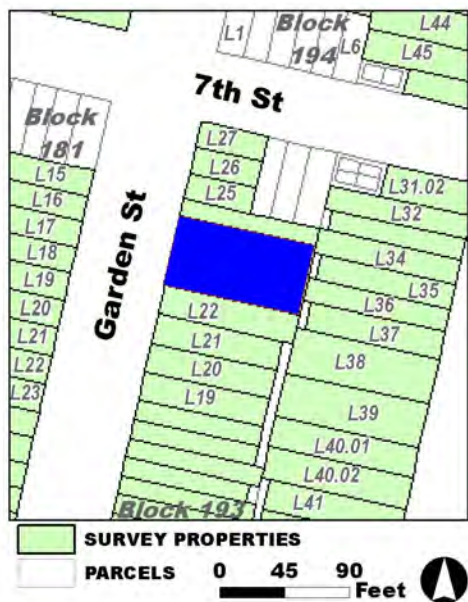
☐ (Primary Contact)

Property ID:

-49739910

Page 2

Location Map:



Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-49739910

BIBLIOGRAPHY:

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-49739910**

Page 4

Heritage] July 18, 1973.

Additional Information:

HPC LIST ID: 108

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

NOTES: check historic relationship of #637 and #639

More Research Needed? ☒ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-49739910

Page 5

PROPERTY REPORT

Property ID: **-1815221133**

Property Name: 641 Garden Street
Address: 641 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	24.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 641 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1860. The façade is clad in painted brick with a brownstone beltcourse above the garden level. It is fronted by a brick veneer and stone stoop with wrought iron railings. The main entry is composed of a replacement wood paneled door set into a modified opening. The main entry sits beneath a segmentally arched, painted stone lintel with a decorative motif. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; the original molded wood frames are intact. Windows feature brownstone sills and segmentally arched, painted stone lintels with a decorative motif. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; removed areaway fence; and painted materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 641 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a narrow, three-story masonry rowhouse with a frame, single-story rear addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 641 Garden Street retains a high degree of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1815221133

Page 1

architectural integrity and is part of a cohesive ensemble on the east side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 641 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

641 Garden Street is sited on a rectangular parcel (Block 193 Lot 24.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

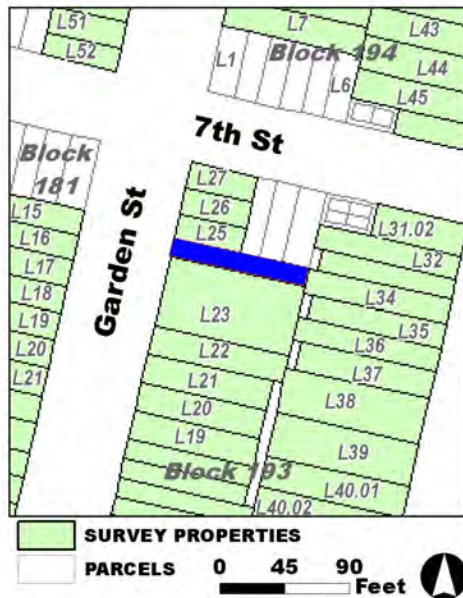
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1815221133

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Bachmann, John	Birds Eye View of Hoboken	1860		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1889)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1815221133**

Page 3

PROPERTY REPORT

Property ID: 459399736

Property Name: 643 Garden Street
Address: 643 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 643 Garden Street is a three-story, three-bay, Italianate-style, rowhouse constructed ca. 1860. The façade is clad in painted brick. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rails. The main entry is composed of an early, double-leaf, wood paneled and glass door and glass transom with a molded wood surround. The entry sits beneath a flat, painted brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with painted stone lintels and sills. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors; replacement railings; and painted materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 643 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 643 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the east side of the block. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

459399736

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 643 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

643 Garden Street is sited on a rectangular parcel (Block 193 Lot 25), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

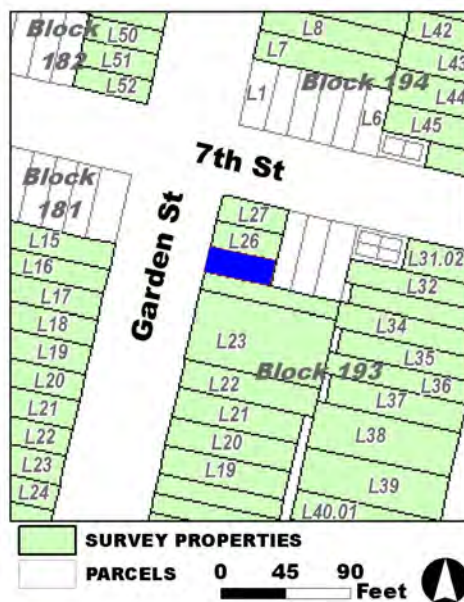
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

459399736

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

459399736

Page 3

PROPERTY REPORT

Property ID: 930288601

Property Name: 645 Garden Street
Address: 645 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 645 Garden Street is a three-story, three-bay, Italianate-style, rowhouse constructed ca. 1860. The facade is clad in painted brick. It is fronted by a cast iron areaway fence and a brownstone stoop with wrought iron railings and newel posts. The main entry is composed of a modern door and glass transom with a molded wood surround. The entry sits beneath a flat, painted brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with painted stone lintels and sills; garden-level openings are covered with iron grilles. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and doors; replacement railings; and painted materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 645 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse with a frame rear addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 645 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the east side of the block. The building expresses the Italianate style that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

930288601

Page 1

characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 645 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

645 Garden Street is sited on a rectangular parcel (Block 193 Lot 26), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

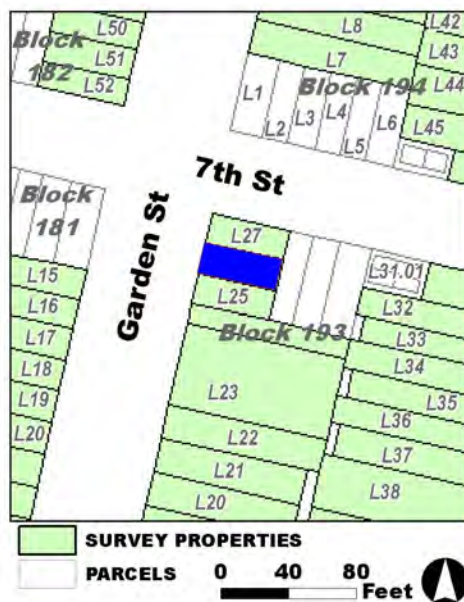
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

930288601

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1900)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****930288601**

Page 3

PROPERTY REPORT

Property ID: **-1672514778**

Property Name: 647 Garden Street
Address: 647 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	193	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 647 Garden Street is a three-story, three-bay, Italianate-style, endblock rowhouse constructed ca. 1860. The facade is clad in painted brick with a parged stone water table. It is fronted by a wrought iron areaway fence and a brick and stone stoop with modern railings. The main entry is composed of a modern door and glass transom with a wood paneled surround. The entry sits beneath a flat brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with painted stone lintels and sills. The flat roof is accented by a heavy, bracketed wood cornice with molded panels that extend along the side (north) elevation. The side elevation extends three bays and contains a three-story iron fire escape; a single-story rear addition with separate entries and a projecting bay window is also visible on the side elevation. Alterations are limited to replacement windows and doors; replacement railings; and painted materials. No exterior flood mitigation measures are evident.

By 1860, blocks of Garden Street south of Seventh Street were fully developed with dense, residential resources. The building at 647 Garden Street was amongst these early properties, first depicted on Bachmann's Bird Eye View of Hoboken in 1860. The building is documented as a three-story, masonry rowhouse on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

647 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the east side of Garden Street.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1672514778

Page 1

The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 600 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 647 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

647 Garden Street is sited on a rectangular, endblock parcel (Block 193 Lot 27), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Garden Street is primarily comprised of high-integrity, residential rowhouses constructed ca. 1860. The shared character of the dwellings forms a cohesive block that is consistent with the heritage of the Hoboken Historic District.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

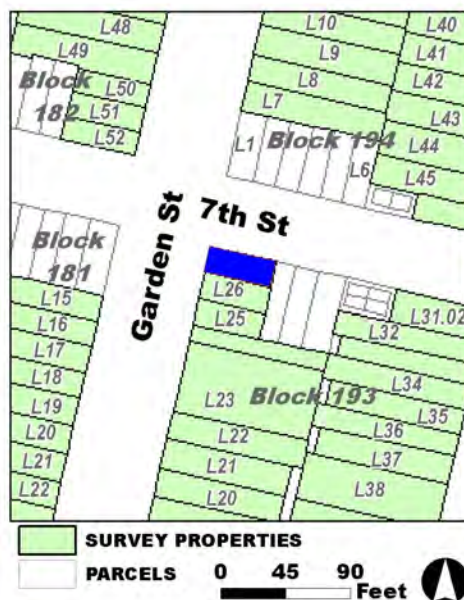
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1672514778

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1672514778**

Page 3

PROPERTY REPORT

Property ID: **-1981843980**

Property Name: 700 Garden Street
Address: 700 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	52

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 700 Garden Street is a three-story, one-bay, heavily modified, end block rowhouse constructed ca. 1870. The mixed use structure is clad in painted brick with a projecting commercial storefront on the ground floor. It is fronted by a wrought iron areaway fence. The main entry is composed of a modern, four-pane glass and wood framed door and a glass transom flanked by modern, single-pane, storefront windows. Four additional entries are located on the side (south) elevation, including three modern entrances fronted by concrete stoops and one sunken entrance located on the side elevation below street level.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 700 Garden Street (also identified as 200-202 Seventh Street, the extent of the modern building's side elevation) was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse on the 1891 Sanborn Fire Insurance map. Despite changes to the facade, the building footprint remains largely unchanged on subsequent maps and aerial imagery.

700 Garden Street no longer conveys its historic appearance due to extensive modern alterations, including window opening modifications; altered cornice; and installation of a commercial storefront. These alterations have removed character-defining features of the Italianate-style and render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1981843980

Page 1

recommended that 700 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

700 Garden Street is sited on a rectangular, end block parcel (Block 182 Lot 52), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

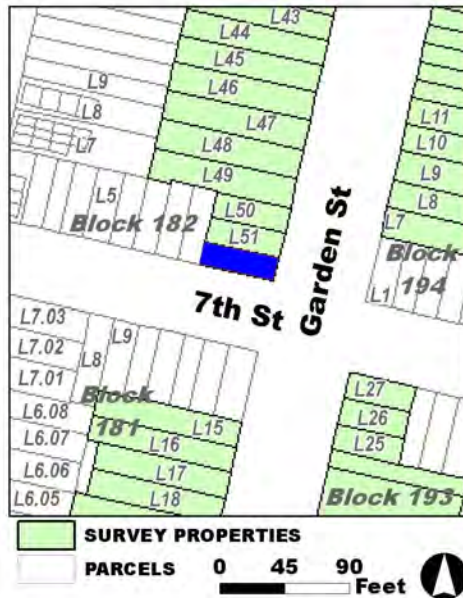
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1981843980

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-1C-X-H-BA / FAC_NAME: / YR:)

NOTES: Marginal; 20th cent storefront intact, but upper lost cornice and changed facade windows

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1981843980**

Page 3

PROPERTY REPORT

Property ID: 1168277663

Property Name: 702 Garden Street
Address: 702 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	51

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 702 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in brick with a brownstone watertable. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a replacement wood paneled and glass door and a glass transom with a molded wood jamb. It sits beneath a brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with non-original precast brownstone lintels and brownstone sills. The flat roof is accented by projecting, bracketed wood cornice with molded panels.

Alterations include replacement windows and doors; brownstone cladding; and projecting lintels in place of formerly flat lintels. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 702 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1168277663

Page 1

Despite alterations, 702 Garden Street retains character-defining features such as the intact cornice, cast iron areaway fence, and brownstone accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 702 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

702 Garden Street is sited on a rectangular parcel (Block 182 Lot 51), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

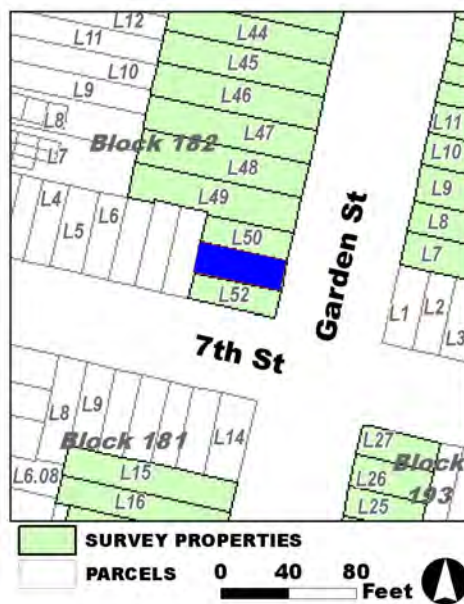
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1168277663

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1168277663**

Page 3

PROPERTY REPORT

Property ID: 2084033494

Property Name: 704 Garden Street
Address: 704 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	50

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 704 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in brick with a brownstone watertable. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron railings. The main entry is composed of a replacement door and a glass transom with a molded wood jamb. It sits beneath a brownstone hood and a fixed, metal awning that extends beyond the door frame. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with non-original, precast brownstone lintels and brownstone sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; altered openings on the second floor; replacement railings; the awning application; brownstone cladding; and projecting lintels in place of formerly flat lintels. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 704 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite alterations, 704 Garden Street retains character-defining features such as the intact cornice and brownstone accents. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

2084033494

Page 1

☐ (Primary Contact)

building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 704 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

704 Garden Street is sited on a rectangular parcel (Block 182 Lot 50), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

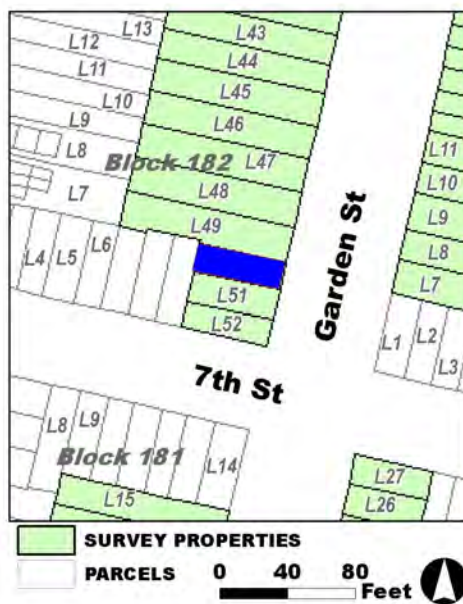
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

2084033494

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****2084033494**

Page 3

PROPERTY REPORT

Property ID: **-1806521812**

Property Name: 705 Garden Street
Address: 705 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 705 Garden Street is deeply set back from Garden Street and was not fully visible at the time of field survey. It appears that the building is a two-story, two-bay Italianate-style dwelling constructed ca. 1870. The offset front door is accessed by a stoop, and is situated above garden-level windows. The stoop features iron railings, and an iron areaway fence runs the perimeter of the facade. Fenestration appears to consist of two-over-two windows, and the windows feature wood surrounds with wood sills and lintels. The first floor windows feature bracketed sills. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

705 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted as a stand-alone building sitting far back off Garden Street, toward the rear of the lot. This configuration is retained today and is unique among the buildings facing Garden Street on this block. Also unique among this block is the fact the building is listed as a wood-frame structure in the 1891 Sanborn map. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with an open court in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

705 Garden Street retains character-defining features such as intact window openings with original window surrounds and the original cornice. In addition, the building is an unusual surviving freestanding wood-frame building with a deep setback from Garden Street;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1806521812

Page 1

additional research may reveal more information about its construction. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 705 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

705 Garden Street is sited on a rectangular parcel (Block 194 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is unique in its setting as a stand-alone residence set far off the road. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

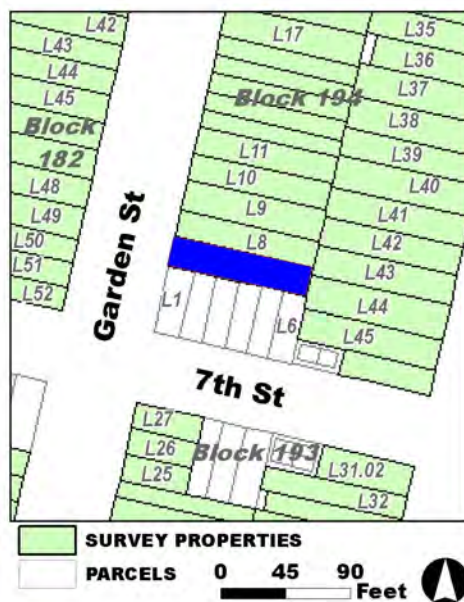
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1806521812

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2F-1U-H-BA-PS / FAC_NAME: / YR: 1930)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1806521812**

Page 3

PROPERTY REPORT

Property ID: 410424649

Property Name: 706 Garden Street
Address: 706 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	49

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 706 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in brick with non-original tinted and scored stucco applied to the garden level. It is fronted by a modern iron areaway fence and a brownstone stoop with wrought iron railings and posts. The main entry is composed of original, double-leaf, wood paneled doors and a segmentally arched transom with a molded wood jamb. It sits beneath a brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement sash set into original openings with non-original, segmentally arched, precast brownstone lintels and projecting brownstone sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels. Alterations include replacement windows and doors; replacement railings; application of stucco at the garden level; and decorative, arched, projecting lintels in place of formerly flat lintels. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 706 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. Despite alterations, 706 Garden Street retains character-defining features such as the intact cornice, segmentally arched fenestration, and brownstone accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

410424649

Page 1

greater Hoboken Historic District. Therefore, it is recommended that 706 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

706 Garden Street is sited on a rectangular parcel (Block 182 Lot 49), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

410424649

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****410424649**

Page 3

PROPERTY REPORT

Property ID: 107704765

Property Name: 707 Garden Street
Address: 707 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

707 Garden Street is a three-story, two-bay brick building constructed ca. 1870. The facade is clad in brick and features a side-hall double door with transom capped by a modern metal awning. The front door is accessed by a stoop that features modern metal railings. A modern metal areaway fence runs the perimeter of the facade. A garden-level entry is located beneath the stoop. A stone water table runs between the basement and first floor, and a stone belt course runs between the first and second floor. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and segmental arch lintels. The windows on the first floor and basement level are paired. It appears that the original cornice has been removed, and now features a stepped brick parapet. Alterations include replacement window sash; doors; and cornice alterations. No exterior flood mitigation measures are evident.

707 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted adjacent to a similar building to the north, with a small, wood-frame structure set far off the road to the south, and an open lot to the north of the adjacent building. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. However, the open lot to the north of the adjacent building was still not developed at that time. The building is subsequently denoted as a dwelling on the 1932 Sanborn revision, and the lot to the north was developed by that time. The building is denoted as apartments on the 1951 update of the Sanborn fire insurance map.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

107704765

Page 1

Despite the alteration to the cornice, 707 Garden Street retains character-defining features such as intact window openings with stone sills and lintels; stone belt courses; and garden-level entry. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 707 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

707 Garden Street is sited on a rectangular parcel (Block 194 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

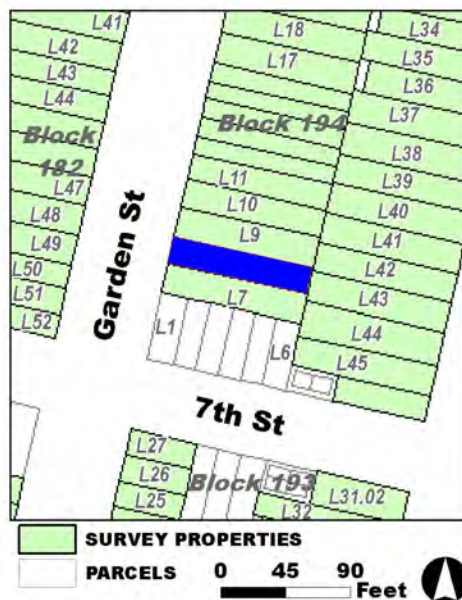
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

107704765

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****107704765**

Page 3

PROPERTY REPORT

Property ID: **-3915928**

Property Name: 708 Garden Street
Address: 708 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	48

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 708 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in painted brick with a painted brownstone beltcourse above the garden level. It is fronted by a wrought iron areaway fence and a brownstone stoop with concrete cheek walls and wrought iron stoop rails. The main entry is composed of a replacement door surrounded by glass block infill. It sits beneath a brownstone hood and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes three-over-one replacement sash set into original openings with flat brownstone lintels and projecting brownstone sills. Non-original, fixed shutters have been applied to the façade, flanking the fenestration. The flat roof is accented by a stepped parapet with metal coping. Alterations include replacement windows and doors; replacement railings; applied awning and shutters; and cornice removal. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 708 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite alterations, 708 Garden Street retains character-defining features such as the segmentally arched fenestration and brownstone

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-3915928

Page 1

accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 708 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

708 Garden Street is sited on a rectangular parcel (Block 182 Lot 48), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

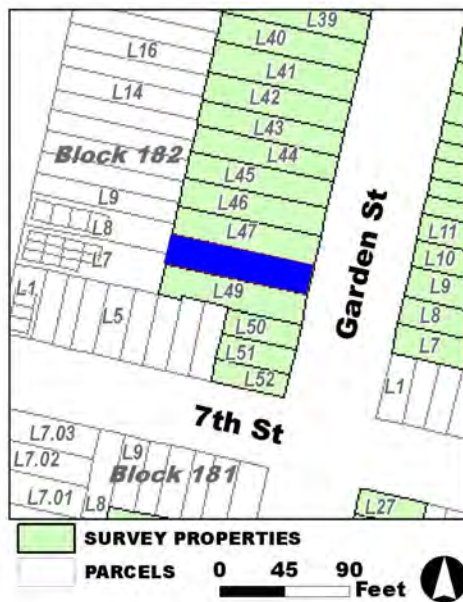
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-3915928

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-3915928**

Page 3

PROPERTY REPORT

Property ID: 659737658

Property Name: 709 Garden Street

Ownership: Private

Address: 709 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

709 Garden Street is a three-story, three-bay building constructed ca. 1870. The facade is clad in modern stone veneer and features a side-hall door capped with a modern canvas awning. The front door is accessed by a brick and stone stoop that features pipe railings and wrought iron handrails. A modern wrought iron fence, set within a brick knee wall runs along the perimeter of the facade. A garden-level entrance is located under the stoop. Fenestration includes eight-over-eight, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and arched lintels. The flat roof is accented by a crenelated parapet. Alterations include the modern stone veneer; replacement window sash; and removal of original cornice. No exterior flood mitigation measures are evident.

709 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted adjacent to a similar building to the south. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 revision to the Sanborn insurance map, and as apartments on the 1951 update of the Sanborn insurance map.

Despite the non-historic alterations, 709 Garden Street retains character-defining features such as intact window openings; massing; and garden-level entrance. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

659737658

Page 1

Therefore, it is recommended that 709 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

709 Garden Street is sited on a rectangular parcel (Block 194 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

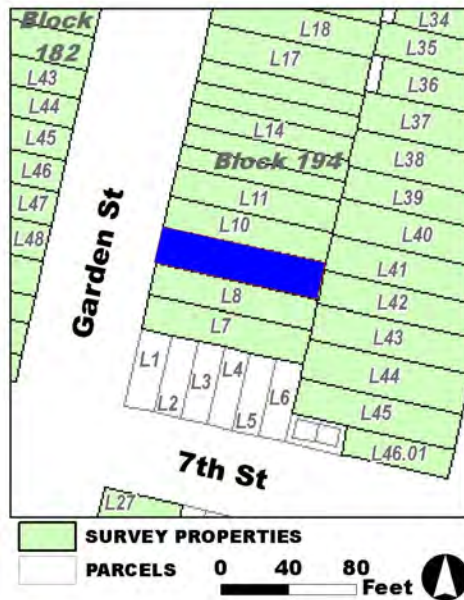
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

659737658

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****659737658**

Page 3

PROPERTY REPORT

Property ID: **-2026263453**

Property Name: 710 Garden Street
Address: 710 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	47

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 710 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in painted brick veneer with stone veneer across the garden level. It is fronted by an original cast iron areaway fence and a modified stoop with cast iron stoop rails and newel posts; the material of the stoop is not visible beneath applied carpeting. The main entry is composed an original, double-leaf, wood framed glass door and a segmental arched glass transom with a molded wood jamb. It sits beneath a heavy, bracketed brownstone hood with incised detailing and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes original, two-over-two wood sash on the first floor and one-over-one replacement sash set within the original, segmental arched openings throughout the remainder of the property; original molded wood frames are intact. Windows feature segmental arched, molded brownstone lintels and projecting, bracketed brownstone sills. Wrought iron window grilles are intact at the first floor. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows; awning application; alterations to exterior materials; and modifications to the steps. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 710 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2026263453

Page 1

on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice, segmentally arched fenestration, ornate door hood, cast iron railings, and brownstone accents, 710 Garden Street retains a high degree of architectural integrity. The building is part of a cohesive ensemble on the west side of the block; and despite alterations, it is perhaps the most intact representation of 19th century Italianate architecture on the west side of Garden Street's 700 block. The building expresses 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 710 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

710 Garden Street is sited on a rectangular parcel (Block 182 Lot 47), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

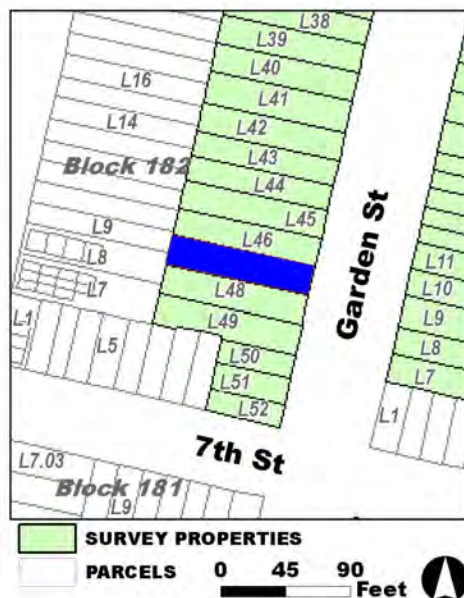
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2026263453

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2026263453**

Page 3

PROPERTY REPORT

Property ID: **-1943787794**

Property Name: 711 Garden Street
Address: 711 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

711 Garden Street is a three-story, two-bay, Renaissance Revival-style building constructed ca. 1915. The facade is clad in brick and features a side-hall double door with transom accessed by a stoop that features original stone steps, but modern concrete walls over the original brick. The stoop also features modern metal railings and an areaway fence that runs the perimeter of the facade. The front door features a decorative bracketed stone hood. A two-story projecting bay is located on the north side of the facade. A garden-level entrance is present under the stoop. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and decorative lintels, with brick panels beneath each window. A stone water table delineates the garden-level from the first floor, and a decorative stone belt course is located between the first and second floors. The flat roof is accented by a decorative cornice with brackets and wide fascia. Alterations include replacement window sash; concrete stoop walls; and modern handrails. No exterior flood mitigation measures are evident.

711 Garden Street was one of the last buildings constructed on the block and is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, or a 1909 atlas of Hudson County. The building is depicted on the 1932 revision of a 1906 Sanborn fire insurance map, and is listed as a dwelling. While the block was mostly developed by 1890, a few lots remained empty into the 20th century, including the lot on which 711 Garden Street is located. The building is subsequently denoted as a dwelling on the 1951 update of the Sanborn fire insurance map.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1943787794

Page 1

711 Garden Street retains character-defining features such as intact window openings with stone sills and lintels; decorative brick panels; and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 711 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

711 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by multi-story rowhouses that were constructed in the 1880s. The majority of this dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

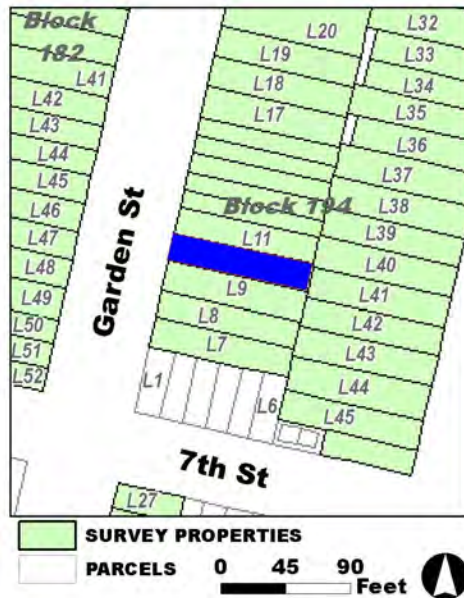
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1943787794

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1943787794

Page 3

PROPERTY REPORT

Property ID: 1062612266

Property Name: 712 Garden Street
Address: 712 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	46

Property Photo:



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

Description:

The building at 712 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in painted brick with painted brick veneer across the garden level. It is fronted by a wrought iron areaway fence and a brick veneer stoop with stone steps and wrought iron railings. The main entry is composed of a replacement door, sidelights, and rectangular glass transom with a molded wood jamb. It sits beneath a heavy, bracketed brownstone hood with incised detailing and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original, segmental arched openings. Windows feature segmental arched brownstone lintels and raised header brick sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows and doors; replacement railings; awning application; alterations to exterior materials; and modifications to the steps. The ground floor windows have also been modified, based on anomalies in the brick beneath the openings. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 712 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1062612266

Page 1

Despite alterations and modifications to the ground floor windows, 712 Garden Street retains character-defining features such as the intact bracketed cornice, segmentally arched fenestration, ornate door hood, and brownstone accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 712 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

712 Garden Street is sited on a rectangular parcel (Block 182 Lot 46), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

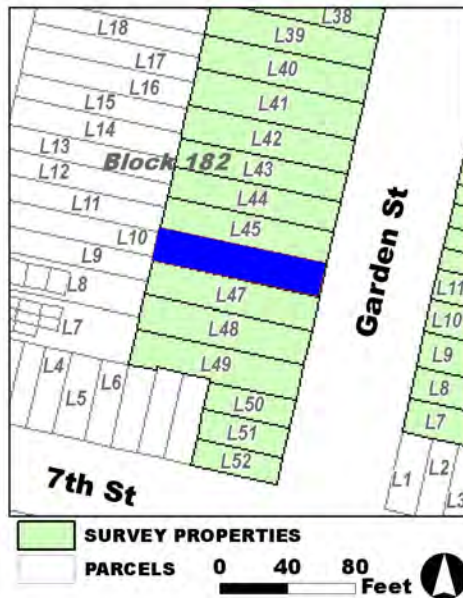
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1062612266

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1062612266**

Page 3

PROPERTY REPORT

Property ID: **-1294685225**

Property Name: 713 Garden Street
Address: 713 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

713 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a side-hall double door accessed by a stoop that features original cast iron railings and newel posts and an areaway fence. There is a garden-level entrance below the stoop. A stone water table is present between the basement and first floor. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and segmental arch lintels. The upper floor windows have infill within the original arches. The flat roof is accented by a decorative cornice with brackets, dentils, and an arched fascia. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

713 Garden Street is depicted on an 1873 Hudson County Atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted among a row of other buildings. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

713 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 713 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

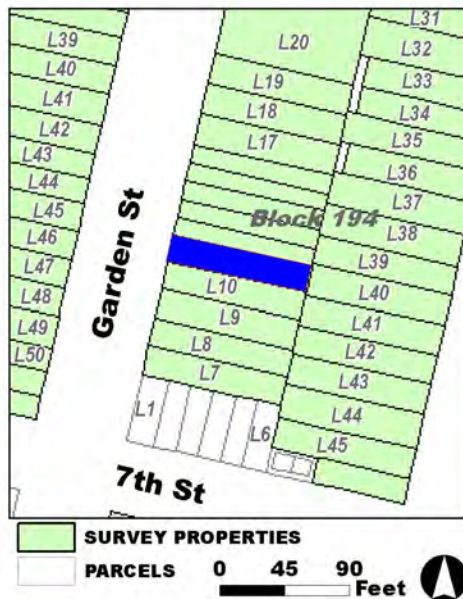
Property ID:

-1294685225

Page 1

Setting:

713 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ **Eligibility Worksheet included in present survey?**☐ **Is this Property an identifiable farm or former farm?****Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1294685225**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1294685225

Page 3

PROPERTY REPORT

Property ID: **-747873171**

Property Name: 714 Garden Street
Address: 714 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	45

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 714 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in stucco with a parged garden level. It is fronted by a wrought iron areaway fence and a brick veneer stoop with stone steps and wrought iron railings. The main entry is composed of a replacement door, sidelight, and rectangular glass transom with a molded wood jamb. It sits beneath a heavy, bracketed brownstone hood with incised detailing and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original, segmental arched openings. Windows feature segmental arched brownstone lintels and projecting, bracketed brownstone sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows and doors; replacement railings; awning application; alterations to exterior materials; and modifications to the steps. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 714 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-747873171

Page 1

Despite alterations, 714 Garden Street retains character-defining features such as the intact bracketed cornice, segmentally arched fenestration, ornate door hood, and brownstone accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 714 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

714 Garden Street is sited on a rectangular parcel (Block 182 Lot 45), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

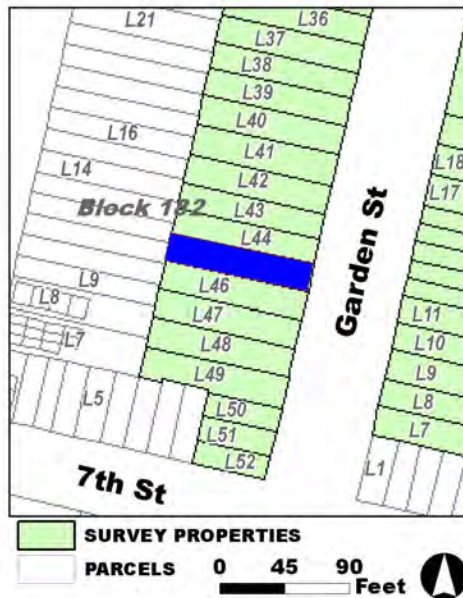
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-747873171

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-747873171**

Page 3

PROPERTY REPORT

Property ID: **-2071634228**

Property Name: 715 Garden Street

Ownership:

Address: 715 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

715 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a side-hall double door with transom. The entrance is accessed by a short stoop that features original cast iron railings and newel posts and an areaway fence. There is a bulkhead entrance to the basement at street level. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and decorative lintels. The flat roof is accented by a decorative cornice with heavy brackets and dentils. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

715 Garden Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The building is depicted among a row of other three-story brick buildings with frame partitions separating the interior of the buildings. By this time, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

715 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 715 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Mike Kenneally

☒ (Primary Contact)

-2071634228

Organization: AECOM

Setting:

715 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2071634228

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey.	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2071634228**

Page 3

PROPERTY REPORT

Property ID: **-1172234852**

Property Name: 716 Garden Street
Address: 716 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	44

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 716 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in beige brick with stone veneer cladding across the garden level. It is fronted by a wrought iron areaway fence and a stone stoop with wrought iron railings. The main entry is composed of a modern door and rectangular glass transom with a molded wood jamb. It sits beneath a parged, segmentally arched hood and a fixed awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original, segmental arched openings. Windows feature segmental arched, molded brownstone lintels and projecting, bracketed brownstone sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows and doors; replacement railings; entry lintel removal; awning application; alterations to exterior materials; and modifications to the steps. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 716 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. Despite alterations to its exterior materials, 716 Garden Street retains character-defining features such as the intact bracketed cornice, segmentally arched fenestration, and brownstone accents. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1172234852

Page 1

☐ (Primary Contact)

700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 716 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

716 Garden Street is sited on a rectangular parcel (Block 182 Lot 44), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

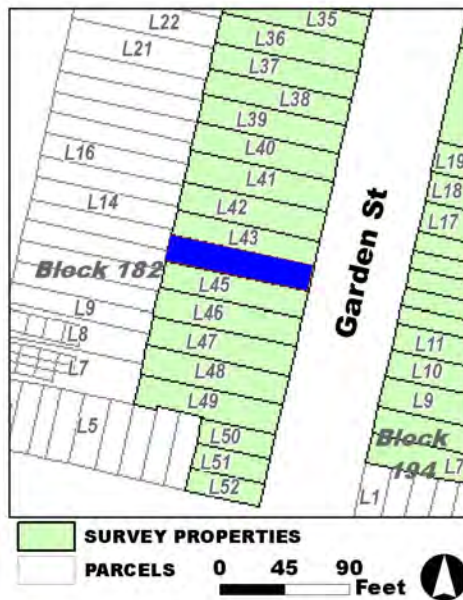
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1172234852

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1172234852**

Page 3

PROPERTY REPORT

Property ID: **-711134755**

Property Name: 717 Garden Street
Address: 717 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

717 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a side-hall double door with transom accessed by a short stoop that features modern metal railings with the original cast iron newel posts. A modern areaway fence runs the perimeter of the facade. There is a bulkhead entrance to the basement at street level. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and decorative lintels. Original iron grates are present on the second floor windows. The flat roof is accented by a decorative cornice with heavy brackets and dentils. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

717 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted among a row of other buildings. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The 1891 Sanborn map denotes that the adjacent buildings have interior wood-frame partitions. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

717 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-711134755

Page 1

that 717 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

717 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

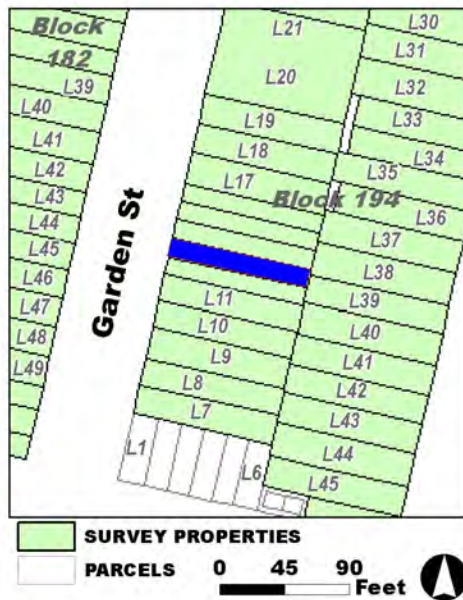
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-711134755

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-711134755**

Page 3

PROPERTY REPORT

Property ID: **-1611859993**

Property Name: 718 Garden Street
Address: 718 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	43

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 718 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The façade is clad in brick with brownstone cladding across the garden level. It is fronted by a wrought iron areaway fence on a concrete base and a brownstone stoop with replacement steps and wrought iron railings. The main entry is composed of a modern, wood paneled door with single sidelight, and rectangular glass transom with a molded wood jamb. It sits beneath the original segmentally arched, molded brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-nine replacement sash set within the original, segmental arched openings; the original molded wood frames are intact. Windows feature segmental arched, molded brownstone lintels and projecting, bracketed brownstone sills. Decorative, molded brownstone panels are situated beneath ground floor fenestration. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows and doors; replacement railings; and modifications to the steps. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 718 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse with a rear frame addition on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. With its Italianate features such as the intact bracketed cornice, segmentally arched fenestration, and brownstone accents, 718 Garden Street retains a high degree of architectural integrity and is part of a cohesive

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1611859993

Page 1

ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 718 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

718 Garden Street is sited on a rectangular parcel (Block 182 Lot 43), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

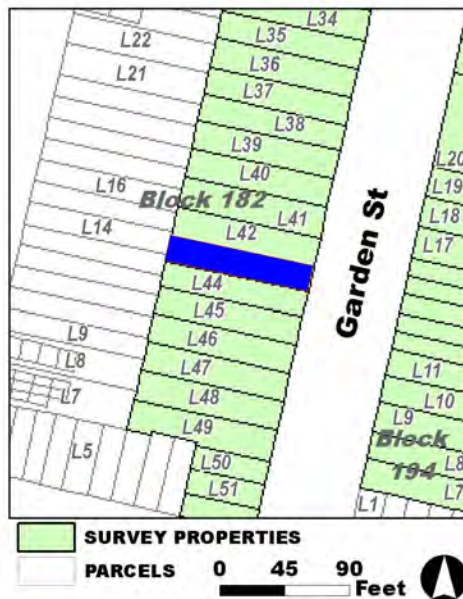
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1611859993

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA-LE / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1611859993**

Page 3

PROPERTY REPORT

Property ID: 1948455386

Property Name: 719 Garden Street
Address: 719 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

719 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a side-hall double door with transom accessed by a short stoop that features wrought iron railings and an areaway fence. There is a bulkhead entrance to the basement at street level. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and lintels. The flat roof is accented by a decorative cornice with heavy brackets. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

719 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted among a row of other buildings. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The 1891 Sanborn map denotes that the adjacent buildings have interior wood-frame partitions. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

719 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 719 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

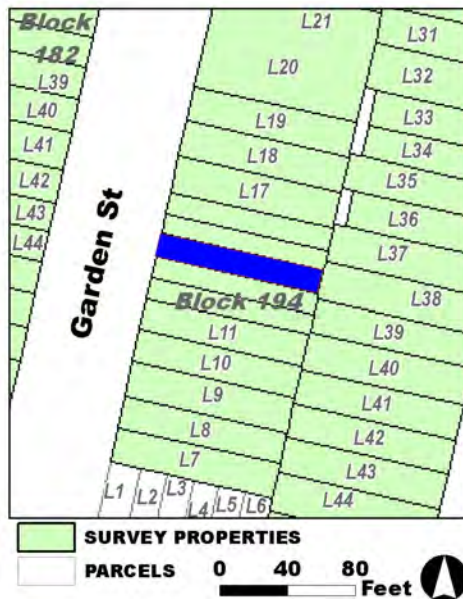
Property ID:

1948455386

Page 1

Setting:

719 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ **Eligibility Worksheet included in present survey?**☐ **Is this Property an identifiable farm or former farm?****Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1948455386**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1948455386**

Page 3

PROPERTY REPORT

Property ID: **-820069058**

Property Name: 720 Garden Street
Address: 720 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	42

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 720 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in painted brick veneer with painted stone veneer cladding across the garden level. It is fronted by a wrought iron areaway fence and a brick veneer and stone stoop with wrought iron railings. The recessed main entry is composed of a modern, double-leaf, wood paneled door and segmentally arched glass transom with a molded wood jamb. A secondary, garden-level entry is located beneath the steps. Fenestration includes twelve-over-twelve replacement sash set within the original, segmental arched openings; the original molded wood frames are intact. Windows feature segmental arched, soldier brick lintels and projecting, bracketed stone sills. The flat roof is accented by a projecting, bracketed wood cornice with molded panels and an arched fascia. Alterations include replacement windows and doors; replacement railings; modifications to the exterior cladding; and replacement stoop. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 720 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story masonry rowhouse on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Despite modifications, notably the exterior cladding, 720 Garden Street retains character-defining features of an Italianate rowhouse

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-820069058

Page 1

including the bracketed cornice, segmentally arched fenestration, and brownstone accents. It is part of a cohesive ensemble on the west side of the block, expressing the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 720 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

720 Garden Street is sited on a rectangular parcel (Block 182 Lot 42), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

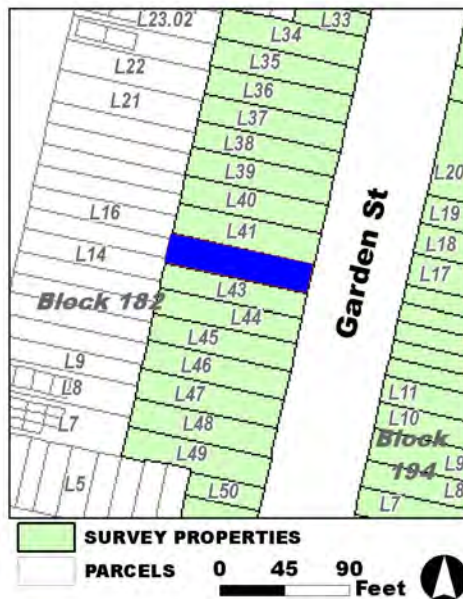
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-820069058

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/18/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-820069058**

Page 3

PROPERTY REPORT

Property ID: **-1598816429**

Property Name: 721 Garden Street
Address: 721 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

721 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1870. The façade is clad in brick and features a side-hall double door with transom accessed by a short stoop that features modern wrought iron railings with original cast iron newel posts. The areaway fence running along the front of the building is also modern. There is a bulkhead entrance to the basement at street level. Fenestration includes two-over-two and casement windows set within original window openings throughout. Windows feature stone sills and decorative lintels. The flat roof is accented by a decorative cornice. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

721 Garden Street is depicted on the 1873 Hudson County atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The building is depicted among a row of other three-story brick buildings with frame partitions separating the interior of the buildings. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

721 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1598816429

Page 1

that 721 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

721 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

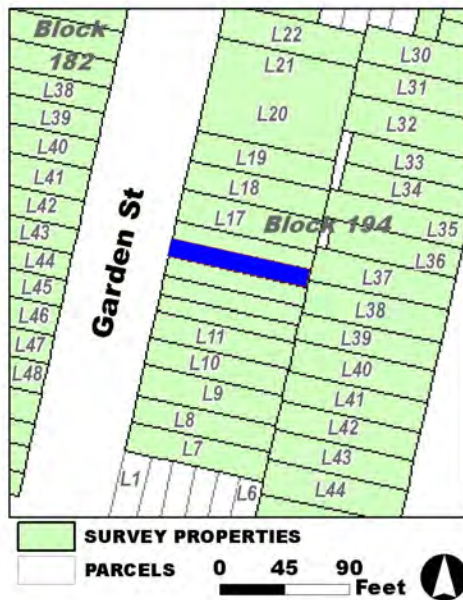
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1598816429

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1598816429**

Page 3

PROPERTY REPORT

Property ID: 1470115153

Property Name: 722 Garden Street
Address: 722 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 722 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a high brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a replacement wood door with a transom and glass block sidelights set within an original segmental arch opening; above the doorway is a carved brownstone segmental arch lintel. There are two replacement windows set within original segmental arch openings that sit adjacent to the entry at the first floor. These windows have carved segmental arch brownstone lintels and straight brownstone sills. The facade of the garden level has been altered to accommodate a garage access door. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature carved segmental arch brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; replacement railings; painted facade; metal awning over the main entry; and an altered garden level facade. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 722 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by G. P. Schinzel. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1470115153

Page 1

With its Italianate features such as the intact bracketed cornice, segmentally arched fenestration, and brownstone accents, 722 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 722 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

722 Garden Street is sited on a rectangular parcel (Block 182 Lot 41), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

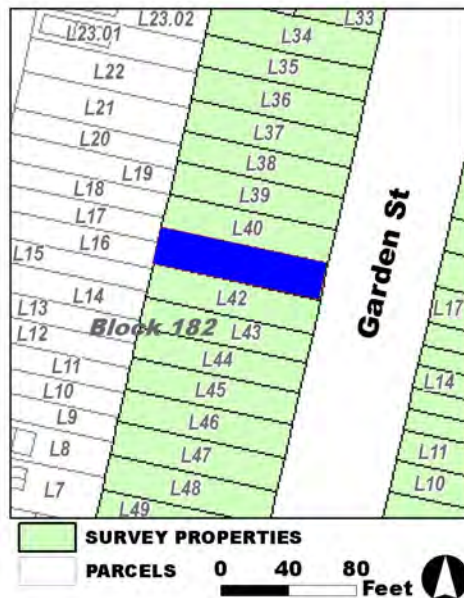
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1470115153

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-BA-G / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1470115153**

Page 3

PROPERTY REPORT

Property ID: 1825076120

Property Name: 723 Garden Street
Address: 723 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

723 Garden Street is a three-story, two-bay, Italianate-style building constructed ca. 1870. The facade features a side-hall double door with transom accessed by a short stoop that includes wrought iron railings. A wrought iron areaway fence runs the perimeter of the facade. There is a bulkhead entrance to the basement at street level. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and decorative arched lintels. The flat roof is accented by a decorative cornice with heavy brackets and dentils. Alterations include replacement window sash and door. No exterior flood mitigation measures are evident.

723 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted among a row of other buildings. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The 1891 Sanborn map denotes that the adjacent buildings have interior wood-frame partitions. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

723 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1825076120

Page 1

that 723 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

723 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

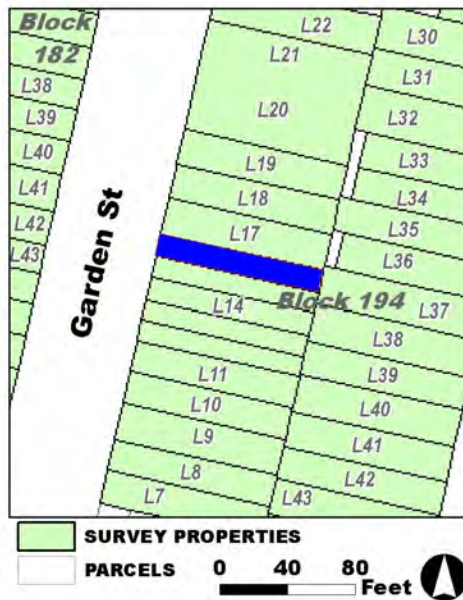
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

☒ (Primary Contact)

1825076120

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1825076120**

Page 3

PROPERTY REPORT

Property ID: 1197343888

Property Name: 724 Garden Street
Address: 724 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 724 Garden Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1865. The brownstone-clad building has a high painted brownstone stoop with cast iron railings that fronts the main entry. The main entry is composed of a replacement door with a transom and sidelight set within an original segmental arch opening; above the doorway is a carved brownstone segmental arch lintel. There are two replacement windows set within original elongated segmental arch openings that sit adjacent to the entry at the first floor. These windows have carved segmental arch brownstone lintels and straight brownstone sills. A cast iron railing demarcates the sunken areaway fronting the building. There is a set of painted brownstone steps that lead to a secondary garden-level entry below the stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature carved segmental arch brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 724 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by F. F. Kruse. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1197343888

Page 1

☐ (Primary Contact)

With its Italianate features such as the intact bracketed cornice, segmentally arched fenestration, and brownstone accents, 724 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 724 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

724 Garden Street is sited on a rectangular parcel (Block 182 Lot 40), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

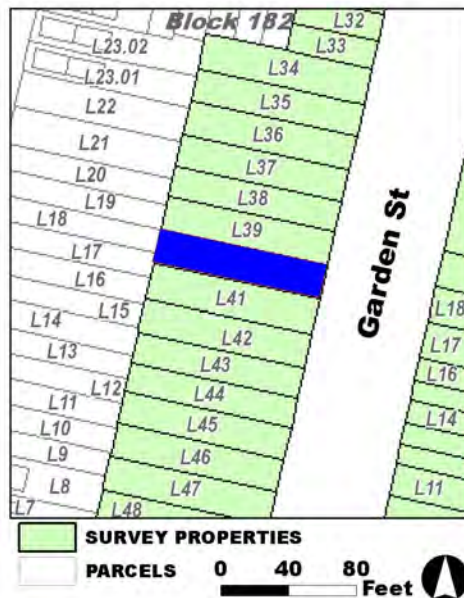
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1197343888

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1197343888**

Page 3

PROPERTY REPORT

Property ID: 622256569

Property Name: 725 Garden Street
Address: 725 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

725 Garden Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a side-hall door capped by a modern metal awning. The front door is accessed by a short stoop that features modern metal railings. A modern metal areaway fence also runs the perimeter of the facade. A garden-level entrance is located beneath the stoop. A stone water table runs between the basement and first floor. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and soldier course brick lintels. The flat roof is accented by a decorative cornice with heavy brackets, dentils, and a decorative paneled fascia. Alterations include replacement window sash and doors, and modern metal railings. No exterior flood mitigation measures are evident.

725 Garden Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The building is denoted as a three-story brick building and is depicted among a row of other three-story brick buildings. By this time, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a four-story apartment building on the 1932 and 1951 updates of the Sanborn fire insurance map. Given the discrepancies between numbers of floors on the Sanborn insurance maps, it is unclear if there was an error in denoting stories on the 1891 Sanborn, or if this building was constructed sometime between 1891 and 1932, and the original cornice was retained and placed on the current building.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

622256569

Page 1

725 Garden Street retains character-defining features such as intact window openings with stone sills; stone water table; garden-level entrance; and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 725 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

725 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

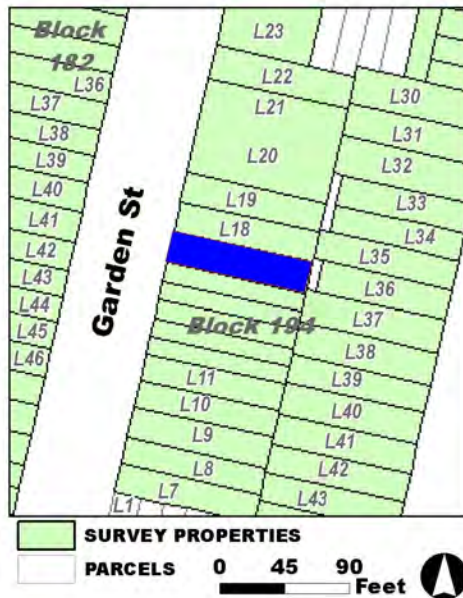
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

622256569

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****622256569**

Page 3

PROPERTY REPORT

Property ID: **-1802459349**

Property Name: 726 Garden Street
Address: 726 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 726 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a high brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a recessed double-sided wood door with a transom set within an original opening with a carved brownstone lintel. There is a three-sided brownstone-clad bay window that sits adjacent to the entry at the first floor. There are three replacement windows set within original openings within the bay. There is a wrought iron railing that demarcates the sunken areaway fronting the building. A secondary garden-level entry is located beneath the stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings on each floor. These windows feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes and replacement railings. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 726 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by E. L. Morton. The building is documented as a three-story brick dwelling with a rectangular footprint and rear wood-frame extension on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

With its Italianate features such as the intact bracketed cornice and brownstone accents, 726 Garden Street retains a high degree of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1802459349

Page 1

architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 726 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

726 Garden Street is sited on a rectangular parcel (Block 182 Lot 39), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

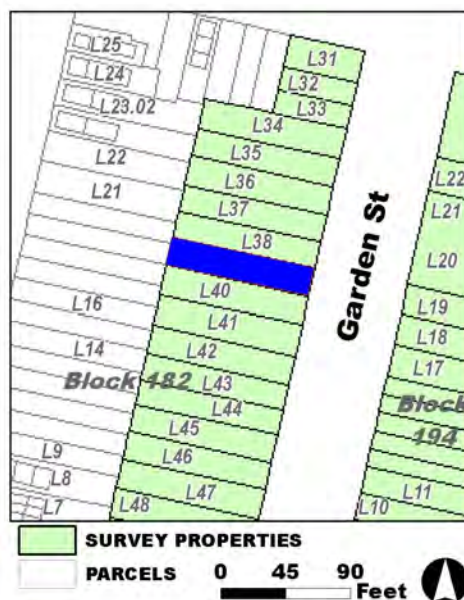
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1802459349

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1802459349**

Page 3

PROPERTY REPORT

Property ID: **-1525554298**

Property Name: 727 Garden Street
Address: 727 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

727 Garden Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a side-hall door with transom accessed by a stone stoop that features modern wrought iron railings and an areaway fence. There is a garden-level entrance under the stoop. A stone water table is present between the basement and first floor. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills with brackets and segmental-arch lintels. The flat roof is accented by a decorative cornice with heavy brackets and an arched fascia. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

727 Garden Street is depicted on the 1873 Hudson County atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The 1873 map depicts the building adjacent to a similar building with open lots to the north and south. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 and 1951 updates of the Sanborn fire insurance map.

727 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 727 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1525554298

Page 1

Setting:

727 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

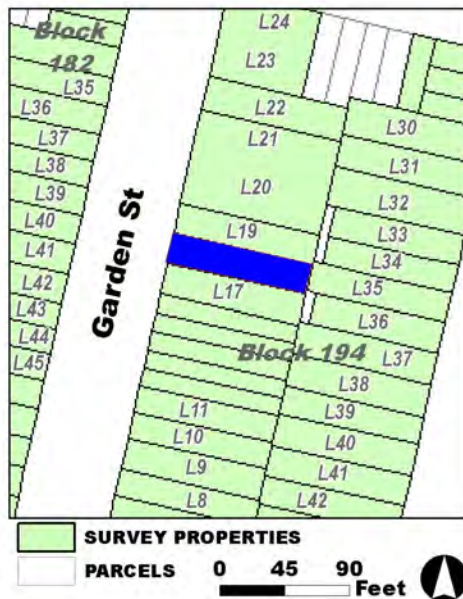
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1525554298

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1525554298**

Page 3

PROPERTY REPORT

Property ID: **-1945806830**

Property Name: 728 Garden Street
Address: 728 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 728 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a brownstone-clad garden level and a high painted brownstone stoop with cast iron railings that fronts the main entry. The main entry is composed of a recessed double-sided wood door with a transom set within an original opening with a flat painted brownstone lintel. Two replacement windows set within original openings with straight brownstone lintels and sills sit adjacent to the entry at the first floor. There is a wrought iron railing that demarcates the sunken areaway fronting the building. A secondary garden-level entry is located beneath the stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings on each floor. These windows feature flat brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement railings; painted brownstone details; and flat shaved lintels. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 728 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by E. A. Flyent. The building is documented as a three-story brick dwelling with a rectangular footprint and rear wood-frame extension on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1945806830

Page 1

With its Italianate features such as the intact bracketed cornice, cast iron railings, and brownstone accents, 728 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 728 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

728 Garden Street is sited on a rectangular parcel (Block 182 Lot 38), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

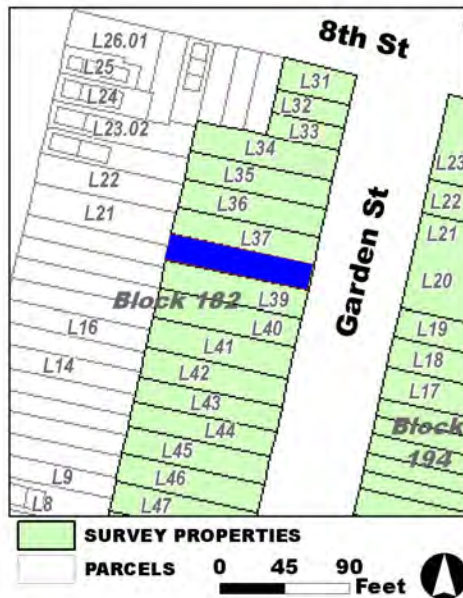
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1945806830

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1945806830**

Page 3

PROPERTY REPORT

Property ID: **-636525937**

Property Name: 729 Garden Street
Address: 729 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

729 Garden Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a side-hall door with transom and sidelight accessed by a stone stoop that has modern metal railings. A modern chain-link areaway fence runs the perimeter of the facade. There is a garden-level entrance under the stoop. A stone water table is present between the basement and first floor. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and segmental arch lintels. There are decorative stone panels under the first floor windows. The flat roof is accented by a decorative cornice with heavy brackets and an arched fascia. Alterations include replacement window sash. No exterior flood mitigation measures are evident.

729 Garden Street is depicted on an 1873 atlas and the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1873 atlas the building is depicted adjacent to a similar building with open lots to the north and south. By 1891, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. By 1891, a building had been constructed within the open lot to the south, but the lot to the north remained undeveloped. The building is subsequently denoted as a dwelling on the 1932 revised Sanborn insurance map, and as apartments on the 1951 revised Sanborn fire insurance map.

729 Garden Street retains character-defining features such as intact window openings with stone sills and lintels and the original cornice.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-636525937

Page 1

The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 729 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

729 Garden Street is sited on a rectangular, mid-block parcel (Block 194 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

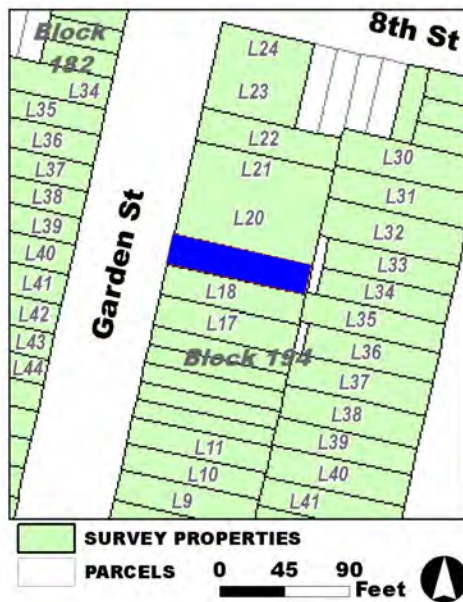
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-636525937

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-FX-H / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-636525937**

Page 3

PROPERTY REPORT

Property ID: 1819126773

Property Name: 730 Garden Street
Address: 730 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 730 Garden Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1865. The brick building has a brownstone-clad garden level and a high painted brownstone stoop with cast iron railings that fronts the main entry. The main entry is composed of a recessed double-sided wood door with a transom set within an original segmental arch opening with a carved brownstone lintel. Two replacement windows set within original segmental arch openings with carved brownstone lintels and sills sit adjacent to the entry at the first floor. There is a cast iron railing that demarcates the areaway fronting the building. A secondary garden-level entry is located beneath the stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative parapet. Alterations include replacement window sashes; removal of the cornice; and painted brownstone details. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 730 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by J. K. Pollock, along with the adjacent building. The building is documented as a three-story brick dwelling with a rectangular footprint and rear wood-frame extension on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1819126773

Page 1

With its Italianate features such as the cast iron railings, segmental arch openings, and brownstone accents, 730 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 730 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

730 Garden Street is sited on a rectangular parcel (Block 182 Lot 37), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

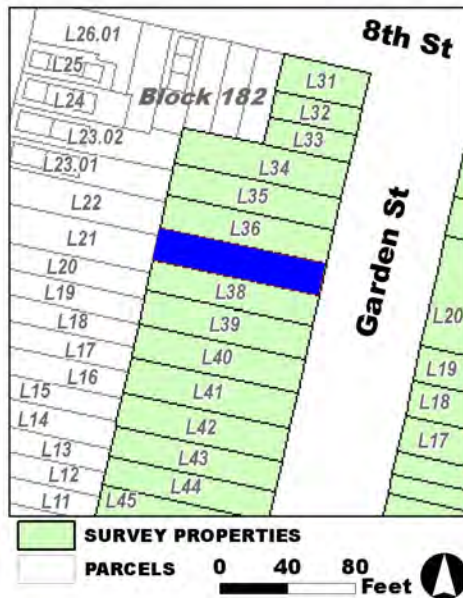
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

☒ (Primary Contact)

1819126773

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1819126773**

Page 3

PROPERTY REPORT

Property ID: 1073794340

Property Name: 731-733 Garden Street
Address: 731-733 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	20
HUDSON	Hoboken		Newark	194	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

731-733 Garden Street is the consolidation of three separate rowhouses into one parcel (including 735 Garden Street). The units are three-story, three-bay, Italianate-style buildings constructed ca. 1870-1900. The northernmost unit, 735 Garden Street was constructed ca. 1870 and features a side-hall double door with a transom capped by a stone segmental arch lintel. There is a garden-level entry under the stoop. Cast iron railings and an areaway fence are present. Fenestration includes two-over-two replacement windows set within original window openings throughout. Windows feature stone sills and stone segmental arch lintels. The first floor windows feature stone plaques beneath the windows. The two units to the south were constructed ca. 1900 and feature brownstone store-front facades on the first floor. 733 Garden Street features a pedestrian door and a single-bay garage door. 731 Garden Street features a recessed pedestrian door with decorative wood surround and transom that leads to the residential space above. A simple pedestrian door and a plate glass window are located in the storefront portion of this unit. The upper floors of these units are clad in brick and feature one-over-one replacement windows set within original window openings. Windows feature stone sills and lintels. Lintels on the southernmost unit, 731 Garden Street feature decorative drip mold patterns. The flat roof of the southernmost units is accented by a decorative cornice with heavy brackets and paneled fascia. The cornice on the northernmost unit features heavy brackets and an arched fascia. Alterations include replacement window sash and doors. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1073794340

Page 1

731-733 Garden Street consists of three historically separate parcels. The unit located at 735 Garden Street was constructed ca. 1870 and is depicted on an 1873 atlas of Hudson County. The remaining two units were constructed ca. 1900 and are depicted on a 1909 atlas of Hudson County. This maps shows that the units constituting 731 and 733 Garden Street were brick buildings with a large wood-frame structure at the rear that spanned both lots. The 1932 revision to the 1906 Sanborn Insurance Map shows the same configuration, with 731 Garden Street consisting of a store on the first floor with dwellings on the upper floors, and 733 Garden Street as an auto garage. The 1951 Sanborn revision shows the same configuration, with the large wood-frame structure being utilized as a 40-car capacity garage. 735 Garden Street is shown as a dwelling on these maps.

731-733 Garden Street retains character-defining features such as intact window openings with stone sills and lintels; cast iron railings and areaway fence; storefronts on the first floor of 731-733 Garden Street, including a garage-bay door; and the original cornices. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 731-733 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

731-733 Garden Street is sited on a mid-block parcel (Block 194 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story rowhouses. This densely residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1073794340

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA-G / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Tax parcel includes 731, 733, and 735 Garden Street

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1073794340**

Page 3

PROPERTY REPORT

Property ID: **-1181767612**

Property Name: 732 Garden Street
Address: 732 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 732 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a brownstone-clad garden level and a high painted brownstone stoop with brownstone railings that fronts the main entry. The main entry is composed of a replacement wood door with a transom and sidelights set within an original segmental arch opening with a carved brownstone lintel. Two replacement windows set within original segmental arch openings with carved brownstone lintels and sills sit adjacent to the entry at the first floor. There is a wrought iron railing that demarcates the areaway fronting the building. A secondary garden-level entry is located beneath the stoop, and there are two replacement windows set within original segmental arch openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and an arched fascia. Alterations include replacement window sashes; replacement door; and painted brownstone details. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 732 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by J. K. Pollock, along with the adjacent building. The building is documented as a three-story brick dwelling with a rectangular footprint and rear wood-frame extension on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1181767612

Page 1

☐ (Primary Contact)

With its Italianate features such as the intact bracketed cornice, segmental arch openings, and brownstone accents, 732 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 732 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

732 Garden Street is sited on a rectangular parcel (Block 182 Lot 36), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late 19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

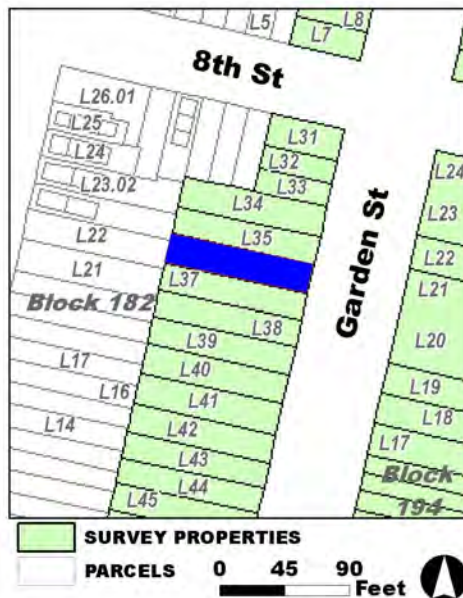
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1181767612

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1181767612**

Page 3

PROPERTY REPORT

Property ID: **-686768593**

Property Name: 734 Garden Street
Address: 734 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 734 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a high brick and stone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a replacement wood door with a transom and sidelights set within an original segmental arch opening with a carved brownstone lintel. Two replacement windows set within original segmental arch openings with carved brownstone lintels and brownstone sills sit adjacent to the entry at the first floor. There is a wrought iron railing that demarcates the areaway fronting the building. A secondary garden-level entry is located beneath the stoop, and there are two replacement windows set within original openings at the garden level; a brownstone water table acts as a shared lintel for the windows. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and an arched fascia. Alterations include replacement window sashes; replacement door; replacement railings; and a modified stoop. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 734 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by J. Meighan. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-686768593

Page 1

☐ (Primary Contact)

With its Italianate features such as the intact bracketed cornice, segmental arch openings, and brownstone accents, 734 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 734 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

734 Garden Street is sited on a rectangular parcel (Block 182 Lot 35), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

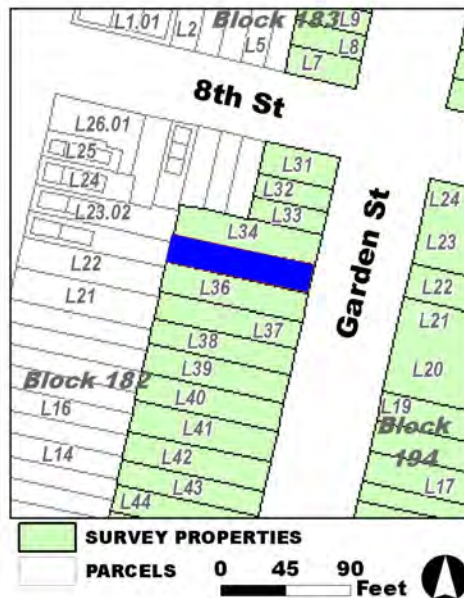
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-686768593

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-686768593**

Page 3

PROPERTY REPORT

Property ID: **-393440858**

Property Name: 736 Garden Street
Address: 736 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 736 Garden Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1865. The brick building has a stone veneer-clad garden level and a high brick and stone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a replacement wood door with a transom and sidelight set within an original segmental arch opening with a carved brownstone lintel. Two replacement windows set within original segmental arch openings with painted brownstone lintels and sills sit adjacent to the entry at the first floor. There is a wrought iron railing that demarcates the areaway fronting the building. A secondary garden-level entry is located beneath the stoop, and there are two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings on each floor. These windows feature painted brownstone lintels and sills. The flat roof is accented by a replacement vinyl cornice. Alterations include replacement window sashes; replacement door; replacement railings; replacement cornice; and a modified stoop. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 736 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas as being owned by C. Ferry. The building is documented as a three-story brick dwelling with a rectangular main block and rear wood-framed extension on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-393440858

Page 1

With its Italianate features such as the segmental arch openings, and brownstone accents, 736 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 736 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

736 Garden Street is sited on a rectangular parcel (Block 182 Lot 34), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

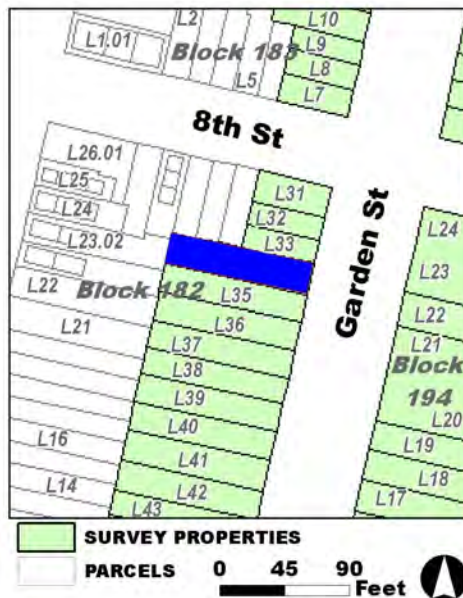
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-393440858

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-393440858**

Page 3

PROPERTY REPORT

Property ID: **-1921882283**

Property Name: 737 Garden Street
Address: 737 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

737 Garden Street is a four-story, three-bay, Neo-Grec-style building constructed ca. 1880. The facade is clad in brownstone and features a side-hall door accessed by a stoop that includes original iron railings and newel posts and an areaway fence. There is a garden-level entrance under the stoop. Fenestration includes one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone surrounds with bracketed sills and decorative lintels. The flat roof is accented by a decorative cornice with brackets. Alterations include replacement window sash. No exterior flood mitigation measures are evident. 737 Garden Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The building is depicted with a similar building to the south and a smaller, one-story building to the north. By this time, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. The building is subsequently denoted as a dwelling on the 1932 revision of the Sanborn insurance map, and as apartments on the 1951 update of the Sanborn fire insurance map.

737 Garden Street retains character-defining features such as intact brownstone exterior; window openings with stone surrounds, sills, and lintels; original railings and fence; and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 737 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1921882283

Page 1

737 Garden Street is sited on a rectangular parcel (Block 194 Lot 22), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by a three-story residential building to the south, and a two-story building to the north. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

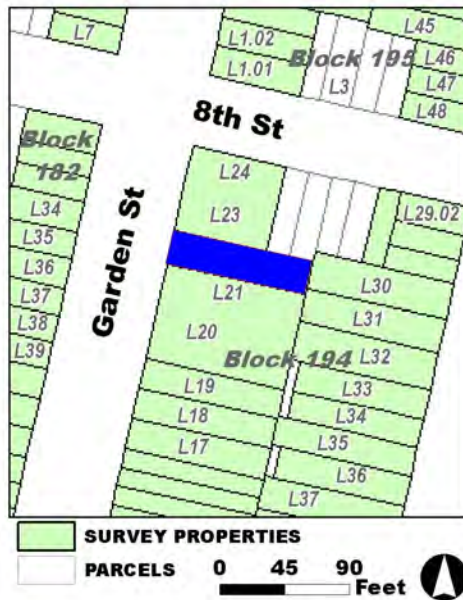
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1921882283

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-WIP TO 1U / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1921882283

Page 3

PROPERTY REPORT

Property ID: 494025817

Property Name: 738 Garden Street
Address: 738 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 738 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a brownstone water table and a wrought iron railing that demarcates the areaway fronting the building. A modest brownstone stoop with cast iron railings fronts the main entry. The main entry is composed of a double-sided wood door with a transom set within an original opening with a straight brownstone lintel. Two replacement windows set within original openings with straight brownstone lintels and sills sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings on each floor. These windows feature straight brownstone lintels and sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes and replacement areaway fence railings. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 738 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. With its Italianate features such as the decorative cornice and brownstone accents, 738 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

494025817

Page 1

the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 738 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

738 Garden Street is sited on a rectangular parcel (Block 182 Lot 33), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

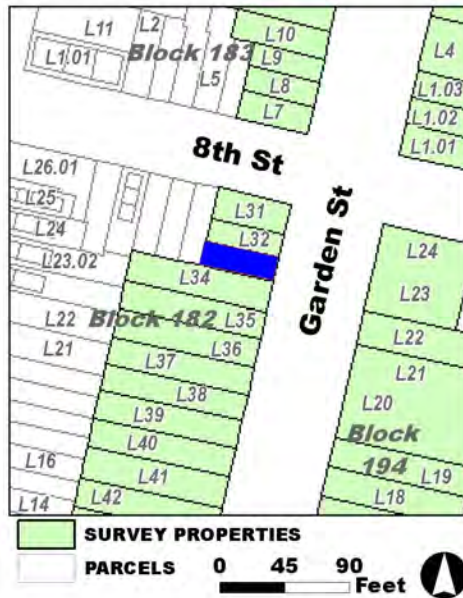
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

494025817

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:**

494025817

Page 3

PROPERTY REPORT

Property ID: **-1842182158**

Property Name: 739-741 Garden Street
Address: 739 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	194	23
HUDSON	Hoboken		Newark	194	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

739-741 Garden Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in stucco and features a first floor storefront with the store entrance off of Garden Street and a door leading to the residential upper-floors located off of Eighth Street. The storefront features plate glass windows on both Garden Street and Eighth Street. A modern wrought-iron railing runs the perimeter of the building, but original cast-iron railings are present along the basement-level entrance off of Eighth Street. The storefront is sheltered by a modern awning. Fenestration includes two-over-two wood-sash, and one-over-one, double-hung replacement sash set within original window openings throughout. Windows feature stone sills and decorative segmental-arch stone lintels. The flat roof is accented by a decorative cornice with heavy brackets, dentils, and fascia panels. Alterations include replacement window sash; modern railing; modern alterations to first floor storefront; and infill of first floor window opening along Eighth Street. No exterior flood mitigation measures are evident.

739-741 Garden Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the address was listed as 743 Garden Street. The building is depicted as a four-story brick building on the corner of Garden Street and Eighth Street. By this time, the block was mostly developed, consisting predominately of rows of residential brick buildings with open garden space in the middle of the block. However, the lot immediately to the south was not yet developed. The building is subsequently denoted as a store on

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1842182158

Page 1

the 1932 and 1951 updates of the Sanborn fire insurance map, and the address was still listed as 743 Garden Street.

Despite alterations to the first floor and the cladding in stucco, 739-741 Garden Street retains character-defining features such as first floor storefront space; intact window openings with stone sills and lintels; and the original cornice. The building contributes to the historic character of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 739-741 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

739-741 Garden Street is sited on a rectangular, corner parcel (Block 194 Lot 24), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

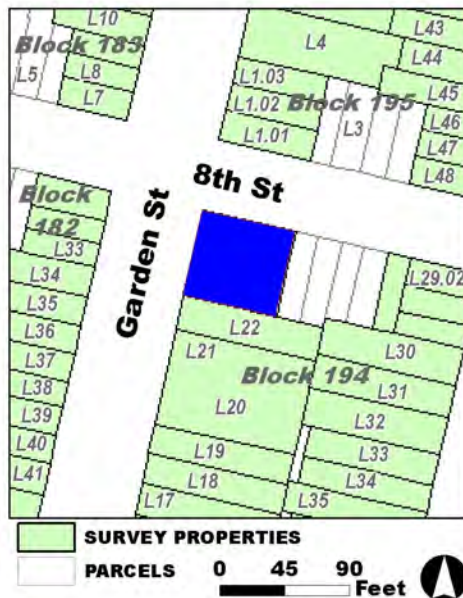
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1842182158

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U1C/2B-1C1U / FAC_NAME: / YR:)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1842182158

Page 3

PROPERTY REPORT

Property ID: 2095807672

Property Name: 740 Garden Street
Address: 740 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 740 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The brick building has a brownstone water table, and a wrought iron railing demarcates the areaway fronting the building. A modest brownstone stoop with cast iron railings fronts the main entry. The main entry is composed of a double-sided wood door with a transom set within an original opening with a carved brownstone lintel. Two replacement windows set within original openings with carved brownstone lintels and straight brownstone sills sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings on each floor. These windows feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes, door, and railings. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 740 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. The building footprint remains largely unchanged on subsequent maps and aerial imagery. With its Italianate features such as the decorative cornice and brownstone accents, 740 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2095807672

Page 1

the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 740 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

740 Garden Street is sited on a rectangular parcel (Block 182 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

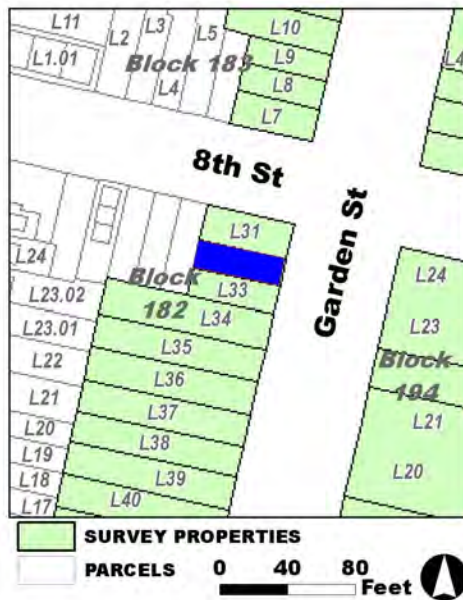
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

2095807672

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:**

2095807672

Page 3

PROPERTY REPORT

Property ID: **-751501069**

Property Name: 742 Garden Street
Address: 742 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	182	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 742 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1865. The majority of the brick building's first floor is occupied by a commercial space. The modern commercial storefront consists of a modern steel and glass door flanked by steel-framed plate glass windows with a brick veneer exterior. A secondary entry used to provide access to the residential units on the upper floors sits adjacent to the commercial storefront at the first floor. This entry is composed of a double-sided wood door set within an original opening with a straight brownstone lintel. Fenestration on the upper floors of the facade consists of replacement windows set within original openings with straight brownstone lintels and sills. The side (north) elevation features an extension of the modern brick veneer storefront with several additional steel-framed plate glass windows. Fenestration on the upper floors consists of replacement windows set within original openings with straight brownstone lintels and sills. The flat roof is accented by a decorative wood cornice. There is a one-story stucco-clad rear addition with modern plate glass windows and a flat roof. Alterations include replacement window sashes; rear addition; and storefront modifications. No exterior flood mitigation measures are evident.

By 1870, the west side of the 700 block of Garden Street was fully populated with dense, residential resources. The building at 742 Garden Street was amongst these properties, first depicted on the 1873 Hopkins Atlas. The building is documented as a three-story brick dwelling with a rectangular footprint on the 1891 Sanborn Fire Insurance map. A one-story addition was constructed at the rear of the building in the mid-1900s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-751501069

Page 1

With its Italianate features such as the decorative cornice and brownstone accents, 742 Garden Street retains a high degree of architectural integrity and is part of a cohesive ensemble on the west side of the block. The building expresses the Italianate style that characterized 19th century residential development in this area and helps contribute to the integrity of the residential 700 block of Garden Street and the greater Hoboken Historic District. Therefore, it is recommended that 742 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

742 Garden Street is sited on a rectangular parcel (Block 182 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This dense residential block was developed in the late-19th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

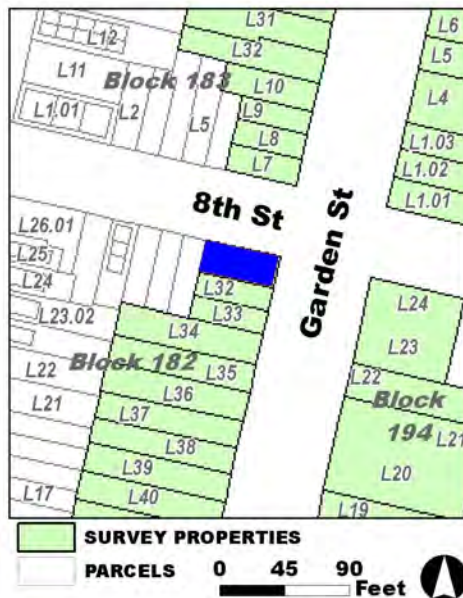
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-751501069

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-751501069**

Page 3

PROPERTY REPORT

Property ID: **-1778365895**

Property Name: 800 Garden Street
Address: 800 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 800 Garden Street is a two-story, two-bay rowhouse constructed ca. 1930. The building has a brick first story that displays signs of Art Deco influence with a sawtooth ribbon running the primary (east) and side (south) elevations below the second story and diamond patterns on the south elevation. The second story is clad in vinyl siding. The main entry is located on northeast corner of the primary elevation. A recessed opening contains a replacement door and infill along the north sidelight and the rectangular transom. It is accessed by an L-shaped brick stoop with slate steps, and a modern railing. A secondary entry, with an inset replacement door in an original opening, is located towards the center of the side elevation. Fenestration on the primary elevation includes picture windows on the first and second floors, with an additional double-hung window on the second floor; the side elevation features a picture window and two double-hung windows on the first floor and four double-hung windows on the second floor. Openings on the first floor feature flat solid brick lintels, while openings on the second floor are flanked by red vinyl shutters. Three painted brick chimneys on the flat roof are visible from the south elevation. Alterations include vinyl replacement windows, second story vinyl siding, and a replacement door with infill in the main entry opening. No exterior flood mitigation measures are evident.

800 Garden Street was originally developed around the mid-19th century and shows up as a typical rowhouse on the 1873 Hopkins map, part of a residential block that was fully developed by 1880. It is listed as a two-story bakery with a single-story rear extension containing an oven on the 1891 Sanborn Fire Insurance map. By the 1932 Sanborn, however, the property is expressed as a two-story resource

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1778365895

Page 1

which fills the entirety of the parcel, deviating from the building footprint recorded in the 1891 Sanborn. Based on the style of the first story, its lack of cohesion with surrounding properties, and changes to the footprint in historic maps, it appears that the current building is an early 19th century replacement property of an earlier rowhouse.

Alterations to 800 Garden Street, particularly noticeable in the vinyl-sided second story, are incompatible with the historic character of the 800 block of Garden Street, which is a largely intact block of late-19th century brick rowhouses. In addition, many original openings have been altered or replaced, including the primary entry on the south elevation. Therefore, it is recommended that 800 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

800 Garden Street is sited on a rectangular end-block parcel (Block 183 Lot 7), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

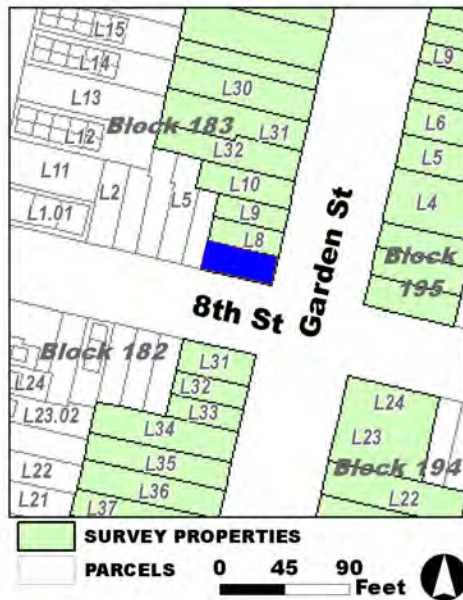
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1778365895

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-3U-H-BA / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1778365895**

Page 3

PROPERTY REPORT

Property ID: **-1182137805**

Property Name: 801 Garden Street
Address: 801 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	1.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 801 Garden Street is a three-story, three-bay corner rowhouse constructed ca. 1870. The light-colored brick building has a wrought iron railing demarcating the areaway fronting the building and along the side elevation. The entry is composed of a modern wood door set within a modified brick arch opening with a cloth awning above. A replacement window set within a modified opening sits adjacent to the entry at the first floor; the window features a stone jack arch lintel. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings at each floor; these windows feature stone jack arch lintels. The southwest corner of the building features quoin details. A secondary entry is located on the side (south) elevation set within a modified opening. Fenestration on the side elevation consists of modern windows set within a mix of original and modified openings, all with stone jack arch lintels. At the rear of the building there is a one-story, two-car garage addition. Alterations include replacement window sashes; altered window and door openings; modern railings; awnings over the doorways; and a heavily altered building exterior. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1182137805

Page 1

☐ (Primary Contact)

developed with three- and four-story buildings. 801 Garden Street is first depicted on an 1873 map, where it is noted as one of three buildings on a corner parcel owned by John Hillman. Between 1873 and 1891 a one-story addition was constructed at the rear of the building. Historically, the building was a mixed-use structure with a store on the first floor. Sometime in the mid-1900s the building's storefront was enclosed with brick. Photographic documentation shows that ca.-1978, the first floor of the then-stuccoed building was used as a bar. Sometime after this date the building's exterior was highly altered: light-colored brick was applied to the facade and south elevation; concrete quoins were applied to the southwest and southeast corners; stone jack arch lintels and flat sills were applied to existing openings; ground floor fenestration modified; and a wrought iron areaway gate added around the building to delineate public and private space.

Due to these extensive non-historic modifications and additions, 801 Garden Street does not retain historic integrity or maintain significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 801 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

801 Garden Street is sited on an end-block, rectangular parcel (Block 195 Lot 1.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1182137805

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA-G / FAC_NAME: / YR: 1901)

NOTES: Missing cornice & window detail

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: Hoboken Historic District Boundary Increase

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1182137805

Page 3

PROPERTY REPORT

Property ID: -771997178

Property Name: 802 Garden Street
Address: 802 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 802 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in brick. The building is fronted by a cast iron areaway gate and a brownstone stoop with wrought iron railings. The main entry is composed of an early, double-leaf, wood paneled and glass door with a wood paneled jamb beneath a simple brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes a paired one-over-one replacement sash set within the original opening on the first floor and two one-over-one replacement windows on the garden level and second floor; brownstone lintels and sills are intact throughout. A wood cornice with moldings and decorative brackets is projected from the flat roof. Alterations are limited to vinyl replacement windows. No exterior flood mitigation measures are evident.

802 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses such as 802 Garden Street, and was fully built up by 1880. It is noted in the 1891 Sanborn Fire Insurance Map as a two-story dwelling with a tin roof. The property and its footprint have changed little since that time, with the exception of a rear single-story frame addition which was completed prior to Hopkins's 1909 map.

With minimal alterations and its retention of character-defining features such as a original Italianate wood cornice, 802 Garden Street maintains the integrity of the 19th and early 20th century residential rowhouse block.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-771997178

Page 1

☐ (Primary Contact)

Therefore, it is recommended that 802 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

802 Garden Street is sited on a rectangular parcel (Block 183 Lot 8), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

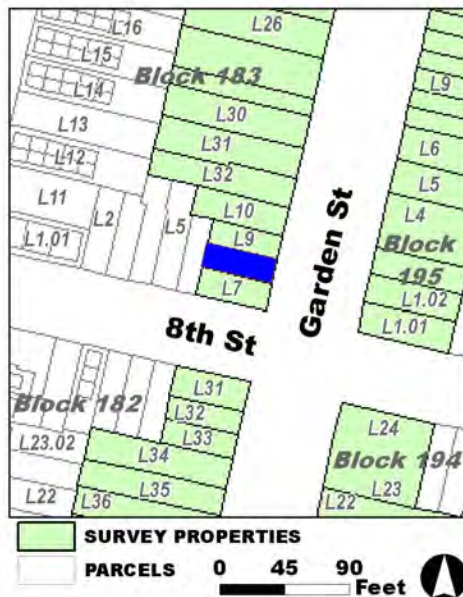
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-771997178

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1881)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-771997178**

Page 3

PROPERTY REPORT

Property ID: 1761359096

Property Name: 803 Garden Street
Address: 803 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	1.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 803 Garden Street is a two-story, three-bay, rowhouse constructed ca. 1950. The faux-brownstone building has a wrought iron railing demarcating the areaway along the front. The entry is composed of a modern metal and wood door set within a modified opening, fronted by a brick and stone stoop. Two modern single-pane fixed windows set within modified openings sit adjacent to the entry at the first floor. Fenestration on the second floor consists of three evenly-spaced modern single-pane fixed windows set within modified openings. All windows feature molded lintel and sill details. The flat roof is accented by a molded cornice detail. Alterations include modern windows; altered openings; modern railings; a modern stoop; and a completely altered building exterior. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 803 Garden Street is first depicted on an 1873 map, where it is noted as one of three buildings on a corner parcel owned by John Hillman. Historic maps through the 1930s depict 803 and 805 Garden Street as three-story buildings with consistent footprints. Sometime between the 1930s and 1950s the footprints of the buildings and height changed, signaling

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1761359096

that the original buildings were likely demolished and newer structures were constructed in their place. Photographic documentation depicts the buildings as identical two-story brick structures with a fairly modern look, further confirming that these are likely not the original 19th century buildings. Sometime in the late 1900s or early 2000s, 803 Garden Street's exterior was completely remodeled.

Due to extensive modifications, 803 Garden Street does not retain integrity or maintain significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 803 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

803 Garden Street is sited on a rectangular parcel (Block 195 Lot 1.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

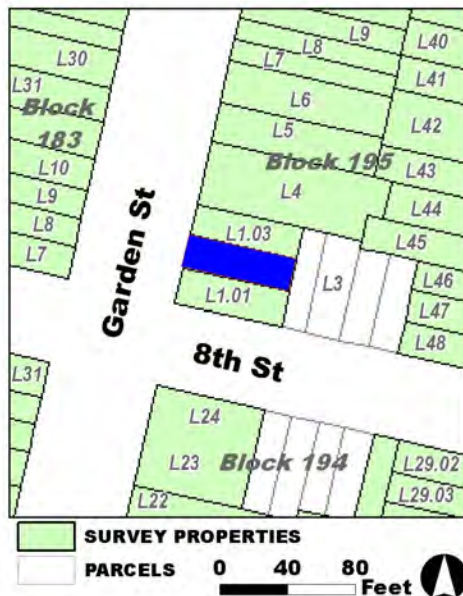
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1761359096

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Nationwide Environmental Title Research, LLC	Historic Aerials	1931		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-H / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1761359096**

Page 3

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1761359096

Page 4

PROPERTY REPORT

Property ID: 1881734927

Property Name: 804 Garden Street
Address: 804 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 804 Garden Street is a two-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in brick, with a brownstone beltcourse above the garden level fenestration. The building is fronted by an wrought iron areaway gate and a brownstone stoop with decorative wrought iron railings. The main entry is composed of a double-leaf, wood paneled and glass door with a rectangular glass transom and a wood paneled jamb beneath a simple brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes a paired one-over-one replacement sash set within the original openings; brownstone lintels and sills are intact throughout; garden level openings are covered with decorative iron grilles. A wood cornice with moldings and decorative brackets is projected from the flat roof. Alterations include vinyl replacement windows and refaced brick across the facade. No exterior flood mitigation measures are evident.

804 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses such as 804 Garden Street, and was fully built up by 1880. It is noted in the 1891 Sanborn Fire insurance map as a two-story dwelling with a tin roof. The property and its footprint have changed little since that time, with the exception of a rear addition which was completed prior to Hopkins's 1909 map and still visible from aerial maps today.

With alterations limited to in-kind replacements and its retention of character-defining features such as a original Italianate wood cornice

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1881734927

Page 1

and iron window grilles, 804 Garden Street maintains the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 804 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

804 Garden Street is sited on a rectangular parcel (Block 183 Lot 9), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

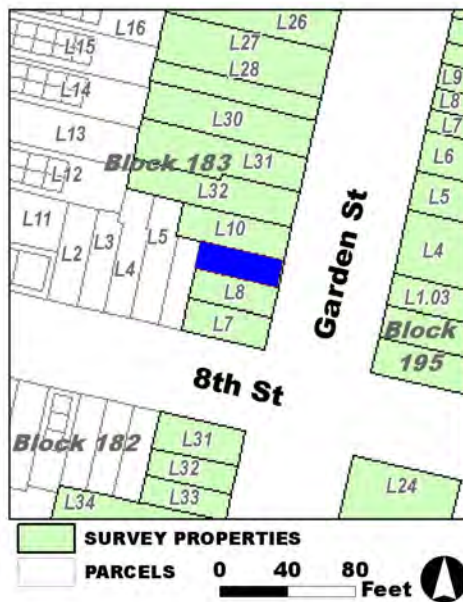
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1881734927

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1881734927

Page 3

PROPERTY REPORT

Property ID: 1911299993

Property Name: 805 Garden Street
Address: 805 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	1.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 805 Garden Street is a two-story, three-bay, rowhouse constructed ca. 1950. The brick building has a wrought iron railing demarcating the areaway along the front. The entry is composed of a wood and glass plate door with glass block sidelights set within a an original opening, fronted by a rounded brick stoop. A pair of vinyl replacement windows set within an original opening sits adjacent to the entry at the first floor. Fenestration on the second floor consists of three evenly-spaced replacement vinyl windows set within original openings. All windows feature brick sills and lintels. The flat roof is accented by a brick detail and concrete coping. Alterations include replacement windows. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-19th century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 805 Garden Street is first depicted on an 1873 map, where it is noted as one of three buildings on a corner parcel owned by John Hillman. Historic maps through the 1930s depict 803 and 805 Garden Street as three-story buildings with consistent footprints. Sometime between the 1930s and 1950s the footprints of the buildings and height change, signaling that the original buildings were likely demolished and newer structures were constructed in their place. Photographic documentation

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1911299993

Page 1

depicts the buildings as identical two-story brick structures with a fairly modern look, further confirming that these are likely not the original 19th century buildings.

Though 805 Garden Street retains architectural integrity, it does not possess significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 805 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

805 Garden Street is sited on a rectangular parcel (Block 195 Lot 1.03), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

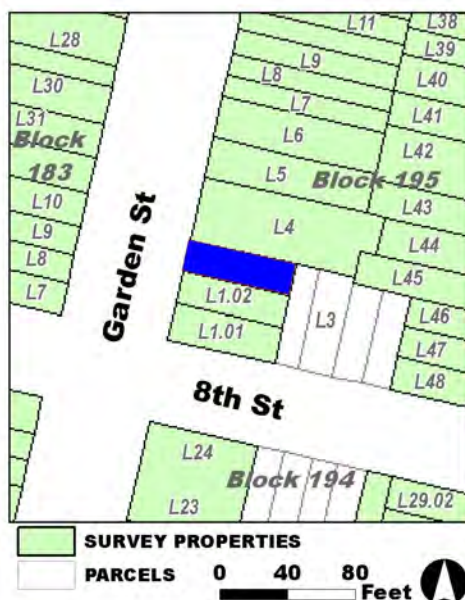
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1911299993

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1911299993

☒ (Primary Contact)

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1911299993

Page 4

PROPERTY REPORT

Property ID: **-1186925595**

Property Name: 806 Garden Street
Address: 806 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 806 Garden Street is a two-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1880. The facade is clad in brick with a brownstone watertable. The building is fronted by a wrought iron areaway gate and a brownstone stoop with cast iron railings. The main entry is composed of a replacement door with a glass porthole window, rectangular transom, and a wood paneled jamb beneath a decorative lintel with incised detailing. A secondary, garden-level entry with a replacement door is located beneath the steps. Fenestration includes one-over-one replacement sashes set within the original openings and a replacement vinyl picture window at the garden level. Brownstone sills and lintels with incised detailing are intact throughout. Rectangular brownstone panels incised with grape and leaf motif are featured beneath the window openings on the first floor. A wood cornice with dentils, brackets, and other decorative details is projected from the flat roof. Alterations include vinyl replacement windows; replacement doors; glass block transom infill; and a modern poured concrete areaway. No exterior flood mitigation measures are evident.

806 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses such as 806 Garden Street, and was fully built up by 1880. The building footprint first appears on the 1891 Sanborn Fire Insurance Map as a two-story dwelling with a one-story rear attachment and a tin roof. The property and its footprint have changed little since that time.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1186925595

Page 1

806 Garden Street retains character-defining features, including its notable incised brownstone lintels and decorative wood cornice. Due as well to minimal alterations, the building maintains the integrity of the 19th and early-20th century residential rowhouse block. Therefore, it is recommended that 806 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

806 Garden Street is sited on a rectangular parcel (Block 183 Lot 10), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1186925595

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1186925595

Page 3

PROPERTY REPORT

Property ID: 266101149

Property Name: 807 Garden Street
Address: 807 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 807 Garden Street is a four-story, five-bay, Anglo Italianate-style rowhouse constructed ca. 1875. The brick building has a painted stone foundation and features a modest concrete and stone stoop with wrought iron railings fronting the centered main entry. The entry is composed of a recessed wood door with a transom, sidelights, and paneled wood surround, set within an original segmental arch opening; a carved brownstone segmental arch lintel with decorative brackets tops the entry. Two replacement windows set within original segmental arch openings with carved brownstone lintels and bracketed brownstone sills flank either side of the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. A secondary entrance pierces the facade below street level. Fenestration on the upper floors consists of five evenly-spaced replacement windows set within original segmental arch openings at each floor. All windows feature carved brownstone segmental arch lintels with upturned ends and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. Alterations include replacement window sashes; modern stoop; modified secondary entry opening; and modern railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

266101149

developed with three and four story buildings. 807 Garden Street is first depicted on an 1881 bird's eye view image of Hoboken. An 1891 fire insurance map depicts the building as a four-story brick structure with a rectangular footprint; the building's footprint has not changed. 807 Garden Street is the largest of the flat buildings along this block.

807 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original segmental arch openings; centered entry; brownstone lintels and sills; and areaway fronting the building. Therefore, it is recommended that 807 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

807 Garden Street is sited on a rectangular parcel (Block 195 Lot 4), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

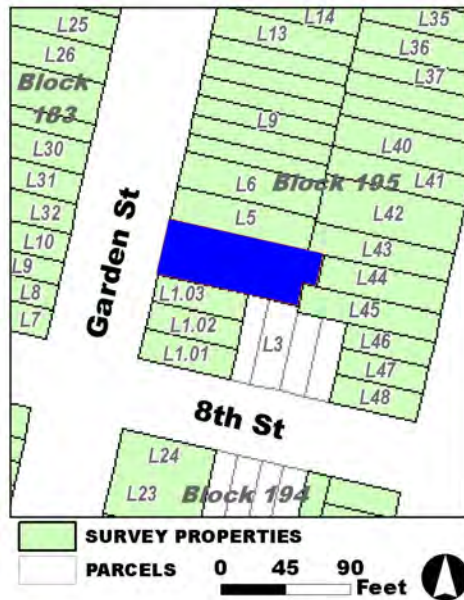
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

266101149

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

266101149

Page 3

PROPERTY REPORT

Property ID: 1200442904

Property Name: 808 Garden Street
Address: 808 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 808 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The facade is clad in painted brick with a stone beltcourse below the first floor; the garden level is clad in brick veneer. The building is fronted by a concrete stoop with applied brick veneer and wrought iron railings. The recessed main entry is composed of an early, double-leaf, wood paneled and glass door with an arched glass transom and a carved wood jamb beneath an arched stone lintel; a fixed metal awning is attached to the facade beneath the lintel. A secondary, garden-level entry with a modern vinyl door is located beneath the steps. Fenestration includes six-over-six replacement sash set within the original arched openings with vinyl infill; painted arched stone lintels and flat stone sills are intact. The garden level contains one-over-one vinyl replacement windows. The flat roof is accented by a bracketed and dentilled cornice with recessed panels and an arched fascia, which is reflective of the Anglo-Italianate style. Alterations include applied brick veneer at the garden level, replacement windows, metal entry awning, and updated stoop. No exterior flood mitigation measures are evident.

808 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses and was fully built up by 1880. The building footprint first appears on the 1891 Sanborn Fire insurance map as a three-story masonry dwelling with a tin roof. The property and its footprint have changed little since that time.

808 Garden Street retains character-defining features, including arched stone lintels, decorative cornice, and double-leaf door with arched

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1200442904

Page 1

transom in its original carved wood surround. Due as well to minimal alterations, the building maintains the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 808 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

808 Garden Street is sited on a rectangular parcel (Block 183 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

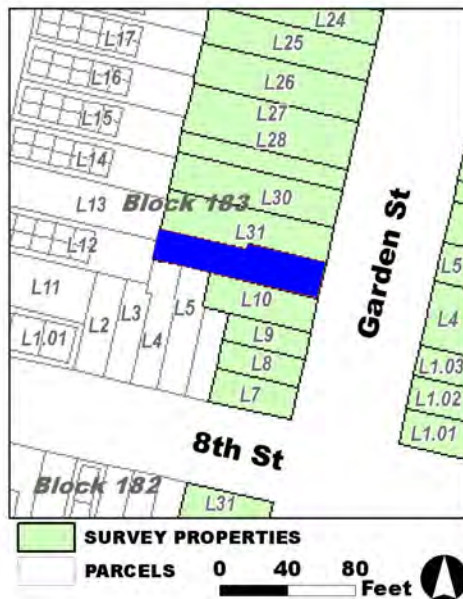
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1200442904

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey.	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1200442904

Page 3

PROPERTY REPORT

Property ID: 478893011

Property Name: 810 Garden Street
Address: 810 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 810 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1900. The facade is clad in brick. The building is fronted by a cast iron areaway gate and newel posts and a brick stoop with concrete steps and decorative wrought iron railings. The main entry is composed of a paneled wood door with wood and glass side lights with tracery and a large rectangular glass transom with tracery set within a wood jamb; a modern metal awning is affixed to the facade from above the transom. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sashes set within the original openings. The flat roof is accented by a bracketed and dentilled wood cornice. Alterations include vinyl replacement windows and a non-original brick stoop with slate steps. In addition, the facade has been refaced since its last historic documentation in 1978, obscuring stone details such as flared lintels, flat sills, and a watertable. No exterior flood mitigation measures are evident.

810 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses and was fully built up by 1880. However, the early history of this property appears more mutable than its neighbors. The parcel is depicted as a developed three-story resource in the 1881 Bird's Eye View of Hoboken by Bailey & Ward, an empty lot in the 1891 Sanborn Fire Insurance Map, and a then once again a developed rowhouse in the 1909 Hudson County Atlas by Hopkins. By 1932, the property is identified as a multi-family dwelling in the Sanborn Map, a divergence from the rest of the block that featured predominantly single-family dwellings at the time. Based on this inconsistency, as well as visible stylistic differences between the extant dwelling and its

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

478893011

Page 1

neighbors, it is conceivable that the property standing today is early 20th century infill replacing a previous dwelling which stood on the parcel.

810 Garden Street exhibits minimal alterations, mainly contained to material and window replacements. The modern brick, though not original, does reflect a common modification seen in residential properties throughout Hoboken. Due to its retention of character-defining features, including the wood cornice and wood entry with original transom and side light tracery, it is recommended that 810 Garden Street be classified as a contributing resource.

Setting:

810 Garden Street is sited on a rectangular parcel (Block 183 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

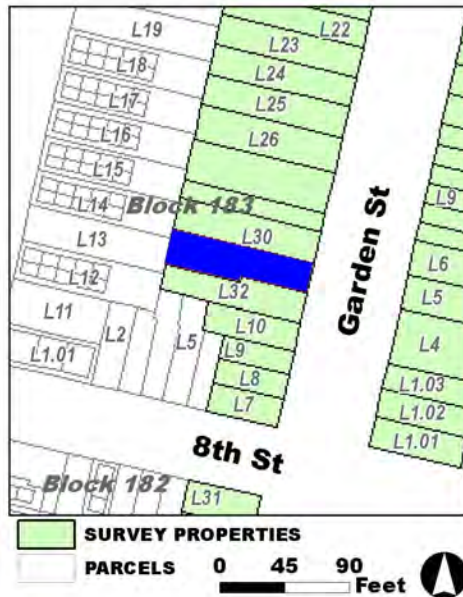
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

478893011

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****478893011**

Page 3

PROPERTY REPORT

Property ID: **-961495221**

Property Name: 811 Garden Street
Address: 811 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 811 Garden Street is a four-story, three-bay, Italianate-style rowhouse constructed ca. 1875. The brick building has a modest brick stoop with wrought iron railings fronting the main entry. The entry is composed of a recessed replacement wood door with a transom and paneled wood surround, set within an original opening; a carved brownstone lintel tops the entry. Two replacement windows set within original openings with carved brownstone lintels and bracketed brownstone sills sit adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a bulkhead door located at the garden level and a brownstone water table travels above the opening. Fenestration on the upper floors consists of three replacement windows set within original openings at each floor with carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils and a paneled fascia. Alterations include replacement window sashes; replacement door; replacement railings; a metal awning above the doorway; and the bulkhead door. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 811 Garden Street is first depicted on an 1881 birds eye view image of Hoboken. An 1891

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-961495221

Page 1

☐ (Primary Contact)

fire insurance map depicts the building as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. 811 Garden Street is identical to the adjacent building, 813 Garden Street, and both were likely constructed as part of a single campaign in the mid to late 1870s.

811 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; brownstone lintels and sills; and areaway fronting the building. Therefore, it is recommended that 811 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

811 Garden Street is sited on a rectangular parcel (Block 195 Lot 5), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-961495221

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-961495221**

Page 3

PROPERTY REPORT

Property ID: 961349722

Property Name: 812 Garden Street
Address: 812 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 812 Garden Street is a three-story, three-bay rowhouse constructed ca. 1870. The facade is clad in modern brick with stone beltcourses beneath the first story and across the garden level. The building is fronted by a modest wrought iron areaway gate and a modern concrete stoop with a brick sidewall and polished metal railings. The recessed main entry is composed of a replacement wood paneled door with a wood paneled jamb; a glass fanlight is obscured by a domed cloth awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes twelve-over-twelve replacement sash set within original openings; original, painted Neo-Grec-style stone lintels with brackets and panels are located beneath openings. The flat roof is accented by a modest stepped parapet with metal coping. Alterations include the stepped parapet roofline, the application of new brick across the facade, vinyl replacement windows, replacement doors, and the metal awning. Though in good condition overall, the facade shows signs of cracking in the brick and stone beltcourses and slight bowing was observed on the northernmost opening of the second floor. No exterior flood mitigation measures are evident.

812 Garden Street is located on a block that developed around the mid-to-late 19th century and was fully built up by 1880. The building footprint first appears on the 1873 Hopkins Atlas of Hudson County and appears on the 1891 Sanborn Fire insurance map as a three-story dwelling with a tin roof and a one-story rear attachment. The stepped parapet was likely a later addition and was documented in place at the time of the 1978 survey, which also showed the building to be stuccoed with its original stone lintels visible.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

961349722

Although 812 Garden Street retains some character-defining features, namely original openings, the heavy modifications to the roofline and materials over the years render the original building largely indiscernable and incompatible with neighboring 19th century dwellings. Therefore it is recommended that 812 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

812 Garden Street is sited on a rectangular parcel (Block 183 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

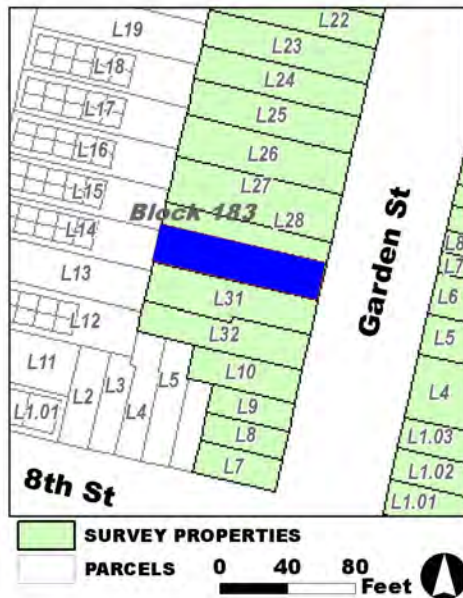
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

961349722

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:**

961349722

Page 3

PROPERTY REPORT

Property ID: 1420755504

Property Name: 813 Garden Street

Ownership: Private

Address: 813 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 813 Garden Street is a four-story, three-bay, Italianate-style rowhouse constructed ca. 1875. The brick building has a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a recessed double-sided wood door with a transom and paneled wood surround, set within an original opening; a carved brownstone lintel tops the entry. Two replacement windows set within original openings with carved brownstone lintels and bracketed brownstone sills sit adjacent to the entry at the first floor. A cast iron railing demarcates the areaway fronting the building. There is a secondary entrance located below street level on the facade; a brownstone water table acts as a lintel. Fenestration on the upper floors consists of three replacement windows set within original openings at each floor with carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils and a paneled fascia. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-19th century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 813 Garden Street is first depicted on an 1881 bird's eye view image of Hoboken. An 1891

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Kaitlin Pluskota

☒ (Primary Contact)

1420755504

Organization: AECOM

fire insurance map depicts the building as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. 813 Garden Street is identical to the adjacent building, 811 Garden Street, and both were likely constructed as part of a single campaign in the mid to late 1870s.

813 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; brownstone lintels and sills; brownstone stoop; cast iron railings; and areaway fronting the building. Therefore, it is recommended that 813 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

813 Garden Street is sited on a rectangular parcel (Block 195 Lot 6), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

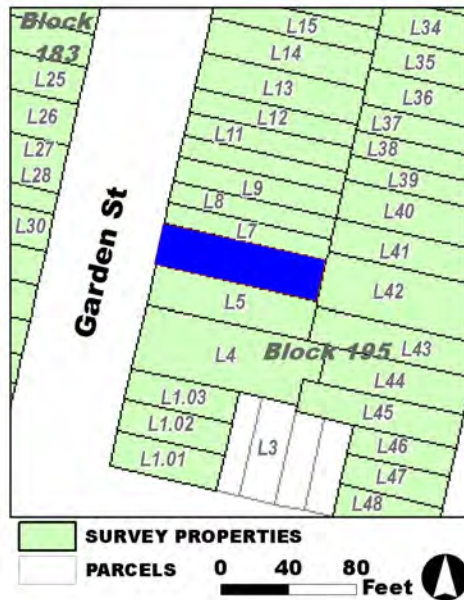
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

☒ (Primary Contact)

1420755504

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1420755504**

Page 3

PROPERTY REPORT

Property ID: 1398493789

Property Name: 814 Garden Street
Address: 814 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 814 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in brick and features a brownstone beltcourse beneath the first story. The building is fronted by a wrought iron areaway gate and modest brownstone stoop with wrought iron railings. The main entry is composed of a replacement single-leaf paneled door with a rectangular glass transom and molded wood jamb situated beneath a molded brownstone lintel. Fenestration includes an eight-over-one replacement sash with a wrought iron grille on the first floor and six-over-one replacement sash windows on the second and third floors; all openings are set beneath replacement molded brownstone lintels and flat brownstone sills. Brick infill beneath the second floor windows suggests modifications to original openings. Steel hatch double doors in the areaway provide access to the basement. The flat roof is accented by a bracketed wood cornice. Alterations include replacement vinyl windows, replacement door, new stone lintels, and altered second floor openings; the brick facade appears to have been refaced in the last decade. No exterior floor mitigation matures are evident.

814 Garden Street is located on a block that developed around the mid-to-late-19th century and was fully built up by 1880. It is the southernmost portion of an original grouping of three residential rowhouses - noticeably narrower than neighboring properties - which first appear on historic maps in 1873 and are noted as three-story, tin-roofed dwellings in the 1891 Sanborn Map. While the footprints of the three narrow rowhouses have remained since the 19th century, the two northernmost dwellings were combined in 2012 and 814 Garden Street became the only property of the original grouping to maintain its form.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1398493789

Page 1

Despite modifications to original materials, 814 Garden Street retains character-defining features that contribute to the sense of place on the 800 block of Garden Street. Due to the narrow rowhouse building footprint, retained wood cornice, and sensitive replacement materials, it is recommended that 814 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

814 Garden Street is sited on a rectangular parcel (Block 183 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

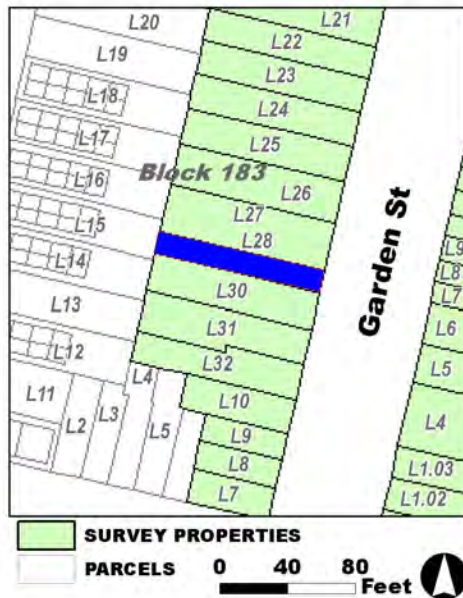
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1398493789

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Google	GoogleEarth Streetview			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1398493789

Page 3

PROPERTY REPORT

Property ID: **-1162182031**

Property Name: 815 Garden Street
Address: 815 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 815 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone and bluestone stoop with steel railings fronting the main entry. The entry is composed of a recessed wood door with a transom, set within an original opening; a carved brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A steel railing demarcates the areaway fronting the building. There is a secondary entrance located at the garden level in a modified opening on the facade. Fenestration on the upper floors consists of replacement windows set within original openings with straight stone lintels and sills. The flat roof is accented by a decorative wood cornice with brackets and dentils. Alterations include replacement window sashes, door, and railings; altered window lintels; cloth awning over the doorway; and modified garden-level opening. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 815 Garden Street is first depicted on an 1873 map and is noted as being owned by J. M.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1162182031

Page 1

Pullerson. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a one-story rear extension was added to the building ca. 1960. 815 Garden Street is part of a string of similarly-designed, high-integrity dwellings located along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings.

Despite modifications, 815 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original window openings; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 815 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

815 Garden Street is sited on a rectangular parcel (Block 195 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1162182031

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1870)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1162182031**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1162182031

Page 4

PROPERTY REPORT

Property ID: **-1094315700**

Property Name: 816 Garden Street
Address: 816 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	27
HUDSON	Hoboken		Newark	183	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 816 Garden Street is a four-bay, three-story, heavily modified rowhouse composed of two distinct rowhouses constructed ca. 1870 and combined ca. 2012. The facade is clad in replacement brick with a stone watertable. The building is fronted by a modern areaway gate and a concrete stop. The main entry is located in the center of the facade and composed of a modern door with a side light; a glass and steel display window is located directly north of the entry. A projecting, eyebrow-arched metal hood sits above the modern metal door surround. Fenestration includes two-over-two replacement sash set within the original openings; molded stone lintels have replaced earlier, more modest brownstone lintels. A metal grate covers the only visible basement opening. Alterations include the combination of two rowhouses; replacement windows; modified central entry and materials; new stoop; refaced brick; and repaved and redesigned areaway fence. The flat roof is accented by the original bracketed wood cornice. No exterior flood mitigation measures are evident.

816 Garden Street is located on a block that developed around the mid-to-late-19th century and was fully built up by 1880. It is composed of two original distinct rowhouses (816 and 818 Garden Street) included in a grouping of three residential rowhouses. These properties, noticeably narrower than neighboring properties, first appear on historic maps in 1873 and are noted as three-story, tin-roofed dwellings in the 1891 Sanborn Map. Around 2012, the two northernmost of the narrow rowhouses were combined and the facade reworked to create a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1094315700

cohesive, single dwelling.

816 Garden Street exhibits diminished integrity due to the merger of 816 and 818 Garden Street in 2012, which doubled the building footprint. The modified openings, combined and enlarged central entry, and modern design components render the buildings' design intent discernable; the cornice is the only remaining, intact feature. Therefore, it is recommended that 816 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

816 Garden Street is sited on a rectangular parcel (Block 183 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

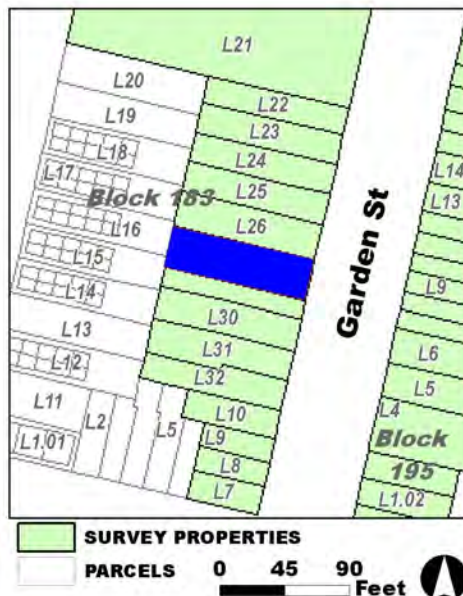
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1094315700

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1094315700**

Page 3

PROPERTY REPORT

Property ID: **-1959103522**

Property Name: 817 Garden Street
Address: 817 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 817 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a slightly recessed replacement wood door with a transom, set within an original opening; a carved brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located under the stoop below street level. A replacement window set within an original opening pierces the facade at the garden level. Fenestration on the upper floors consists of replacement windows set within original openings with carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils. Alterations include replacement window sashes, door, and railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 817 Garden Street is first depicted on an 1873 map and is noted as being owned by R.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1959103522

Page 1

Hawkins & Son. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a one-story rear extension was added to the building ca. 1960. 817 Garden Street is part of a string of similarly-designed, high-integrity dwellings along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings.

817 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 817 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

817 Garden Street is sited on a rectangular parcel (Block 195 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

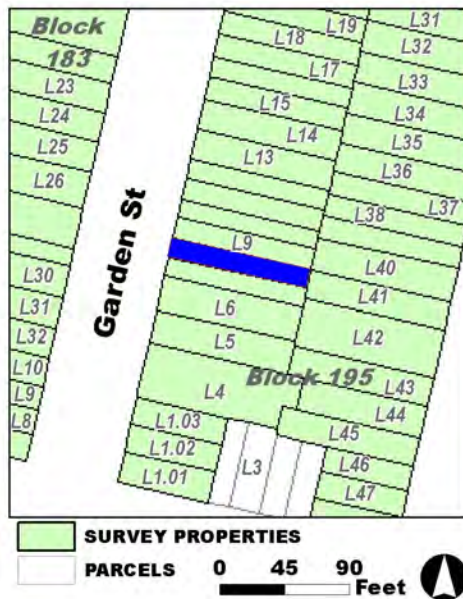
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1959103522

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:****-1959103522**

Page 3

☒ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1959103522

Page 4

PROPERTY REPORT

Property ID: 517984775

Property Name: 819 Garden Street
Address: 819 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 819 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone stoop with wrought iron railings and cast iron newel posts fronting the main entry. The entry is composed of a slightly recessed replacement wood door with a transom, set within an original opening; a carved brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located under the stoop below street level. A replacement window set within an original opening pierces the facade at the garden level. Fenestration on the upper floors consists of replacement windows set within original openings with carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils. Alterations include replacement window sashes, door, and railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 819 Garden Street is first depicted on an 1873 map and is noted as being owned by R.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

517984775

Hawkins & Son. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a one-story rear sunroom was added to the building ca. 1960. 819 Garden Street is part of a string of similarly-designed, high-integrity dwellings along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings.

819 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 819 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

819 Garden Street is sited on a rectangular parcel (Block 195 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

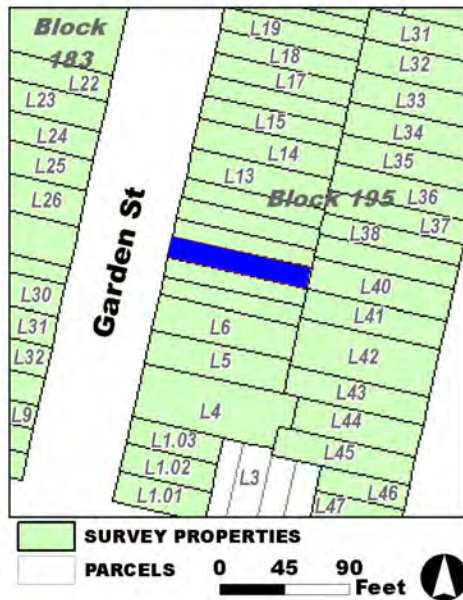
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

517984775

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-DECK / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

517984775

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

517984775

Page 4

PROPERTY REPORT

Property ID: 395720791

Property Name: 820 Garden Street
Address: 820 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 820 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1870. The facade is clad in painted brick with a brownstone watertable. The building is fronted by a wrought iron areaway gate and brownstone stoop with wrought iron railings. The segmental arched main entry is composed of a replacement door and features significant infill of the side lights and transom beneath an arched, molded stone lintel. Three secondary entrances are accessible at the garden level: a vinyl door is located beneath the steps; a wood and vinyl door set into an original garden-level window opening; and a metal door to the far north, which unlike the other garden-level entrances, is not located within the gated areaway. Fenestration includes one-over-one replacement sash set within the original arched openings with replacement transoms on the first floor and vinyl infill on the upper floors; painted arched stone lintels and flat stone sills are intact. The flat roof is accented by a bracketed wood cornice with recessed panels and arched fascia, which is reflective of the Anglo-Italianate style. Alterations replacement windows and doors, replacement iron gate, and alterations to garden-level openings. No exterior flood mitigation measures are evident.

820 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses and was fully built up by 1880. The building footprint first appears on the 1873 Hopkins map and is noted on the 1891 Sanborn Fire insurance map as a three-story masonry dwelling with a tin roof with a covered side passage, which today is obscured by the northernmost garden-level entrance. The property footprint has changed little since that time.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

395720791

820 Garden Street retains character-defining features, including arched brownstone lintels and decorative wood cornice. Due as well to minimal alterations, the building maintains the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 820 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

820 Garden Street is sited on a rectangular parcel (Block 183 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

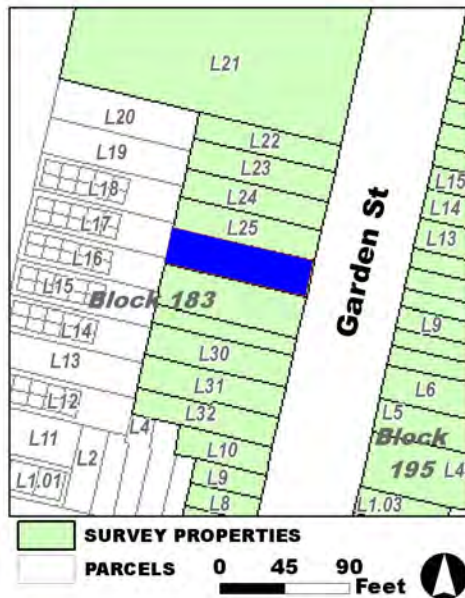
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

395720791

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****395720791**

Page 3

PROPERTY REPORT

Property ID: **-735771674**

Property Name: 821 Garden Street
Address: 821 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 821 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a slightly recessed replacement wood door with a transom, set within an original opening; a carved brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located under the stoop below street level. A replacement window set with an original opening pierces the facade at the garden level. Fenestration on the upper floors consists of replacement windows set within original openings with carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils. Alterations include replacement window sashes, door, and railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 821 Garden Street is first depicted on an 1873 map and is noted as being owned by Field&

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-735771674

Jones. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a one-story rear extension was added to the building ca. 1970. 821 Garden Street is part of a string of similarly-designed, high-integrity dwellings along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings.

821 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 821 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

821 Garden Street is sited on a rectangular parcel (Block 195 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

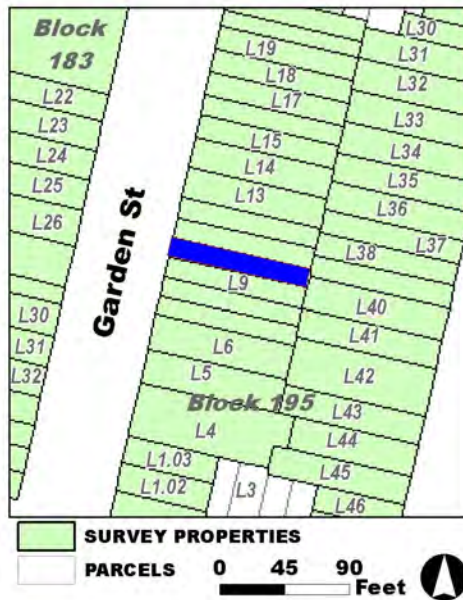
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-735771674

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Google	GoogleEarth Streetview		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:****-735771674**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-735771674

Page 4

PROPERTY REPORT

Property ID: 1841050990

Property Name: 822 Garden Street

Ownership: Private

Address: 822 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 822 Garden Street is a three-story, three-bay, residential rowhouse constructed ca. 1870. The building is clad in replacement brick with modest corbelled details at the roofline and a stone beltcourse above the garden-level fenestration. It is fronted by a brick and iron areaway fence and a brick stoop with stone steps and iron railings. The main entry is composed of a replacement, double-leaf, wood-framed glass doors with a rectangular glass transom. A secondary, garden-level entry is accessed through an alcove located beneath the steps. Fenestration includes four-over-four replacement sash set into original openings with flat stone lintels and sills. The flat roof is accented by simple stone coping. Alterations include replacement windows and doors; replacement masonry material on the façade; replacement lintels and sills; replacement stoop; replacement areaway fencing; and, likely, removal of an original cornice. No exterior flood mitigation measures are evident.

822 Garden Street is located on a block that developed around the mid-to-late-19th century with the constructed of modest residential rowhouses. The property first appears on the 1873 Hopkins map and is recorded on the 1891 Sanborn Fire Insurance Map as a three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery, though modifications to the façade are evident. When last documented in 1978, the property features brick veneer, which was already a modification at that time.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1841050990

Page 1

Due to modifications to the façade, the property at 822 Garden Street does not exhibit any discernable architectural style and lacks discernable character-defining features of a 1870s rowhouse. Though it appears to have retained its original openings and general massing, the property has lost any markers of its original identity and does not contribute to the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 822 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

822 Garden Street is sited on a rectangular parcel (Block 183 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

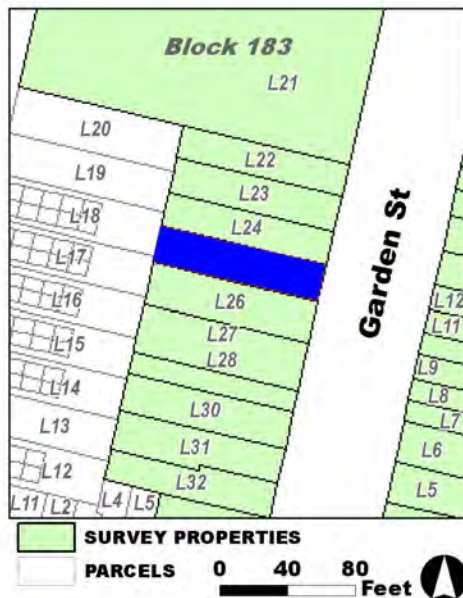
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1841050990

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****1841050990**

Page 3

PROPERTY REPORT

Property ID: **-2021502097**

Property Name: 823 Garden Street
Address: 823 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 823 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone stoop with wrought iron railings and cast iron newel posts fronting the main entry. The entry is composed of a recessed double-sided wood door with a transom and paneled wood surround, set within an original opening; a carved brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located under the stoop below street level. A replacement window set with an original opening with iron grating pierces the facade at the garden level. Fenestration on the upper floors consists of replacement windows set within original openings with carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and dentils. Alterations include replacement window sashes and replacement railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2021502097

Page 1

developed with three and four story buildings. 823 Garden Street is first depicted on an 1873 map and is noted as being owned by E. D. Gerkin. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a one-story rear extension was added to the building ca. 1970. 823 Garden Street is part of a string of similarly-designed, high-integrity dwellings along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings.

823 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 823 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

823 Garden Street is sited on a rectangular parcel (Block 195 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

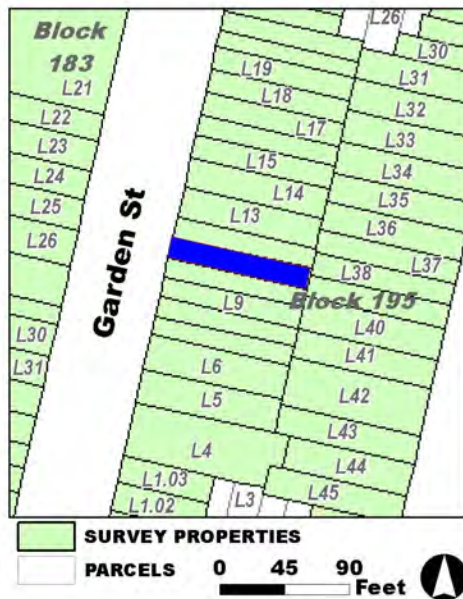
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2021502097

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:****-2021502097**

Page 3

☒ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2021502097

Page 4

PROPERTY REPORT

Property ID: **696734785**

Property Name: 824 Garden Street
Address: 824 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 824 Garden Street is a four-story, three-bay, residential rowhouse constructed ca. 1870. The building is clad in brick veneer with a stone-faced garden-level. It is fronted by a replacement iron areaway fence and a brick steps. The main entry, accessed at the sunken garden-level, is composed of a replacement door beneath a fixed awning. Fenestration includes one-over-one replacement sash set into original openings with soldier course brick lintels and sills. The flat roof is accented by simple stone coping. Alterations include replacement windows and doors; replacement material on the façade; replacement lintels and sills; and, likely, removal of an original cornice. Based on patterns of development in the neighborhood and its representation as a three-story building on historic maps, it is conceivable that the original main entry was relocated to the garden-level and the original entry was reconfigured as a window opening on the first floor. No exterior flood mitigation measures are evident.

824 Garden Street is located on a block that developed around the mid-to-late-19th century with the constructed of modest residential rowhouses. The property first appears on the 1873 Hopkins map and is recorded on the 1891 Sanborn Fire Insurance Map as a three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery, though modifications to the façade are evident.

Due to modifications to the façade, the property at 824 Garden Street does not exhibit any discernable architectural style and lacks

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

696734785

Page 1

discernable character-defining features of a 1870s rowhouse. Though it appears to have retained general massing, the relocation of the main entry to the garden-level does not conform to the patterns of rowhouse development on this block; as such, the property has lost any markers of its original identity and does not contribute to the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 824 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

824 Garden Street is sited on a rectangular parcel (Block 183 Lot 24), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

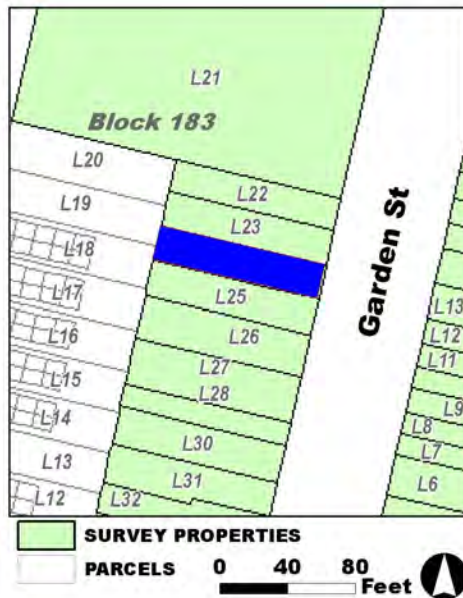
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

696734785

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-FX-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

696734785

Page 3

PROPERTY REPORT

Property ID: **-643931004**

Property Name: 825 Garden Street
Address: 825 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 825 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building has a brownstone-clad garden level and features a modest brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a double-sided wood door with a transom and beaded wood surround, set within an original opening; a straight brownstone lintel tops the entry. A replacement window set within a large original opening with a carved brownstone lintel and brownstone sill sits adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located under the stoop below street level. A replacement window set with an original opening pierces the facade at the garden level. Fenestration on the upper floors consists of replacement windows set within original openings with flat brownstone lintels and sills. Alterations include replacement window sashes; removal of the cornice; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 825 Garden Street is first depicted on an 1873 map and is noted as being owned by L.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-643931004

Page 1

Meystre. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. 825 Garden Street is part of a string of similarly-designed, high-integrity dwellings along the east side of the 800 block of Garden Street. The six dwellings, 815-825 Garden Street, are split into three pairs of mirrored buildings. 825 Garden Street is the most altered of the six buildings, due to the door and window lintels being shaved flush with the facade and removal of the cornice.

Despite some alterations, 825 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the original openings; secondary entrance under the stoop; brownstone lintels and sills; brownstone stoop; and areaway fronting the building. Therefore, it is recommended that 825 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

825 Garden Street is sited on a rectangular parcel (Block 195 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

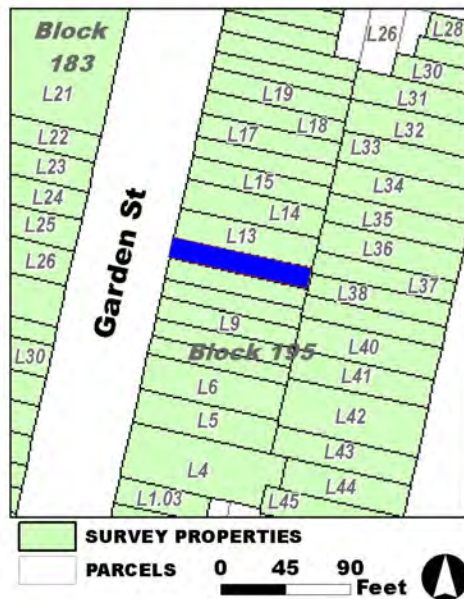
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

☒ (Primary Contact)

-643931004

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-643931004**

Page 3

PROPERTY REPORT

Property ID: **-2013033152**

Property Name: 826 Garden Street
Address: 826 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 826 Garden Street is a four-story, three-bay, residential rowhouse constructed ca. 1870. The building is clad in stone veneer. It is fronted by a replacement brick and iron areaway fence and brick steps. The main entry, accessed at the sunken garden-level, is composed of a replacement door beneath a fixed awning. Fenestration includes one-over-one replacement sash set into original openings and feature keystones within the stone veneer. The flat roof is accented by simple stone coping. Alterations include replacement windows and doors; replacement material on the façade; enlargement of garden-level openings; and, likely, removal of an original cornice. Based on patterns of development in the neighborhood and its representation as a three-story building on historic maps, it is conceivable that the original main entry was relocated to the garden-level and reconfigured as a window opening. No exterior flood mitigation measures are evident.

826 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses. The property first appears on the 1873 Hopkins map and is recorded on the 1891 Sanborn Fire Insurance Map as a three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery, though modifications to the façade are evident.

Due to modifications to the façade, the property at 826 Garden Street does not exhibit any discernable architectural style and lacks

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2013033152

Page 1

discernable character-defining features of an 1870s rowhouse. Though it appears to have retained general massing, the relocation of the main entry to the garden-level does not conform to the patterns of rowhouse development on this block; as such, the property has lost any markers of its original identity and does not contribute to the integrity of the 19th and early-20th century residential rowhouse block. Therefore, it is recommended that 826 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

826 Garden Street is sited on a rectangular parcel (Block 183 Lot 23), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

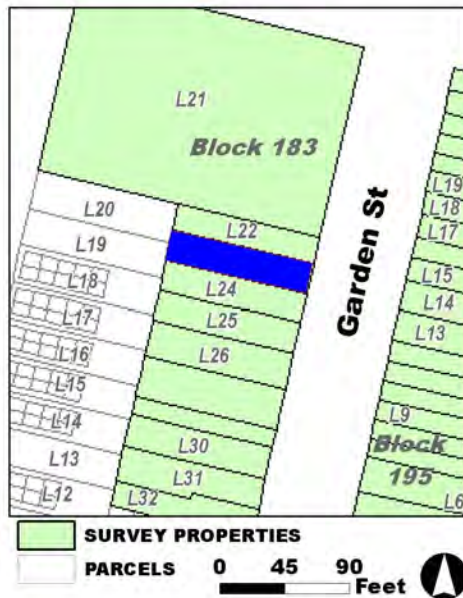
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2013033152

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2013033152

Page 3

PROPERTY REPORT

Property ID: 472269621

Property Name: 827 Garden Street
Address: 827 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 827 Garden Street is a four-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1870. The brick building features a wide concrete stoop with cast iron railings fronting the main entry. The entry is composed of a double-sided wood door with a transom set within an original arched opening; a rounded brick arch with stone and terracotta details tops the entry. A cast iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and three replacement vinyl windows set within original openings pierce the facade at the garden level; these windows have straight stone lintels and sills. A three-sided four-story wood bay window is located on the north half of the building's facade. At each floor on the bay there are three vinyl windows set within original wood-framed openings. The bay window features molding, swag, and paneling ornamentation. Fenestration on the south half of the facade on the second through fourth floors consists of a single window set within an original opening at each floor. The window at the second floor features a brick jack arch lintel, the third floor window has a carved stone lintel, and the window at the fourth floor has a brick rounded arch lintel; all windows feature stone sills. Two panels of saw tooth brick are located above and below the third floor window. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; a modern stoop; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

472269621

were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 827 Garden Street is first depicted on an 1873 map as one of two buildings owned by Mrs. M.B. Stevens with a rectangular footprint; the footprint has not changed. This building and the adjacent building, 829 Garden Street, are identical flats.

827 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brick arch lintels; multi-story bay window; and areaway fronting the building. Therefore, it is recommended that 827 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

827 Garden Street is sited on a rectangular parcel (Block 195 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

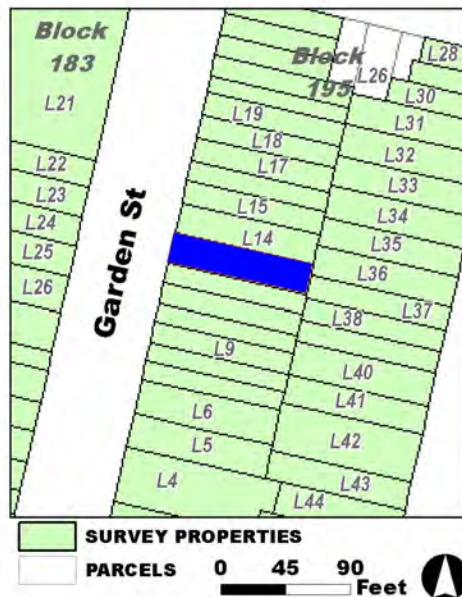
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

472269621

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:**

472269621

Page 3

PROPERTY REPORT

Property ID: 1114042523

Property Name: 828 Garden Street
Address: 828 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 828 Garden Street is a four-story, three-bay, rowhouse constructed ca. 1870. The altered facade is clad in a stone veneer and features modest Neo-Grec-style ornamentation. It is fronted by a modern iron areaway fence. The recessed, garden-level, main entry is composed of a replacement, wood and glass door. It is topped by an early metal dentilled hood with brackets. Fenestration includes one-over-one replacement sash set into original openings with molded stone lintels and flat sills. The garden-level contains a picture window with a full stone enframing. The flat roof is accented with a heavy, bracketed cornice. Alterations include replacement windows and doors; replacement material on the facade; replacement lintels and sills; and, likely, removal of an original cornice. Based on patterns of development in the neighborhood and its representation as a three-story building on historic maps, it is conceivable that the original main entry was relocated to the garden-level and reconfigured as a window opening. No exterior flood mitigation measures are evident.

828 Garden Street is located on a block that developed around the mid-to-late-19th century with the construction of modest residential rowhouses. The property first appears on the 1873 Hopkins map and is recorded on the 1891 Sanborn Fire Insurance Map as a three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery, though modifications to the facade are evident. When last documented in 1978, the property is depicted as brick with segmental arched stone lintels.

Due to modifications to the facade, the property at 826 Garden Street does not exhibit any discernable architectural style and lacks

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1114042523

Page 1

discernable character-defining features of a 1870s rowhouse. Though it appears to have retained general massing - and retained the metal entry hood documented in the 1978 survey - the relocation of the main entry to the garden-level does not conform to the patterns of rowhouse development on this block; as such, the property has lost any markers of its original identity and does not contribute to the integrity of the 19th and early 20th century residential rowhouse block. Therefore, it is recommended that 826 Garden Street be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

828 Garden Street is sited on a rectangular parcel (Block 183 Lot 22), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

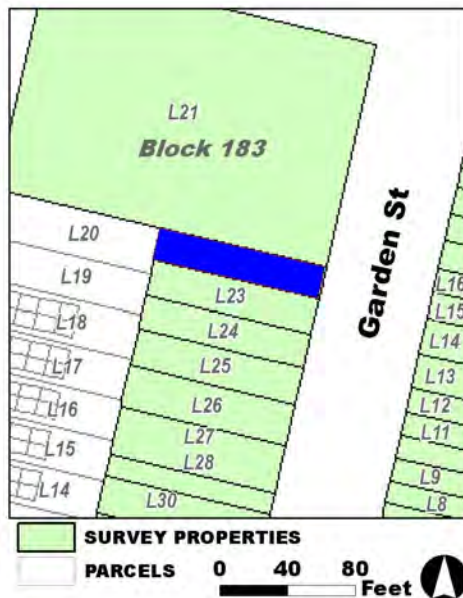
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1114042523

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****1114042523**

Page 3

PROPERTY REPORT

Property ID: **-681873838**

Property Name: 829 Garden Street
Address: 829 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 829 Garden Street is a four-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1870. The brick building features a wide brick and stone stoop with wrought iron railings fronting the main entry. The entry is composed of a replacement wood door with a transom and sidelights set within an original arched opening; a rounded brick arch with stone and terracotta details tops the entry. A wrought iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and three replacement vinyl windows set within original openings pierce the facade at the garden level; these windows have straight stone lintels and sills. A three-sided, four-story, wood-frame, bay window is located on the north half of the building's facade. At each floor on the bay there are three vinyl windows set within original wood-framed openings. The bay window features molding, swag, and paneling ornamentation. Fenestration on the south half of the facade on the second through fourth floors consists of a single window set within an original opening at each floor. The window at the second floor features a brick jack arch lintel, the third floor window has a carved stone lintel, and the window at the fourth floor has a brick rounded arch lintel; all windows feature stone sills. Two panels of saw tooth brick are located above and below the third floor window. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement railings; and a replacement door. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-681873838

Page 1

were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 829 Garden Street is first depicted on an 1873 map as one of two buildings owned by Mrs. M.B. Stevens with a rectangular footprint; the footprint has not changed. This building and the adjacent building, 827 Garden Street, are identical flats.

829 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brick arch lintels; multi-story bay window; and areaway fronting the building. Therefore, it is recommended that 829 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

829 Garden Street is sited on a rectangular parcel (Block 195 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

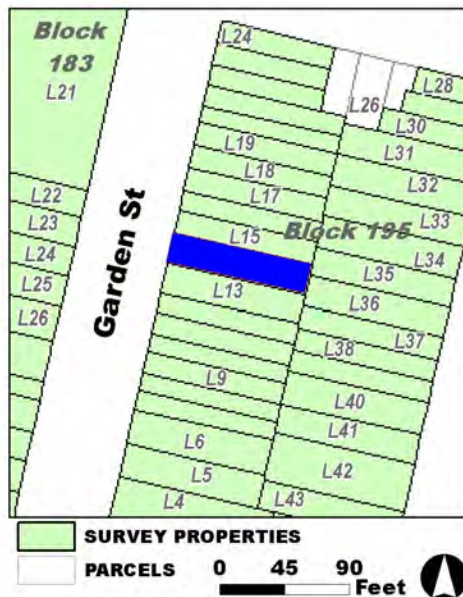
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-681873838

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-681873838

Page 3

PROPERTY REPORT

Property ID: 734698818

Property Name: Public School No. 2/Jos. F Brandt Middle School
Address: 830-834 Garden ST

Ownership: Public
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	183	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 830-834 Garden Street is a four-story, fourteen-bay, Classical Revival-style school constructed ca. 1920. The light-colored brick-clad building has a painted stone water table and the north-facing facade features the main central entrance. Brick pilasters accent each corner of the building. The main entrance consists of three stone rounded arch doorways with metal double doors topped by fanlight transoms. The doorways are set within a stone surround with columns flanking each opening, and an entablature with a balustrade detail above the doorways. Several secondary metal double-door entrances are set within rectangular openings at various points along the building. The openings feature stone surrounds with incised student group names, and an entablature with a balustrade detail above. Two segmental arch openings are located on the east and west elevations, providing a service access passageway at the rear of the building. Fenestration at the first floor consists of vinyl four-over-one windows set within stone segmental arch openings with oversized keystone details. Fenestration at the upper floors consists of single and paired vinyl windows set within rectangular openings; all windows feature shared stone lintels and sills. A dentiled cornice and brick battlement details accentuate the flat roof. Alterations include replacement window sashes and doors, metal grating over the first floor windows, metal fencing along the roofline, and vents that pierce the exterior surfaces. No exterior flood mitigation measures are evident.

The extant Public School No. 2 at 830-834 Garden Street first opened in February of 1922. The new school was constructed to replace the original Public School No. 2, which opened in 1862, because the school had become too small for the number of students it served. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

734698818

building was constructed using fireproof technology. It is conceivable that the school was designed by John T. Rowland, Jr., the Supervising Architect for Jersey City, New Jersey Board of Education (and architect of the Hoboken, or Demarest, High School); however, additional research would be required to verify a connection to this specific resource. Several years after it was opened the school was named after Joseph E. Brandt, a former superintendent for the Hoboken schools.

830-834 Garden Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). Despite modifications, the building retains integrity as a school building and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the decorative cornice; doorway surrounds; light-colored brick exterior; rear service passageway; and original openings throughout the facade. While 830-834 Garden Street is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

Public School No. 2/Jos. F Brandt Middle School is sited on an end-block rectangular parcel (Block 183 Lot 21), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. Public School No. 2/Jos. F Brandt Middle School is located along ninth street within a residential neighborhood, primarily featuring three-story brick rowhomes.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

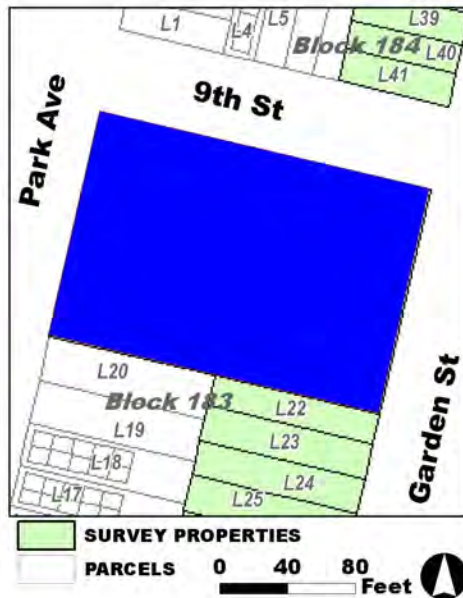
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

734698818

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Hoboken Historical Museum	"Columbus Park"		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-BRANDT SCHL / FAC_NAME: SCHOOL / YR:)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**734698818**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

734698818

Page 4

PROPERTY REPORT

Property ID: 2058358891

Property Name: 831 Garden Street

Ownership: Private

Address: 831 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 831 Garden Street is a three-story, two-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The painted brick building features a high brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a double-sided wood and plate glass door with a transom set within an original segmental arch opening; a carved brownstone segmental arch lintel tops the entryway. A replacement vinyl window set within a large original segmental arch opening sits opposite the entry at the first floor; this opening features a brownstone segmental arch lintel and straight brownstone sill. A wrought iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level; a painted brownstone water table acts as a lintel to this window. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original segmental arch openings at each floor. These windows feature brownstone segmental arch lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement railings; and a painted facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-19th century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

2058358891

Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 831 Garden Street is first depicted on an 1873 map as one of five buildings spanning three parcels owned by George Joeckel on the east side of the 800 block of Garden Street. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. These five buildings, 831-839 Garden Street, remain as a fairly cohesive group with minimal alterations along this block.

831 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone sills and lintels; and areaway fronting the building. Therefore, it is recommended that 831 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

831 Garden Street is sited on a rectangular parcel (Block 195 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

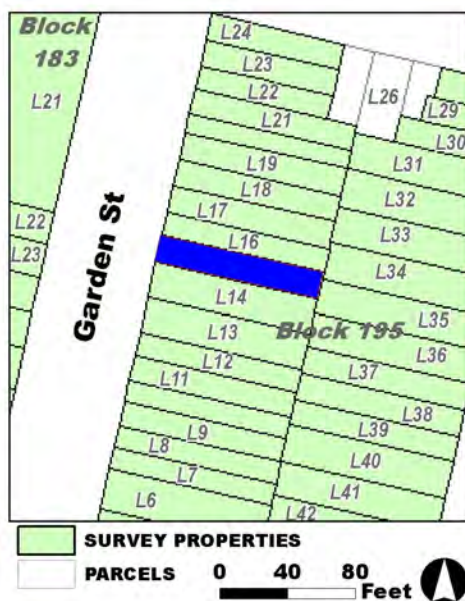
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

2058358891

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Hoboken Historical Museum	"Columbus Park"		
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

2058358891

Page 3

PROPERTY REPORT

Property ID: 57869520

Property Name: 833 Garden Street
Address: 833 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 833 Garden Street is a three-story, two-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The brick building features a high brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a double-sided wood and plate glass door with a transom set within an original segmental arch opening; a carved brownstone segmental arch lintel tops the entryway. A replacement vinyl window set within a large original segmental arch opening sits opposite the entry at the first floor; this opening features a brownstone segmental arch lintel and straight brownstone sill. A cast iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level; a brownstone water table acts as a lintel to this window. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original segmental arch openings at each floor. These windows feature brownstone segmental arch lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

57869520

developed with three and four story buildings. 833 Garden Street is first depicted on an 1873 map as one of five buildings owned by George Joeckel on the east side of the 800 block of Garden Street. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. These five buildings, 831-839 Garden Street, remain as a fairly cohesive group with minimal alterations along this block.

833 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone sills and lintels; original railings; and areaway fronting the building. Therefore, it is recommended that 833 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

833 Garden Street is sited on a rectangular parcel (Block 195 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

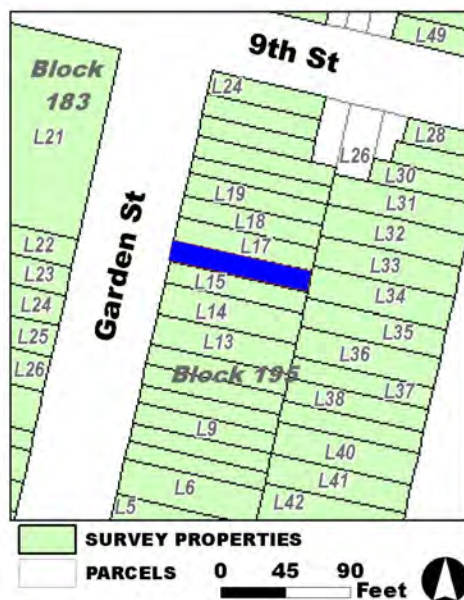
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

57869520

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hoboken Historical Museum	"Columbus Park"			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA-DECK / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

57869520

Page 3

PROPERTY REPORT

Property ID: 361412753

Property Name: 835 Garden Street
Address: 835 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 835 Garden Street is a three-story, two-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The brick building features a high brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a double-sided wood and plate glass door with a transom set within an original segmental arch opening; a carved brownstone segmental arch lintel tops the entryway. A replacement vinyl window set within a large original segmental arch opening sits opposite the entry at the first floor; this opening features a carved brownstone segmental arch lintel and straight brownstone sill. A cast and wrought iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level; a brownstone water table acts as a lintel to this window. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original segmental arch openings at each floor. These windows feature carved brownstone segmental arch lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes, doors, and some railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

361412753

Page 1

Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 835 Garden Street is first depicted on an 1873 map as one of five buildings owned by George Joeckel on the east side of the 800 block of Garden Street. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a three-story rear addition was constructed ca. 1980. These five buildings, 831-839 Garden Street, remain as a fairly cohesive group with minimal alterations along this block.

835 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone sills and lintels; original railings; and areaway fronting the building. Therefore, it is recommended that 835 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

835 Garden Street is sited on a rectangular parcel (Block 195 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

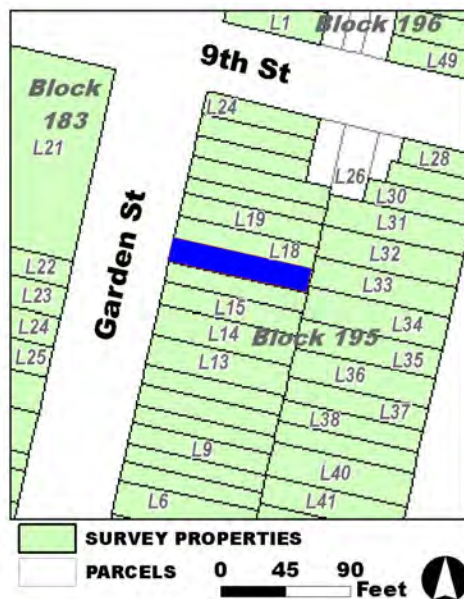
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

361412753

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hoboken Historical Museum	"Columbus Park"		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****361412753**

Page 3

0 Object 0 Industry
Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

361412753

Page 4

PROPERTY REPORT

Property ID: 2054469502

Property Name: 837 Garden Street
Address: 837 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 837 Garden Street is a three-story, two-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The brick building features a high brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a double-sided wood and plate glass door with a transom set within an original segmental arch opening; a carved brownstone segmental arch lintel tops the entryway. A pair of replacement vinyl windows set within a large original segmental arch opening sits opposite the entry at the first floor; this opening features a carved brownstone segmental arch lintel and straight brownstone sill. A cast iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level; a brownstone water table acts as a lintel to this window. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original segmental arch openings at each floor. These windows feature carved brownstone segmental arch lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-19th century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

2054469502

Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 837 Garden Street is first depicted on an 1873 map as one of five buildings owned by George Joeckel on the east side of the 800 block of Garden Street. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the footprint of 837 Garden Street has not been altered. The five buildings, 831-839 Garden Street, remain as a fairly cohesive group with minimal alterations along this block.

837 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone sills and lintels; original railings; and areaway fronting the building. Therefore, it is recommended that 837 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

837 Garden Street is sited on a rectangular parcel (Block 195 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

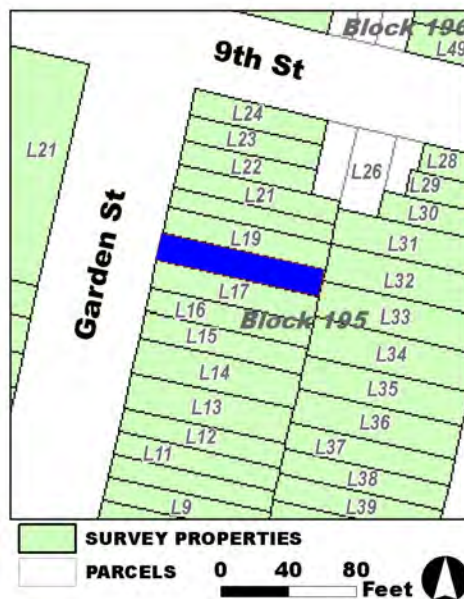
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

2054469502

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Google	GoogleEarth Streetview		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:**

2054469502

Page 3

PROPERTY REPORT

Property ID: 1289712935

Property Name: 839 Garden Street
Address: 839 Garden ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 839 Garden Street is a three-story, two-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The brick building features a high brownstone stoop with cast iron railings fronting the main entry. The entry is composed of a double-sided wood door set within an original segmental arch opening; a carved brownstone segmental arch lintel tops the entryway. A replacement vinyl window set within a large original segmental arch opening sits opposite the entry at the first floor; this window features a carved brownstone segmental arch lintel and straight brownstone sill. A wrought iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level; a brownstone water table acts as a lintel to this window. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original segmental arch openings at each floor. These windows feature carved brownstone segmental arch lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes, door, and areaway fence railing. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-19th century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1289712935

Page 1

developed with three- and four-story buildings. 839 Garden Street is first depicted on an 1873 map as one of five buildings owned by George Joeckel on the east side of the 800 block of Garden Street. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the footprint of 839 Garden Street has not been altered. The five buildings, 831-839 Garden Street, remain as a fairly cohesive group with minimal alterations along this block.

839 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; brownstone sills and lintels; and areaway fronting the building. Therefore, it is recommended that 839 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

839 Garden Street is sited on a rectangular parcel (Block 195 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late-19th and early-20th century rowhouses, with an early-20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

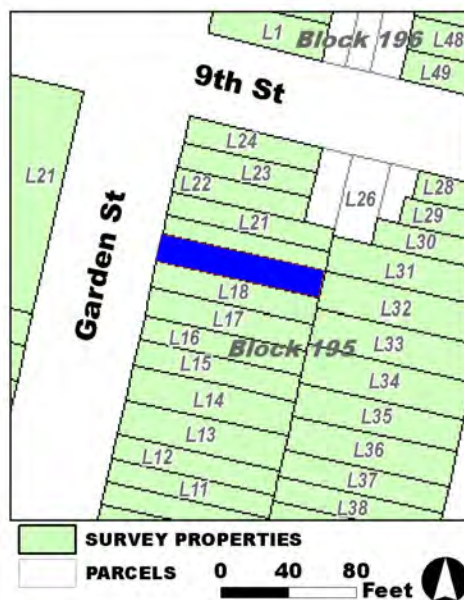
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1289712935

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Historical Museum	"Columbus Park"		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1289712935

Page 3

PROPERTY REPORT

Property ID: 222863836

Property Name: 841 Garden Street
Address: 841 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 841 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The faux brownstone-clad building features a brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; a decorative bracketed entablature tops the entryway. A replacement vinyl window set within an original opening, with a sill and lintel, sits opposite the entry at the first floor. A wrought iron railing demarcates the sunken areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original openings at each floor. These windows feature stone sills and lintels. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; modified exterior; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 841 Garden Street is first depicted on an 1891 fire insurance map where it is shown as a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

222863836

three-story masonry-clad dwelling. The footprint of the building is shown as a rectangular main block with a one-story masonry rear extension; the footprint has not been altered. Photographic documentation shows that prior to 1978 the building's facade was modified and covered with stone veneer. After this date the exterior of the building was changed to more accurately represent what was likely the original exterior.

Despite modifications, 841 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; and areaway fronting the building. Therefore, it is recommended that 841 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

841 Garden Street is sited on a rectangular parcel (Block 195 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

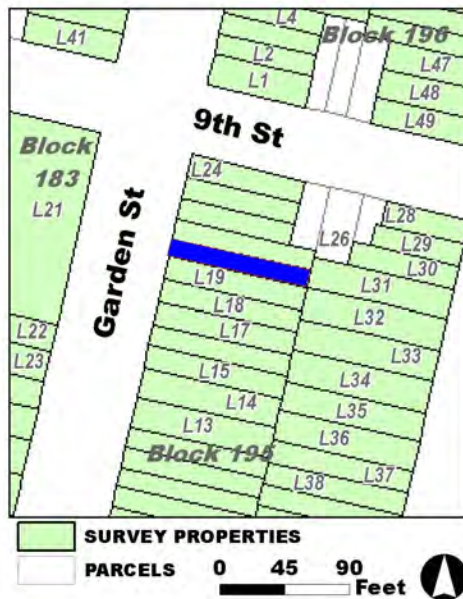
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

222863836

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B&S-2U-FX-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**222863836**

Page 3

PROPERTY REPORT

Property ID: **-1037034579**

Property Name: 843 Garden Street
Address: 843 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 843 Garden Street is a three-story, two-bay, altered, Neo-Grec-style rowhouse constructed ca. 1885. The stucco-clad building features a stone and concrete stoop with wrought iron railings fronting the main entry. The entry is composed of a replacement wood door with a transom set within an original opening. A replacement vinyl window set within an original opening, with a stucco-covered straight stone sill and lintel, sits opposite the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original segmental arch opening pierces the facade at the garden level. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original openings at each floor. These windows feature stucco covered stone sills and lintels. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; stucco exterior; replacement door; and replacement stoop and railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 843 Garden Street is first depicted on an 1891 fire insurance map where it is shown as a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1037034579

Page 1

three-story, masonry-clad dwelling with a rectangular footprint. A one-story rear addition was constructed ca. 1970. Photographic documentation shows that the masonry facade was covered with stucco after 1978.

Despite modifications, 843 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; and areaway fronting the building. Therefore, it is recommended that 843 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

843 Garden Street is sited on a rectangular parcel (Block 195 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

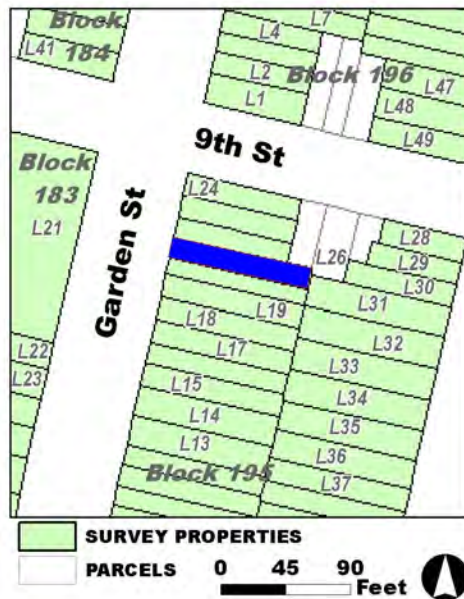
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1037034579

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Google	GoogleEarth Streetview		
Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES:

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

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1037034579**

Page 3

0 Object 0 Industry
Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1037034579

Page 4

PROPERTY REPORT

Property ID: **-1517139094**

Property Name: 845 Garden Street
Address: 845 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 845 Garden Street is a three-story, two-bay, highly altered, Anglo Italianate-style rowhouse constructed ca. 1870. The stucco-clad building features a brick and concrete stoop with wrought iron railings fronting the main entry. The entry is composed of a replacement wood door with a transom set within an original opening. A replacement vinyl window set within an original opening sits opposite the entry at the first floor. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within an original opening pierces the facade at the garden level. Fenestration on the upper floors consists of two evenly-spaced replacement vinyl windows set within original openings at each floor. The flat roof is accented by a decorative wood cornice with brackets and an arched fascia. Alterations include replacement window sashes; stucco exterior; replacement door; replacement stoop and railings; and removal or covering of the window sills and lintels. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three and four story buildings. 845 Garden Street is first depicted on an 1873 map, where it is shown as one of three

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1517139094

Page 1

buildings on a corner plot of land owned by PeterBammann, a grocer. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Photographic documentation shows that the facade alterations were completed after 1978; up until this date the brick facade remained exposed and the carved brownstone window and door lintels and straight brownstone window sills were intact.

Despite modifications, 845 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original openings; secondary entrance under the stoop; and areaway fronting the building. Therefore, it is recommended that 845 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

845 Garden Street is sited on a rectangular parcel (Block 195 Lot 22), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

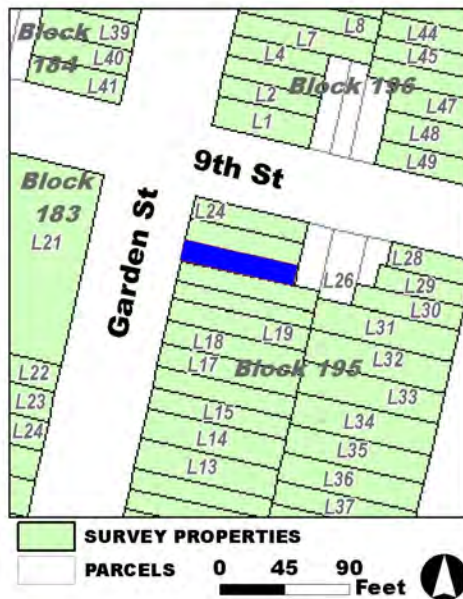
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1517139094

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hoboken Historical Museum	"Columbus Park"		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1517139094

Page 3

PROPERTY REPORT

Property ID: **-755466845**

Property Name: 847 Garden Street
Address: 847 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 847 Garden Street is a three-story, two-bay, highly altered rowhouse constructed ca. 1870. The brick building features a concrete stoop with wrought iron railings fronting the main entry. The entry is composed of a replacement double-sided wood door set within an original opening. A wrought iron railing demarcates the areaway fronting the building. There is a secondary entrance located within the stoop, and a replacement vinyl window set within a modified opening pierces the facade at the garden level. A three-story squared bay protrudes from the south half of the facade. The bay features fixed aluminum-framed windows on each side at all floors. Fenestration on the upper floors of the north half of the facade consists of modern windows set within modified openings with brick sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. Alterations include replacement window sashes; brick veneer exterior; replacement door; replacement stoop and railings; modified openings; replacement cornice; and addition of the bay window on the facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully developed with three- and four-story buildings. 847 Garden Street is first depicted on an 1873 map, where it is shown as one of three

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-755466845

Page 1

☐ (Primary Contact)

buildings on a corner plot of land owned by Peter Bammann, a grocer. An 1891 fire insurance map depicts the building as a three-story brick dwelling with a rectangular footprint; a two-story rear addition was constructed ca. 1990. Photographic documentation shows that the facade alterations were completed after 1978; up until this date the brick facade remained exposed, the original segmental arch openings were retained, and the brownstone window and door lintels and sills were intact.

Due to extensive modifications, 847 Garden Street does not retain integrity or maintain significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 847 Garden Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

847 Garden Street is sited on a rectangular parcel (Block 195 Lot 23), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

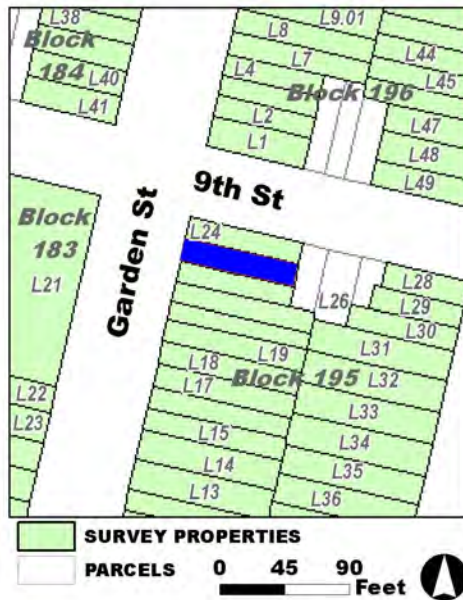
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-755466845

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-755466845

Page 3

Status: Not Contributing

Associated Archeological Site/Deposits?

☐

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

Conversion Problem? ☐

ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-755466845

Page 4

PROPERTY REPORT

Property ID: **-800159832**

Property Name: 849 Garden Street
Address: 849 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	195	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 849 Garden Street is a four-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1870. The painted brick building has an altered first story façade, and the building's main entrance is located on the side (north) elevation. The main entry is composed of a wood door with a transom and sidelights set within an original segmental arch opening. Above the door is a painted stone segmental arch lintel. A concrete and wrought iron fence demarcates the areaway fronting and along the side of the building. Fenestration at the first floor of the building consists of vinyl windows set within modified rectangular openings with painted stone sills. Fenestration on the upper floors of the building consists of replacement windows set within original segmental arch openings; these windows feature painted stone segmental arch lintels and straight painted stone sills. The flat roof is accented by a decorative wood cornice with brackets. A one-story ca. 1930 garage addition extends from the rear of the building. The addition features two garage-style doors and a tan brick-clad façade with a flat roof. Alterations include replacement window sashes; modified first story; painted exterior; and the garage addition. No exterior flood mitigation measures are evident.

The development of the 800 block of Garden Street began in the mid-nineteenth century. An 1841 L.F. Douglass map shows that Garden Street's development stopped at Eighth Street, and the area was part of a trotting ring. Between 1841 and 1873 the streets of Hoboken were extended beyond Eighth Street and developed with residences and commercial buildings. By 1873 both sides of the 800 block of Garden Street had been developed, with only a few empty plots of land on either side. By 1891 the east side of the block was fully

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-800159832

Page 1

☐ (Primary Contact)

developed with three and four story buildings. 849 Garden Street is first depicted on an 1873 map, where it is shown as one of three buildings on a corner plot of land owned by Peter Bammann, a grocer. An 1891 fire insurance map depicts the building as a four-story brick building with a commercial use at the first story. A garage addition was constructed at the rear of the building ca. 1930. Photographic documentation shows that the first story alterations of the former storefront were completed prior to 1978.

Despite modifications, 849 Garden Street retains historic integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District and Garden Street. Character defining features include the decorative cornice; original segmental arch openings; and stone sills and lintels. Therefore, it is recommended that 849 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

849 Garden Street is sited on an end-block, rectangular parcel (Block 195 Lot 24), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 800 block of Garden Street is primarily residential, characterized by late 19th and early 20th century rowhouses, with an early 20th century public school capping the northwest corner of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

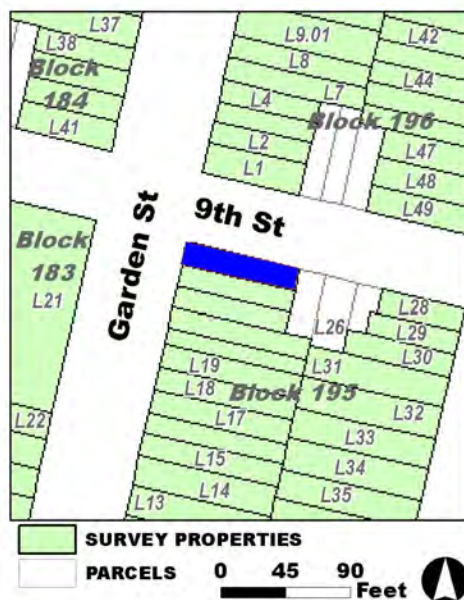
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-800159832

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hoboken Historical Museum	"Columbus Park"			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-800159832

Page 3

PROPERTY REPORT

Property ID: **-1969538689**

Property Name: 900 Garden Street
Address: 900 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 900 Garden Street is a four-story, three-bay, Italianate-style, mixed-use, corner building constructed ca. 1890. The façade is clad in brick and features a storefront on the first floor. The building is fronted by a single stone step on the corner, leading to the storefront, and an iron wrap-around areaway replacement fence, attached to an original cast iron newel post on the southern facade. The entry to the residential area above the storefront is composed of a replacement single-panel metal door with block glass sidelights and transom. The first floor storefront features a corner glass door entry facing the intersection of Ninth and Garden Streets. Fenestration includes a modern plate glass window on the storefront and one-over-one replacement vinyl windows throughout. The upper floors feature simple stone lintel and sills within original segmental-arched openings. The southern facade windows feature flat stone lintels and sills. A single story rear addition (address 204 Ninth Street), clad in painted brick, features a stone stoop, recessed single panel door flanked by two bay windows. The flat roof is accented by a bracketed wood cornice. Alterations include replacement windows and doors; modern awning over storefront; a bricked entry on the southern facade; and replacement areaway fence. No exterior flood mitigation measures are evident.

900 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1969538689

Page 1

☒ (Primary Contact)

bird's-eye view illustration. Mapping indicated the construction of the rear addition in 1909, and by 1951 classifies both buildings as stores.

While 900 Garden Street exhibits some alterations, it retains character-defining features including original window openings, stone lintels and sills, and wood cornice. Therefore, it is recommended that 900 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

900 Garden Street is sited on a corner-block rectangular parcel (Block 184 Lot 41), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 900 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

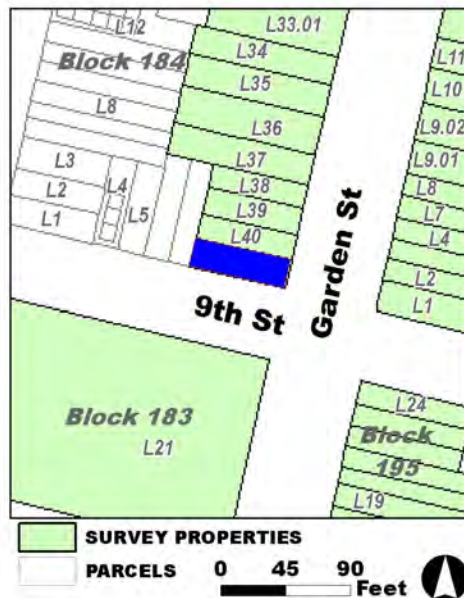
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1969538689

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1905)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1969538689

Page 3

PROPERTY REPORT

Property ID: 583677244

Property Name: 901 Garden Street
Address: 901 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 901 Garden Street is a four-story, three-bay, Italianate-style corner rowhouse constructed ca. 1870. The brick building, with brownstone-clad first floor, is fronted by a brownstone step with a replacement iron areaway fence. The recessed main entry is composed of a replacement single-leaf wood and glass door and transom set beneath a flat brownstone lintel. A brick wall encloses the rear of the lot. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with brownstone lintels and sills; the first floor includes paired windows on the east and west elevations. The flat roof is accented by a heavy, bracketed cornice with wood paneled fascia. Alterations include replacement windows, door, areaway fence, and first floor cladding. No exterior flood mitigation measures are evident.

901 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, this parcel was developed at the same time as the surrounding buildings and was among the first buildings on the block.

901 Garden Street retains integrity, with alterations limited to replacement windows, door, and areaway fence. The building retains character-defining features, such as the original cornice; window openings; and stone lintel and sills that contribute to the historic

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

583677244

Page 1

☐ (Primary Contact)

character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 901 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

901 Garden Street is sited on a corner parcel (Block 196 Lot 1), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 901 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

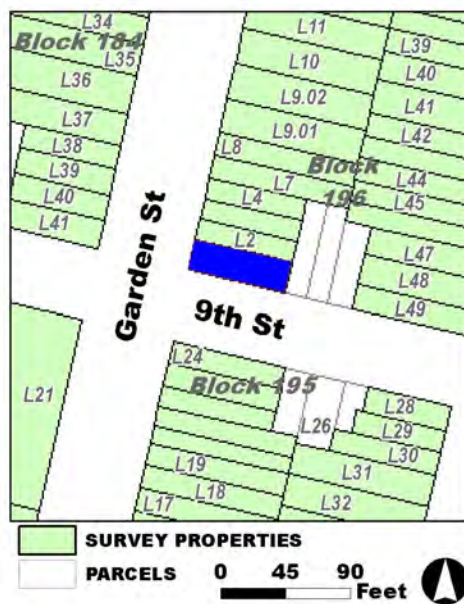
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

583677244

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****583677244**

Page 3

PROPERTY REPORT

Property ID: 1192025142

Property Name: 902 Garden Street
Address: 902 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 902 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The façade is clad in brick with the ground floor in brownstone. The building is fronted by a replacement areaway fence, original brownstone stoop with a cast iron railings and newel posts. The main entry is composed of an original, double-leaf, wood paneled and glass door. A secondary, garden-level entry is located beneath the steps with a replacement vinyl door. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings with molded stone lintels and sills; first floor window openings have been extended to floor length. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, alteration of the first floor window openings, and replacement areaway fence. No exterior flood mitigation measures are evident.

902 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

902 Garden Street exhibits minimal alterations, limited to replacement windows and railings, and alterations to the first floor window openings. The building retains character-defining features, including the brownstone first floor and stoop; stone lintels and sills; and the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1192025142

Page 1

decorative wood cornice that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 902 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

902 Garden Street is sited on an end-block rectangular parcel (Block 184 Lot 40), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 902 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

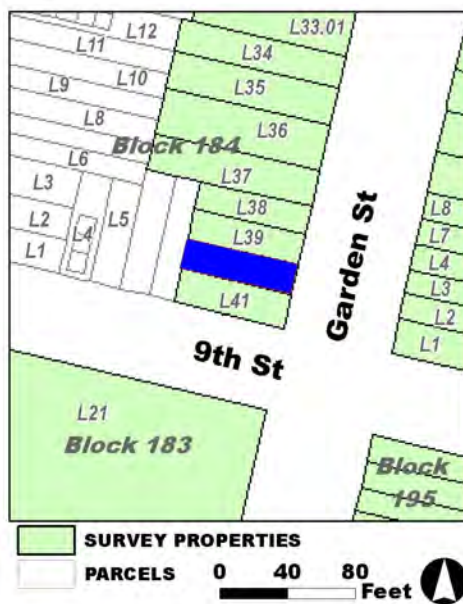
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

1192025142

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1192025142

Page 3

PROPERTY REPORT

Property ID: **-1384460101**

Property Name: 903 Garden Street
Address: 903 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 903 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brownstone building is fronted by a brownstone stoop with original wrought iron railings, cast iron areaway fence, and newel posts. The main entry is composed of an original double-leaf wood and glass door set beneath a segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with brownstone lintels and sills; the first floor features a paired window with stained glass transoms. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows. No exterior flood mitigation measures are evident.

903 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, 903-911 Garden Street/160-162 Ninth Street are part of the block's first development, characterized by identical three-story, two-bay, Italianate-style rowhouses with paired windows on the first floor.

903 Garden Street retains a high degree of integrity, with alterations limited to replacement windows. The building retains character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor window; door; and garden level

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1384460101

Page 1

entry that contribute to the historic character of the 903-911 Garden Street/160-162 Ninth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 903 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

903 Garden Street is sited on a rectangular parcel (Block 196 Lot 2), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 903 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

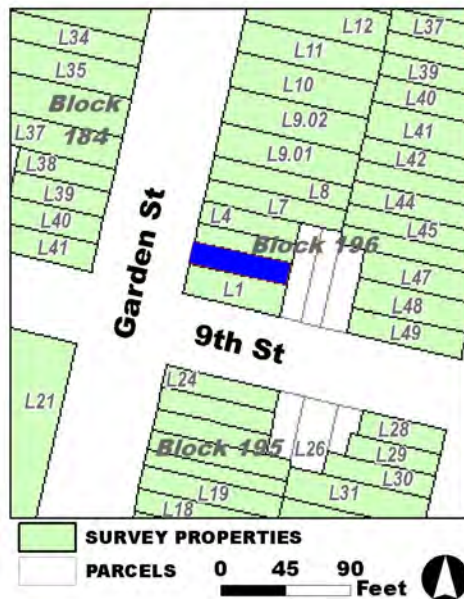
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1384460101

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1384460101**

Page 3

PROPERTY REPORT

Property ID: 1659788073

Property Name: 904 Garden Street
Address: 904 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 904 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The façade is clad in brick with the ground floor in brownstone. The building is fronted by an original brownstone stoop with a replacement iron railing and areaway fence. The main entry is composed of a replacement single-leaf, wood and glass door, transom, and a carved stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings with molded stone lintels and sills; first floor window openings feature a vinyl panel under the sill. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, door, railings, and areaway fence. No exterior flood mitigation measures are evident.

904 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

904 Garden Street exhibits minimal alterations, limited to replacement windows, door, railings, and areaway fence. The building retains character-defining features, including the original wood cornice; window openings; stone lintels; sills; and garden-level entry that contribute

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1659788073

to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 904 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

904 Garden Street is sited on an end-block rectangular parcel (Block 184 Lot 39), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 904 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

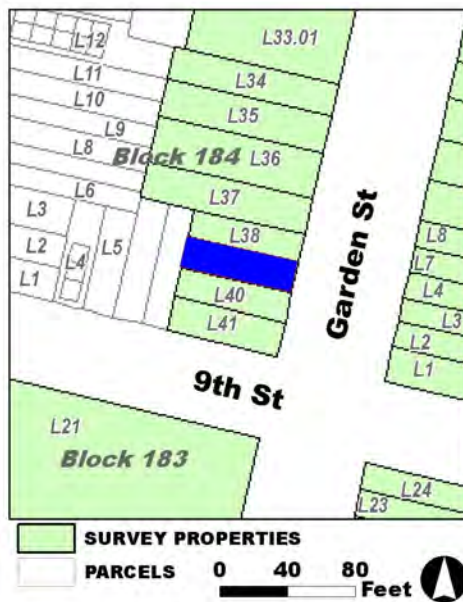
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1659788073

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1659788073**

Page 3

PROPERTY REPORT

Property ID: **-1033387651**

Property Name: 905 Garden Street
Address: 905 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 905 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The painted brick building, with ground floor stone veneer, is fronted by a brownstone stoop with original wrought iron railings, cast iron areaway fence, and newel posts. The main entry is composed of a replacement double-leaf wood and glass door beneath a segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with brownstone lintels and bracketed sills; the first floor features a paired window. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

905 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, 903-911 Garden Street/160-1622 Ninth Street are part of the block's first development, characterized by identical three-story, two-bay, Italianate-style rowhouses with paired windows on the first floor.

905 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and door. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1033387651

Page 1

character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor window; and garden level entry that contribute to the historic character of the 903-911 Garden Street/160-162 Ninth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 905 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

905 Garden Street is sited on a rectangular parcel (Block 196 Lot 3), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 905 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

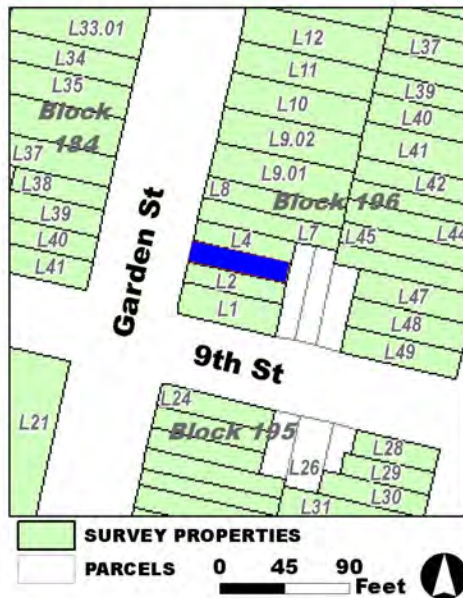
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1033387651

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1033387651**

Page 3

PROPERTY REPORT

Property ID: **-419321656**

Property Name: 906 Garden Street
Address: 906 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

906 Garden Street is a four-story, three-bay, Anglo Italianate rowhouse constructed ca. 1880. The façade is clad in modern face brick and the ground floor in stone veneer. The building is fronted by a painted stone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement single-leaf wood paneled door and glass transom within a segmental brick arch. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original openings. Window surrounds include segmental arch brick lintels and stone sills. The flat roof is accented by a heavy, bracketed wood cornice with an arched fascia. Alterations include modern facing materials on the facade, replacement windows, door, railings and areaway fence. No exterior flood mitigation measures are evident.

906 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

906 Garden Street exhibits substantial alterations, but retains character-defining features including the original wood cornice; window, door, and transom openings; and stone sills that contribute to the historic character of Garden Street and the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-419321656

Therefore, it is recommended that 906 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

906 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 38), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 906 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

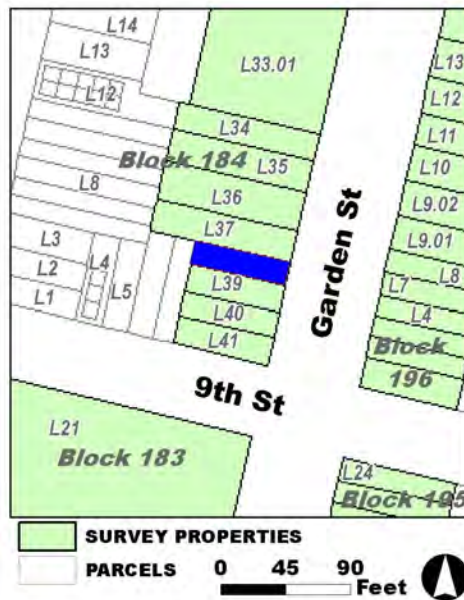
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-419321656

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-419321656**

Page 3

PROPERTY REPORT

Property ID: 23706705

Property Name: 907 Garden Street
Address: 907 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 907 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The rusticated stone clad building is fronted by a brownstone stoop with replacement wrought iron railings and areaway fence. The main entry is composed of an original recessed double-leaf wood and glass door and transom within an unadorned segmental arch opening. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone sills; the first floor features an altered window opening with a two-over-two replacement window. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; railing; areaway fence; siding; and altered first floor opening. No exterior flood mitigation measures are evident.

907 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, 903-911 Garden Street/160-162 Ninth Street are part of the block's first development, characterized by identical three-story, two-bay, Italianate-style rowhouses with paired windows on the first floor.

907 Garden Street exhibits substantial alterations, including replacement windows; railing; areaway fence; siding; and altered first floor

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

23706705

opening. The building retains character-defining features, such as the original cornice; window openings; stone sills; and garden level entry that contribute to the historic character of the 903-911 Garden Street/160-162 Ninth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 907 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

907 Garden Street is sited on a rectangular parcel (Block 196 Lot 4), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 907 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

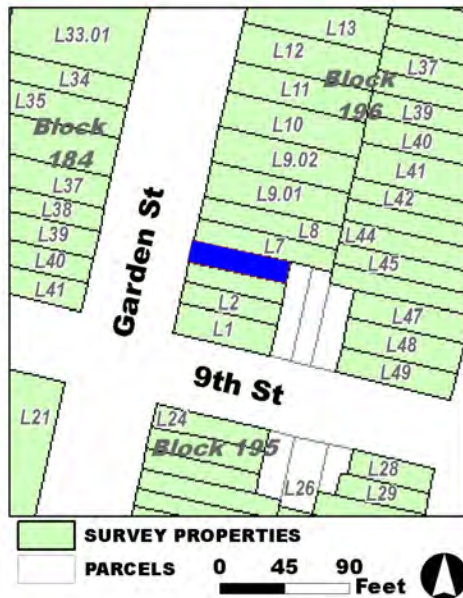
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

23706705

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****23706705**

Page 3

PROPERTY REPORT

Property ID: 682686275

Property Name: 908 Garden Street
Address: 908 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 908 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The façade is clad in painted brick with the ground floor in painted stone. The building is fronted by a stone stoop with replacement wrought iron railings and cast iron areaway fence. The main entry is composed of a replacement single-leaf wood paneled and glass door, and a stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings with simple stone lintels and sills. The flat roof is accented by a bracketed wood cornice with arched fascia. Alterations include modification or repair to the brickwork beneath the first floor windows, replacement windows, railings, areaway fence, and door. No exterior flood mitigation measures are evident.

908 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

908 Garden Street exhibits minor alterations to the facade, limited to replacement windows, railings, areaway fence, and door. Due to its retention of character-defining features, including the original wood cornice, window openings with stone lintels and sills, it is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

682686275

Page 1

recommended that 908 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

908 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 37), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 908 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

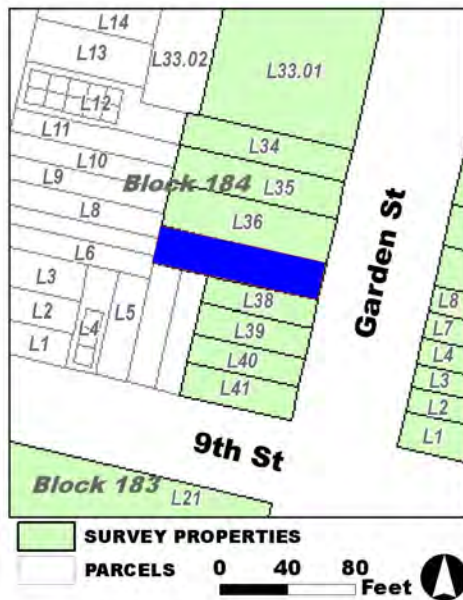
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

682686275

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****682686275**

Page 3

PROPERTY REPORT

Property ID: **-2113752844**

Property Name: 909 Garden Street

Ownership:

Address: 909 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 909 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The painted brick building includes non-original stone veneer at the garden level and a portion of the first floor. The facade is fronted by a brownstone stoop with original wrought iron railings, cast iron areaway fence, and newel posts. The main entry is composed of a replacement single-leaf wood and glass door, sidelights, and transom within a segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with brownstone lintels and bracketed sills; the first floor features a paired window. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, door, and ground floor cladding. No exterior flood mitigation measures are evident.

909 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, 903-911 Garden Street/160-162 Ninth Street are part of the block's first development, characterized by identical three-story, two-bay, Italianate-style rowhouses with paired windows on the first floor.

909 Garden Street retains integrity, with alterations limited to replacement windows, door, and ground floor cladding. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-2113752844

Organization: AECOM

character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor window; and garden level entry that contribute to the historic character of the 903-911 Garden Street/160-162 Ninth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 909 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

909 Garden Street is sited on a rectangular parcel (Block 196 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 909 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

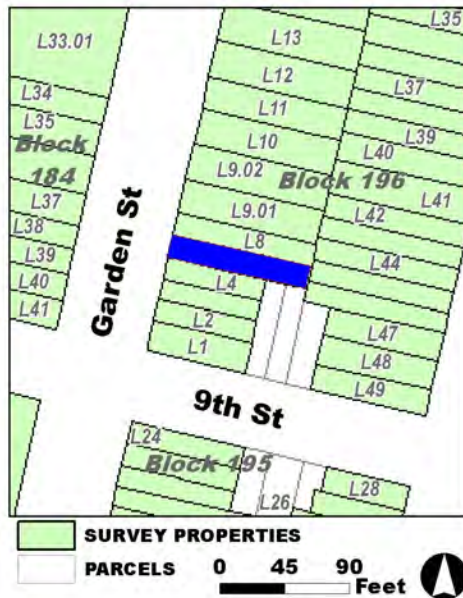
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-2113752844

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2113752844**

Page 3

PROPERTY REPORT

Property ID: **-2071900278**

Property Name: 910 Garden Street

Ownership:

Address: 910 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 910 Garden Street is a three-story, three-bay, Italianate-style semi-detached rowhouse constructed ca. 1880. The façade is clad in painted brick with the ground floor in brownstone. The building is fronted by an original cast iron areaway fence and brownstone stoop with replacement wrought iron railings. The main entry is composed of a replacement single-leaf wood paneled and glass door, sidelights, and a stone hood with an added metal awning. A secondary, garden-level entry is located beneath the steps with a replacement steel door and metal awning. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings with simple stone lintels and sills. The flat roof is accented by a bracketed wood cornice with arched fascia. Alterations include replacement window sash; installation of a first floor air conditioning unit through the brick wall; metal awnings over the main and garden level entries; and loss of original first floor stone sills, cast iron railings, and original door. No exterior flood mitigation measures are evident.

910 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 bird's eye view.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2071900278

Page 1

910 Garden Street exhibits minor alterations to the facade, such as replacement window sash and replacement doors. Due to its retention of character-defining features, including original wood cornice, areaway fence, and window openings with stone lintels and sills, it is recommended that 910 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

910 Garden Street is sited on a rectangular parcel (Block 184 Lot 36), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 910 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

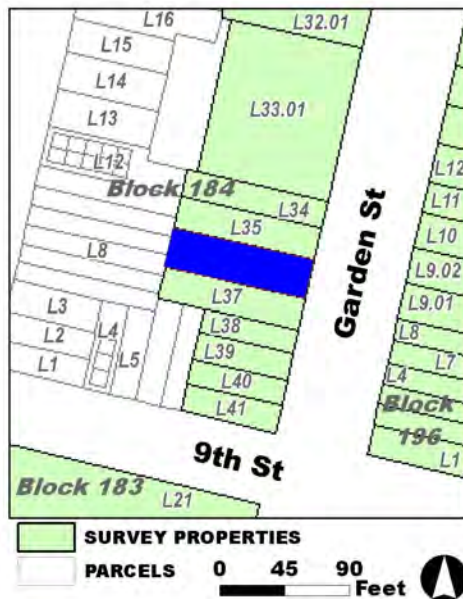
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-2071900278

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2071900278**

Page 3

PROPERTY REPORT

Property ID: **-1099672859**

Property Name: 911 Garden Street
Address: 911 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 911 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1870. The brick building, with a brownstone ground floor, is fronted by a brownstone stoop with original wrought iron railings, cast iron areaway fence, and newel posts. The main entry is composed of a replacement single-leaf wood and glass door set beneath a segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with molded brownstone lintels and bracketed sills; the first floor features a paired window above a brownstone panel. The flat roof is accented by a decorative wood cornice with a paneled fascia. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

911 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1873, 903-911 Garden Street/160-162 Ninth Street are part of the block's first development, characterized by identical three-story, two-bay, Italianate-style rowhouses with paired windows on the first floor.

911 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and door. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1099672859

Page 1

character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor window; and garden level entry that contribute to the historic character of the 903-911 Garden Street/160-162 Ninth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 911 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

911 Garden Street is sited on a rectangular parcel (Block 196 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 911 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

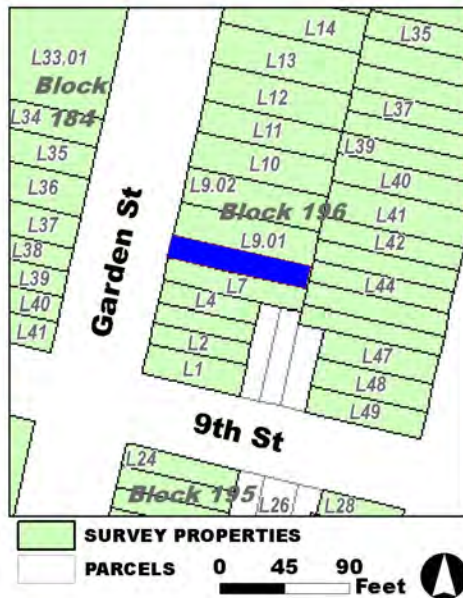
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1099672859

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1099672859**

Page 3

PROPERTY REPORT

Property ID: **-1301486515**

Property Name: 912 Garden Street

Ownership: Private

Address: 912 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 912 Garden Street is a three-story, three-bay, Italianate-style, semi-detached rowhouse constructed ca. 1880. The façade is clad in brick with the ground floor in brownstone. The building is fronted by an original cast iron areaway fence and brownstone stoop with original cast iron railings and newel posts. The main entry is composed of a replacement single-leaf wood paneled door, sidelights, and a molded brownstone hood with an added metal awning. A secondary, garden-level entry is located beneath the steps with a replacement steel door and metal awning. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings with molded brownstone lintels and sills. The flat roof is accented by a bracketed wood cornice with arched fascia. Alterations include replacement windows and doors and metal awnings over the main and garden level entries. No exterior flood mitigation measures are evident.

912 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 bird's eye view.

912 Garden Street exhibits minimal alterations to the facade, limited to replacement windows and doors. The building retains character-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1301486515

Page 1

defining features, including the original wood cornice, areaway fence and railings, and brownstone lintels and sills, that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 912 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

912 Garden Street is sited on a rectangular parcel (Block 184 Lot 35), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 912 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

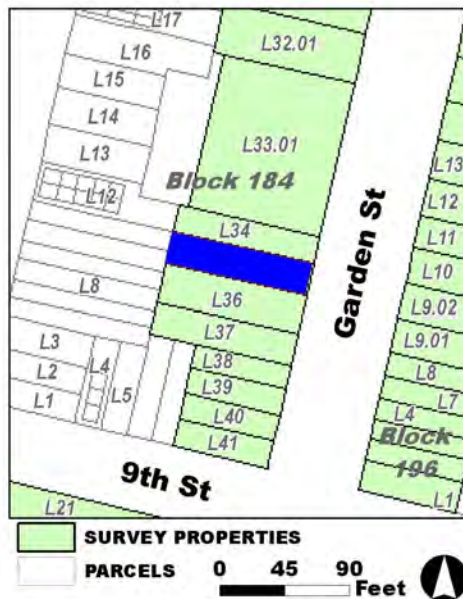
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1301486515

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/5/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1301486515**

Page 3

PROPERTY REPORT

Property ID: -47427518

Property Name: 913 Garden Street
Address: 913 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	9.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 913 Garden Street is a five-story, four-bay, Italianate-style rowhouse constructed ca. 1900. The brick building is fronted by a brownstone and brick stoop with original wrought iron railings, cast iron newel posts, and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, transom, and original wood surrounds set beneath a decorative, cast stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration at the upper floors includes one-over-one replacement vinyl windows set within the original openings with flat stone lintels and sills; the first floor features original paired window openings. Other decorative details include brick dentil courses between each floor and vertical bands of brick quoins at the corners and centered on the facade. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

913 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. It is likely that both 913 and 915 Garden Street, first appearing on a map in 1909, were constructed by the Hoboken Land & Improvement Company, who is shown as owning the parcels in 1873.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-47427518

Page 1

913 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and door. The building retains character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor windows; and garden level entry that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 913 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

913 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 9.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 913 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

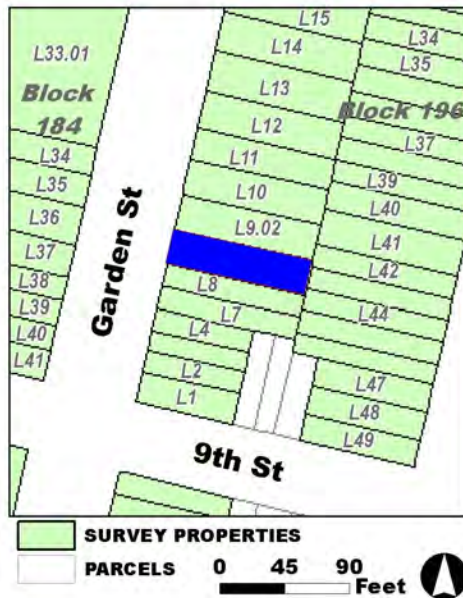
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-47427518

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-14U-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-47427518**

Page 3

PROPERTY REPORT

Property ID: 1693815036

Property Name: 914 Garden Street
Address: 914 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 914 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1880. The ground floor is clad in brownstone and the upper floors in brick. The building is fronted by a shortened brownstone stoop with replacement wrought iron railings and areaway fence. The main entry is composed of a replacement double-leaf wood paneled and glass door, based upon previous surveys, with a wood paneled jamb. The classical door surround includes a carved brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original openings. Window surrounds include flat brownstone hood lintels and bracketed brownstone sills, with brownstone panels beneath the first floor sills. The flat roof is accented by a heavy, bracketed wood cornice. Alterations include replacement windows, door, shortened stoop, railings and areaway fence. No exterior flood mitigation measures are evident.

914 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

914 Garden Street exhibits minimal alterations, limited to replacement windows, doors, and shortened brownstone stoop. However, the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1693815036

Page 1

building retains character-defining features, including the original wood cornice and brownstone lintels and sills that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 914 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

914 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 34), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 914 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

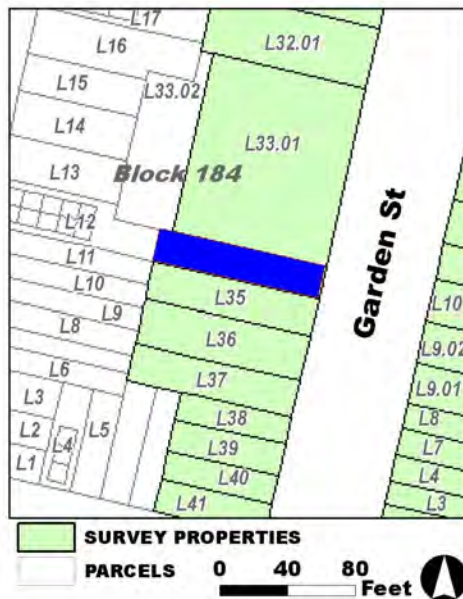
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1693815036

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1693815036

Page 3

PROPERTY REPORT

Property ID: **-1754962021**

Property Name: 915 Garden Street
Address: 915 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	9.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 915 Garden Street is a five-story, four-bay, Italianate-style rowhouse constructed ca. 1900. The brick building is fronted by a brownstone and brick stoop with original wrought iron railings, cast iron newel posts, and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, transom, and original wood surrounds set beneath a decorative, cast stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration at the upper floors includes one-over-one replacement vinyl windows set within the original openings with flat stone lintels and sills; the first floor features original paired window openings. Other decorative details include brick dentil courses between each floor and vertical bands of brick quoins at the corners and centered on the facade. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

915 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. It is likely that both 913 and 915 Garden Street, first appearing on a map in 1909, were constructed by the Hoboken Land & Improvement Company, who is shown as owning the parcels in 1873.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1754962021

Page 1

915 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and door. The building retains character-defining features, such as the original cornice; window openings; stone lintel and sills; paired first floor windows; and garden level entry that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 915 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

915 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 9.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 915 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

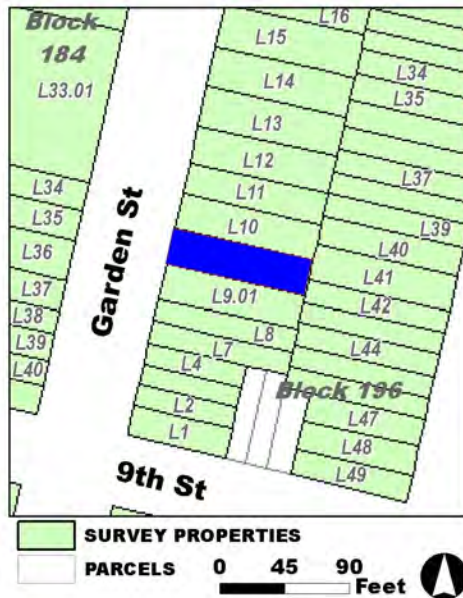
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1754962021

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-10U-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1754962021**

Page 3

PROPERTY REPORT

Property ID: **-1070091065**

Property Name: 916-922 Garden Street
Address: 916-922 Garden ST

Ownership: Public
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	33.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

916-922 Garden Street is a four-story, seven-bay parking garage constructed ca. 2000. The façade is clad in brick. The first floor features a central main entry, with two mirroring garage openings and alleyway door to either side. The main entry is composed of single-leaf wood and glass panel, with two fixed panels to the right, transom, and stone lintel. Fenestration includes two-over-two vinyl windows with stone lintels to blend in with its late 19th century residential surroundings. The flat roof is accented by a simple vinyl cornice. No exterior flood mitigation measure are evident.

916-922 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 Topographic map - first developed with the construction of Public School No. 2 ca. 1872. Public School No. 2 was demolished in the early 20th century and rebuilt at 830-834 Garden Street in 1920 (see HBKN.1176). Stevens-Waldheim Forum was built shortly after, with later uses including a Memorial Hall (ca. 1950) and health center (ca. 1978). The early-20th century Hoboken Girl Scout House stood at the rear of the lot. Both structures were demolished in 1997 to make way for a controversial city project. The modern parking garage which stands today was constructed by the Hoboken Parking Authority; a 1999 newspaper claiming it to be the first automated facility of its time in the United States.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1070091065

Page 1

The building at 916-922 Garden Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

916-922 Garden Street is sited on a mid-block, square parcel (Block 184 Lot 33.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 916-922 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1070091065

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Hoboken Historical Museum	"Photo: Hoboken Girl Scouts protesting imminent sale of scout house while marching in 1997(?) Saint Patrick's Day parade, Hoboken"	1997		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 178

PARCEL DATA (BLDG_DESC: 5B-G-312 PS / FAC_NAME: PARKING AREA / YR:)

NOTES: School No. 2 (DEMOED in 1920s), now res/parking

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1070091065**

Page 3

PROPERTY REPORT

Property ID: **-329301107**

Property Name: 919 Garden Street

Ownership: Private

Address: 917-919 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 919 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1890. The painted brick building is fronted by a brownstone stoop with original cast-iron railings and newel posts. The main entry is composed of a replacement single-leaf paneled wood door, sidelights, and transom set beneath a segmental arch opening with a decorative stone hood. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and door; removal of the areaway fence; removal of the garden-level entry; and the addition of a canvas awning above the front door. No exterior flood mitigation measures are evident.

919 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Mapping indicates this parcel was first developed in ca. 1891.

919 Garden Street exhibits minor alterations, including replacement windows and door; removal of the areaway fence; removal of garden-level entry; and the addition of a canvas awning above the front door. The building retains character-defining features, such as the original cornice; window openings; cast iron railing and newel posts; and decorative stone lintels that contribute to the historic character of Garden

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-329301107

Organization: AECOM

Street and the Hoboken Historic District. Therefore, it is recommended that 919 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

919 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 919 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

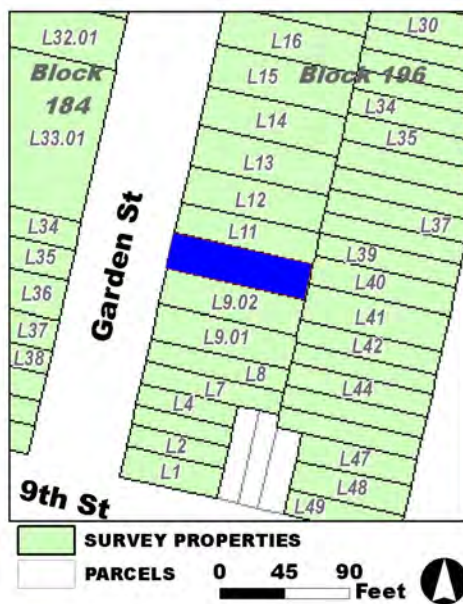
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-329301107

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-329301107**

Page 3

PROPERTY REPORT

Property ID: 95391178

Property Name: 921 Garden Street
Address: 921 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 921 Garden Street is a four-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1900. The masonry building features rough-faced brick at the ground and first floor and smooth Roman brick at the upper floors. The facade is fronted by a stone stoop with original wrought-iron railings. The main entry is composed of an original double-leaf wood and glass door and original wood paneled jamb. Both the door and first floor window are set beneath broad, stepped and rusticated stone lintels. Fenestration consists of single and paired windows set within original openings with wood frames intact. Paired windows feature original fluted mullions with Corinthian capitals. Window sash is one-over-one replacement vinyl windows. Lintels and sills at the upper floors are smooth stone and a rough-faced stone beltcourse extends between the first and second floors. The flat roof is accented by a tall bracketed and paneled wood cornice with a deep overhang. Alterations are limited to replacement windows and removal of the areaway fence. No exterior flood mitigation measures are evident.

921 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Mapping indicates this parcel was first developed in ca. 1909.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

95391178

Page 1

921 Garden Street exhibits a high degree of integrity, with alterations limited to replacement windows and removal of the areaway fence. The building displays hallmarks of the Romanesque Revival style, with its interplay of smooth Roman brick and rock-faced stone elements. Character-defining features include the original cornice; wrought iron railings; Roman brick; fluted window mullions; and rough-faced stone details. Therefore, it is recommended that 921 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

921 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 921 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

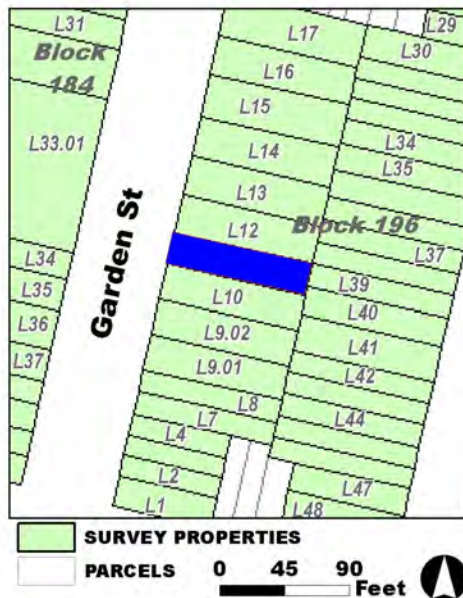
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

95391178

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****95391178**

Page 3

PROPERTY REPORT

Property ID: **-1178638205**

Property Name: 923 Garden Street

Ownership: Private

Address: 923 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 923 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The painted brick building, with a stone band demarcating the ground floor, is fronted by a brownstone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door with transom set beneath a decorative stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative stone lintels and simple stone sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows, door, railings and areaway fence. No exterior flood mitigation measures are evident.

923 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

923 Garden Street retains integrity, with alterations limited to replacement windows; door; railings; and areaway fence. The building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1178638205

Page 1

retains character-defining features, such as the distinctive cornice; window openings; and stone lintels and sills that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 923 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

923 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 923 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

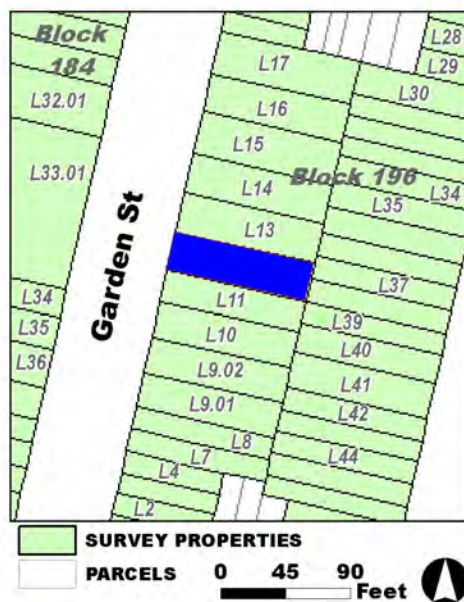
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1178638205

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-10U-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1178638205**

Page 3

PROPERTY REPORT

Property ID: 1899256222

Property Name: 924 Garden Street
Address: 924 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	32.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 924 Garden Street is a four-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1880. The first floor is clad in brownstone with single-line incised cuttings in the stone while the upper floors are clad in brick; a stone beltcourse demarcates the change in materials. The building is fronted by a replacement areaway fence and stone stoop with replacement railings. The main entry is composed of a replacement multi-light wood door topped by a large single-pane transom. The main entry is set within a classically-inspired wood jamb composed of fluted and paneled columns. Fenestration includes one-over-one replacement vinyl sash set within the original rectangular openings with decorative stone hooded lintels and bracketed sills. The first floor features simple brownstone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; door; stoop; railing and areaway fence. No exterior flood mitigation measures are evident.

924 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

924 Garden Street exhibits some alterations, but retains significant character-defining features including original openings; wood cornice;

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1899256222

stone lintels and sills. These features contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 924 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

924 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 32.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 924 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

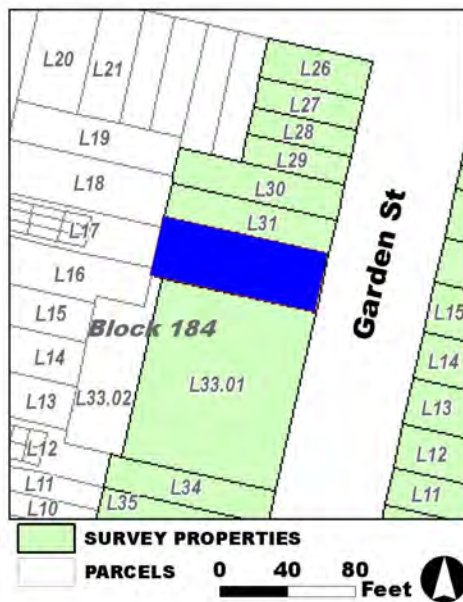
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1899256222

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1899256222**

Page 3

PROPERTY REPORT

Property ID: 1883967752

Property Name: 925 Garden Street
Address: 925 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 925 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The brick building, with a stone band demarcating the ground floor, is fronted by a brownstone stoop with replacement iron railings, areaway fence, and original newel post. The main entry is composed of a replacement single-leaf wood and glass door, original wood surrounds, and stained glass transom set beneath a decorative stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative stone lintels and simple stone sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows; door; railings and areaway fence. No exterior flood mitigation measures are evident.

925 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

925 Garden Street retains integrity, with alterations including replacement windows; door; railings and areaway fence. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1883967752

Page 1

character-defining features, such as the distinctive cornice; window openings; stone lintels and sills; and newel posts that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 925 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

925 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 925 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

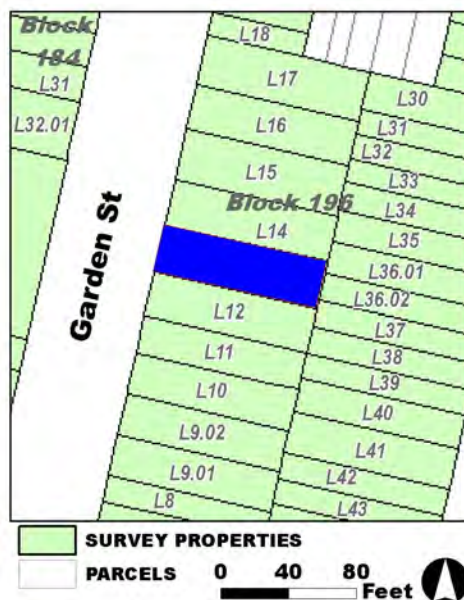
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1883967752

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-10U-H-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1883967752**

Page 3

PROPERTY REPORT

Property ID: **-1440000207**

Property Name: 926 Garden Street
Address: 926 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

926 Garden Street is a four story, two bay, modern rowhouse constructed ca. 2012. The façade is clad in brick. The building is fronted by an areaway garden bed, iron railing, and stone stoop. The main entry is composed of a recessed single-leaf metal and glass paneled door and sidelight. Fenestration include a modern configuration of fixed plate glass and bay windows. The flat roof is accented by a vinyl cornice. No exterior flood mitigation measures are evident.

912 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 bird's eye view. The building that stands today replaced a late-19th century rowhouse.

The building at 926 Garden Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1440000207

Page 1

926 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 926 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1440000207

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1901)

NOTES: Modern facade betw 2012 - 2015

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/5/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1440000207**

Page 3

PROPERTY REPORT

Property ID: 1216294505

Property Name: 927 Garden Street
Address: 927 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 927 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The painted brick building, with a stone band demarcating the ground floor, is fronted by a replacement brick and stone stoop with replacement iron railings, areaway fence, and original newel posts. The main entry is composed of a replacement single-leaf wood and glass door with glass transom set beneath a decorative stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative stone lintels and sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows; door; stoop; railings and areaway fence. No exterior flood mitigation measures are evident.

927 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

927 Garden Street exhibits minor alterations, including replacement windows; door; stoop; railings and areaway fence. The building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1216294505

Page 1

☐ (Primary Contact)

retains character-defining features, such as the distinctive cornice; window openings; stone lintels and sills; and garden level entry that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 927 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

927 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 927 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

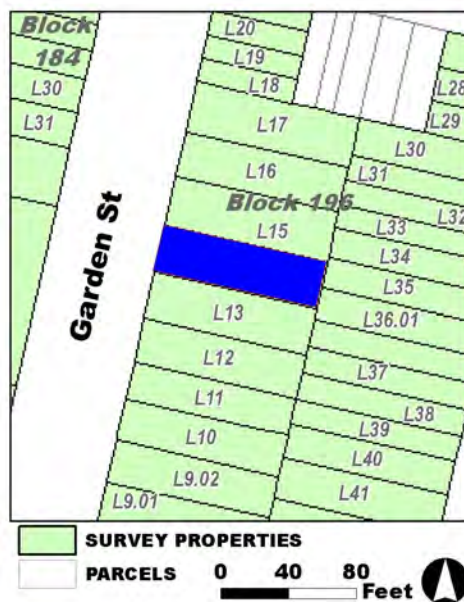
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1216294505

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-10U-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1216294505**

Page 3

PROPERTY REPORT

Property ID: **1491001840**

Property Name: 928 Garden Street

Ownership: Private

Address: 928 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

928 Garden Street is a three-story, three-bay, vernacular rowhouse constructed ca. 1885. The façade is textured stone veneer with banding to demarcate the first floor. The building is fronted by a brownstone stoop, replacement iron railings, and areaway fence ending in a concrete post. The main entry is composed of a replacement single-leaf wood paneled door and glass transom within a segmental brick arch. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original openings with stone sills. The flat roof is accented by a replacement wood cornice. Alterations include replacement cornice, windows, door, and railings and areaway fence. No exterior flood mitigation measures are evident.

928 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

928 Garden Street exhibits several alterations, replacement cornice, windows, door, railings and areaway fence. However, the building retains character-defining features, including garden level entry, and original window openings and massing that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 928 Garden Street be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1491001840

contributing resource to the Hoboken Historic District.

Setting:

928 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 928 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1491001840

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1900)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1491001840**

Page 3

PROPERTY REPORT

Property ID: 1330478710

Property Name: 929 Garden Street

Ownership: Private

Address: 929 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 929 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The brick building, with a stone band demarcating the ground floor, is fronted by a brownstone stoop with replacement iron railings, areaway fence, and original newel posts. The main entry is composed of a replacement single-leaf multi-light wood door with glass transom set beneath a decorative painted stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative painted stone lintels and simple stone sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows; door; railings and areaway fence. No exterior flood mitigation measures are evident.

929 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

929 Garden Street exhibits minor alterations, including replacement windows; door; railings; and areaway fence. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1330478710

character-defining features, such as the distinctive cornice; window openings; and stone lintels and sills that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 929 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

929 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 929 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

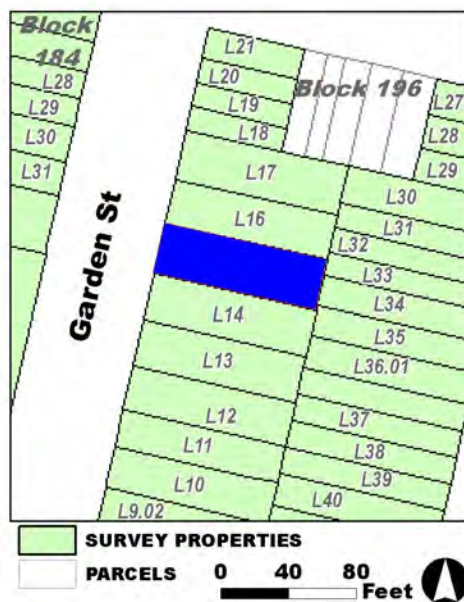
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1330478710

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1900)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1330478710**

Page 3

PROPERTY REPORT

Property ID: **-19548661**

Property Name: 930 Garden Street
Address: 930 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 930 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1880. The façade is clad in brick with the ground floor in brownstone. The building is fronted by a brownstone stoop, replacement wrought iron railings and open areaway. The main entry is composed of a replacement double-leaf wood paneled and glass door, and a carved stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings. Window surrounds include stone lintels, with stone banding below the second and third floors, stone sills on the ground floor, and sills with panels on the first floor. The flat roof is accented by a decorative wood cornice. Alterations include removal of the areaway fence; replacement railings; windows and doors. No exterior flood mitigation measures are evident.

930 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

930 Garden Street exhibits minimal alterations, limited to removal of the areaway fence, replacement railings, windows and doors. The building retains character-defining features, including the original wood cornice; window openings; and stone lintels and sills that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-19548661

Page 1

contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 930 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

930 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 930 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

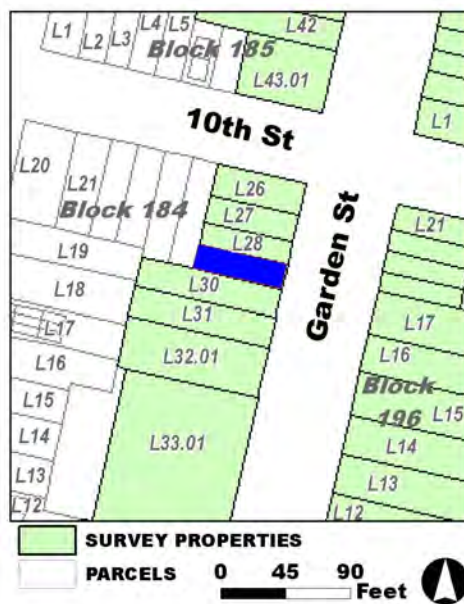
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-19548661

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-19548661

Page 3

PROPERTY REPORT

Property ID: 1606237887

Property Name: 931 Garden Street
Address: 931 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 931 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The brick building, with a stone band demarcating the ground floor, is fronted by a brownstone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood door with modern transom set beneath a decorative painted stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original flat arch openings with decorative stone lintels and simple stone sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows; door and transom; railings and areaway fence. No exterior flood mitigation measures are evident.

931 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

931 Garden Street exhibits minor alterations, including replacement windows; door and transom; railings and areaway fence. The building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1606237887

Page 1

retains character-defining features, such as the distinctive cornice; window openings; and stone lintels and sills that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 931 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

931 Garden Street is sited on a mid-block rectangular parcel (Block 196 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 931 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

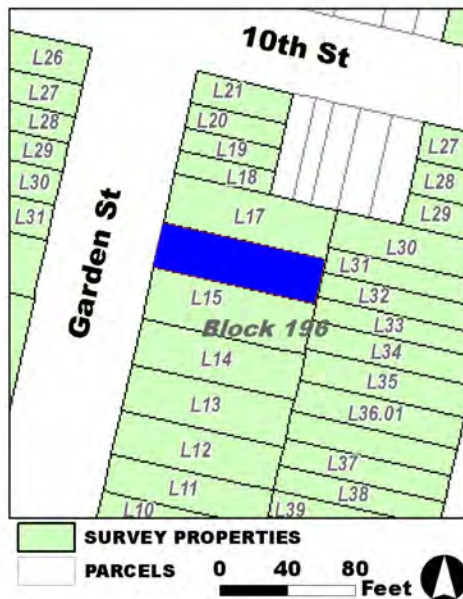
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1606237887

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-10U-BA / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1606237887**

Page 3

PROPERTY REPORT

Property ID: 1056165490

Property Name: 932 Garden Street
Address: 932 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 932 Garden Street is a three-story, two-bay, vernacular rowhouse constructed ca. 1880. The façade is clad in stone veneer with a stone watertable demarcating the garden level. The building is fronted by a replacement stone stoop, wrought iron railing, and areaway fence. The main entry is composed of a replacement single-leaf wood paneled door and a stone hood with an added metal awning. A secondary, garden-level entry is located beneath the steps. Fenestration for the upper floors includes one-over-one replacement vinyl sash windows set within the original, segmental arch openings with simple stone lintels and sills. The first and ground floors feature rectangular one-over-one vinyl window with flat brick lintel. The flat roof is accented by a simple parapet on the front facade. Alterations include replacement window, door, metal awnings over the main entry, loss of original cornice, railings, and areaway fence. No exterior flood mitigation measures are evident.

932 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken.

932 Garden Street exhibits substantial alterations to the facade, including alteration of the first floor window opening, replacement

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1056165490

Page 1

☐ (Primary Contact)

windows, doors, railing, areaway fence, and cornice. However the building retains character-defining features, including the majority of original window openings, main entry opening, massing, and garden-level entry. Therefore, it is recommended that 932 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

932 Garden Street is sited on a mid-block rectangular parcel (Block 184 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 932 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1056165490

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1909)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1056165490

Page 3

PROPERTY REPORT

Property ID: 258187668

Property Name: 933 Garden Street

Ownership: Private

Address: 933 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 933 Garden Street is a five-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1890. The facade features a central entrance flanked by narrow windows on the first floor. The brick building, with a stone band demarcating the ground floor, is fronted by a brownstone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, sidelight, and transom set beneath a decorative painted stone hood. A secondary, garden-level entry is located next to the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative, painted stone lintels and simple, painted stone sills. The flat roof is accented by a heavily-embellished wood cornice with a central pediment. Alterations include replacement windows; door; railings and areaway fence. No exterior flood mitigation measures are evident.

933 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 923-933 Garden Street are part of a development characterized by identical five-story, four-bay, Neo-Grec-style apartments featuring decorative wood cornices with central pediments. Three stone placards reading "Central Flats (Illegible)" span the development.

933 Garden Street exhibits minor alterations, including replacement windows; door; railings and areaway fence. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

258187668

character-defining features, such as the distinctive cornice; window openings; and stone lintels and sills that contribute to the historic character of the 923-933 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 933 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

933 Garden Street is sited on a rectangular parcel (Block 196 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 933 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

258187668

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****258187668**

Page 3

PROPERTY REPORT

Property ID: **1250383829**

Property Name: 934 Garden Street

Ownership: Private

Address: 934 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 934 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The façade is clad in painted brick with the ground floor in brownstone. The building is fronted by a replacement wrought iron areaway fence and brownstone stoop with concrete railings. The main entry is composed of a replacement single-leaf wood paneled door, sidelights, and a carved stone hood with an added cloth awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl sash set within the original, segmental arch openings. Window surrounds include stone lintels, with stone banding below the second and third floors, stone sills on the ground floor, and sills with panels on the first floor. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, concrete railings, areaway fence, and door. No exterior flood mitigation measures are evident.

934 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses to either side of Public School No. 2, as seen in the 1881 bird's eye view.

934 Garden Street exhibits minimal alterations, limited to concrete railings, replacement windows and doors. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1250383829

Page 1

character-defining features, including the original wood cornice, areaway fence, stone lintels and sills, that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 934 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

934 Garden Street is sited on an end-block rectangular parcel (Block 184 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 934 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

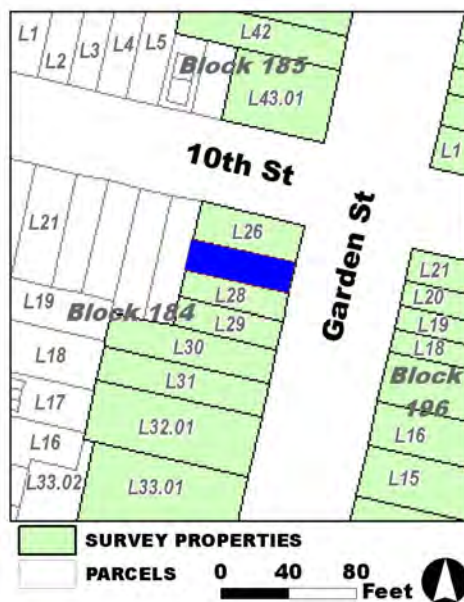
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1250383829

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 11/30/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1250383829

Page 3

PROPERTY REPORT

Property ID: **-1196531963**

Property Name: 935 Garden Street
Address: 935 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 935 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1890. The brick building features a brownstone-clad ground floor and geometric brownstone banding. It is fronted by a brownstone stoop with original wrought iron railings, newel posts, and a replacement iron areaway fence. The main entry is composed of an original double-leaf wood and glass door with a decorative brownstone surround. Fenestration includes one-over-one replacement windows within original openings with decorative brownstone surrounds; original wood frames are intact at the second floor. The flat roof is accented by a bracketed wood cornice with a deep overhang. Alterations include replacement windows and the areaway fence. No exterior flood mitigation measures are evident.

935 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 935-941 Garden Street/161-165 Tenth Street are part of a development, characterized by identical three-story, two-bay, Neo-Grec-style rowhouses.

935 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and a modern areaway fence. The building retains character-defining features, such as several original wood window frames; cornice; window openings and surrounds; door;

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1196531963

Page 1

☐ (Primary Contact)

brownstone banding; and garden level entry that contribute to the historic character of the 935-941 Garden Street/161-165 Tenth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 935 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

935 Garden Street is sited on a rectangular parcel (Block 196 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 935 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

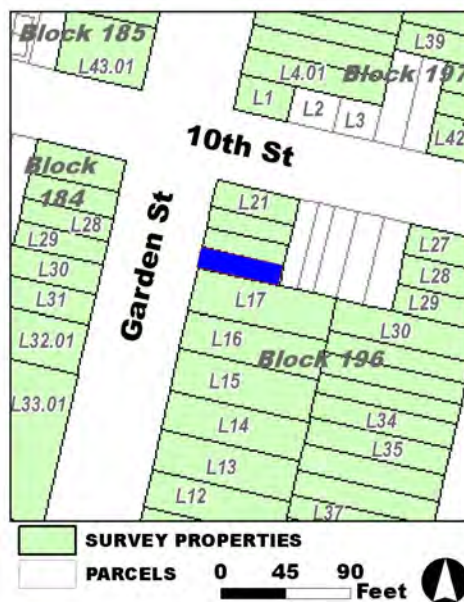
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1196531963

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1196531963**

Page 3

PROPERTY REPORT

Property ID: 1159483300

Property Name: 936 Garden Street

Ownership: Private

Address: 936 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	184	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 936 Garden Street is a four-story, three-bay, Italianate-style corner building constructed ca. 1885. It appears that the brick building once had a first floor storefront that is now clad in brick, having been converted to living space. The building is fronted by a single stone step and a modern iron wrap-around areaway replacement fence that spans from the facade of the building and along the side elevation. The main entry is composed of a replacement single-panel wood and glass door with glass sidelights, transom, and metal columns. Fenestration on the first floor includes modern window openings featuring a casement window flanked by two one-over-one casement windows with brick sills. The upper floors feature simple stone lintels and sills within original segmental openings. Fenestration on the side (north) elevation feature a combination of original segmental, flat arched windows, and altered window openings. The flat roof is accented by a bracketed and paneled wood cornice. A two-story rear addition includes a two-car garage with a setback rooftop addition. Alterations include the replacement windows and doors; conversion of original storefront to living space; and rear addition. No exterior flood mitigation measures are evident.

936 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses to either side of Public School No. 2, as seen in the 1881 Bird's Eye View illustration of Hoboken. Mapping indicated the construction of a rear addition in 1909 (separate address) and by 1951

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1159483300

classifies both building as stores.

936 Garden Street exhibits several alterations to the facade including, replacement windows and door; conversion of first-floor storefront to living space; and rear addition. However, the building retains character-defining features, including the original wood cornice; stone segmental arch lintels and sills; and overall massing that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 936 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

936 Garden Street is sited on an end-block rectangular parcel (Block 184 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 936 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1159483300

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-X-H-G / FAC_NAME: / YR: 1930)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1159483300

Page 3

PROPERTY REPORT

Property ID: **-2008731166**

Property Name: 937 Garden Street
Address: 937 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 937 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1890. The painted brick building features geometric brownstone banding and is fronted by a stoop with original wrought iron railings, newel post, and brownstone garden wall. Both the stoop and basement level are clad in stone veneer. The main entry is composed of a replacement single-leaf wood and glass door and transom within a decorative brownstone surround. Fenestration includes one-over-one replacement windows within original openings with decorative brownstone surrounds. The flat roof is accented by a bracketed wood cornice with a deep overhang. Alterations include the addition of stone veneer and replacement windows and door. No exterior flood mitigation measures are evident.

937 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 935-941 Garden Street/161-165 Tenth Street are part of a development, characterized by identical three-story, two-bay, Neo-Grec-style rowhouses.

937 Garden Street exhibits minor alterations, with alterations limited to replacement windows, door, and the addition of the stone veneer at the stoop and ground floor. Original materials may survive underneath the veneer. The building retains character-defining features, such

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2008731166

Page 1

as the original cornice; window openings with lintels and sills; iron railing; and brownstone banding that contribute to the historic character of the 935-941 Garden Street/161-165 Tenth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 937 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

937 Garden Street is sited on a rectangular parcel (Block 196 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 937 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

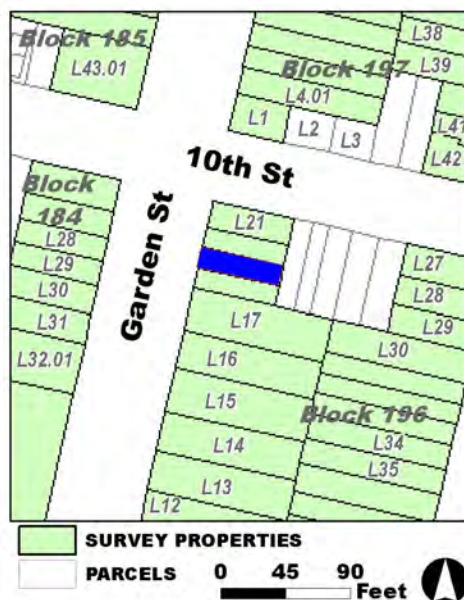
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-2008731166

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2008731166**

Page 3

PROPERTY REPORT

Property ID: **-1646349600**

Property Name: 939 Garden Street
Address: 939 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 939 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1890. The brick building, with stone-clad ground floor, features geometric stone banding and is fronted by a stone stoop with original wrought iron railings and newel posts. The main entry is composed of an original double-leaf wood and glass door with a decorative stone surround. A secondary entry is located at the garden level beneath the stoop. Fenestration includes one-over-one replacement windows within original openings and decorative stone surrounds. The flat roof is accented by a bracketed wood cornice with a deep overhang. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

939 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 935-941 Garden Street/161-165 Tenth Street are part of a development, characterized by identical three-story, two-bay, Neo-Grec-style rowhouses.

939 Garden Street retains a high degree of integrity, with alterations limited to replacement windows. The building retains character-defining features such as the original cornice; window openings with stone surrounds; stone banding; and garden level entry that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1646349600

Page 1

contribute to the historic character of the 935-941 Garden Street/161-165 Tenth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 939 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

939 Garden Street is sited on a rectangular parcel (Block 196 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 939 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

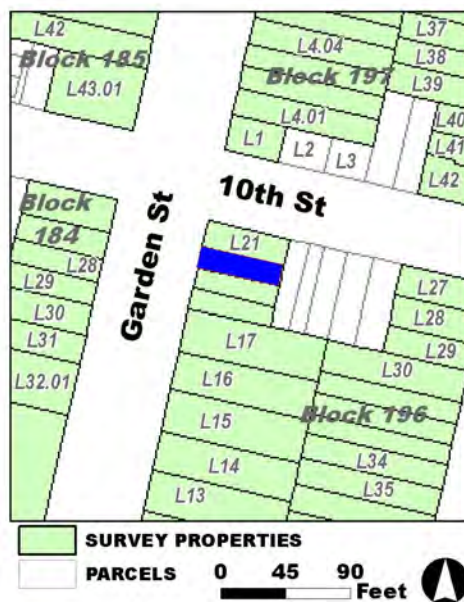
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1646349600

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1646349600**

Page 3

PROPERTY REPORT

Property ID: 752529761

Property Name: 941 Garden Street
Address: 941 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	196	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 941 Garden Street is a four-story, three-bay, Neo-Grec-style corner rowhouse constructed ca. 1890. The brick building features geometric brownstone banding and an elevated concrete areaway with a replacement iron fence. The main entry, located at the ground floor, is composed of a modern single-leaf door and transom flanked by the original cast iron surround. A second storefront entry at the ground floor has been infilled with modern brick. Fenestration at the upper floors includes one-over-one replacement windows within original openings and featuring decorative brownstone surrounds. The first floor features one-over-one replacement windows within altered openings with brownstone sills. The flat roof is accented by a bracketed wood cornice with a deep overhang. A one-story addition extends from the rear (east) elevation. The rear addition features a single-leaf wood side entry, garage door, and flat roof with bracketed wood cornice. Alterations include first floor modifications; rear addition; replacement windows and door; and areaway fence. No exterior flood mitigation measures are evident.

941 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the block - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1873. Rowhouses continued to fill in the remaining vacant lots by 1909. Constructed ca. 1891, 935-941 Garden Street/161-165 Tenth Street are part of a development, characterized by identical three-story, two-bay, Neo-Grec-style rowhouses. Mapping indicates the construction of a rear addition by 1934. By 1951 both the addition and main block are depicted as

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

752529761

Page 1

stores.

941 Garden Street exhibits some alterations, including modified first floor openings; ca. 1934 rear addition; resurfaced areaway and replacement fence; and replacement windows and door. The building retains character-defining features, such as original window openings with brownstone surrounds; cornice; and geometric brownstone banding that contribute to the historic character of the 935-941 Garden Street/161-165 Tenth Street rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 941 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

941 Garden Street is sited on a corner parcel (Block 196 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 941 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

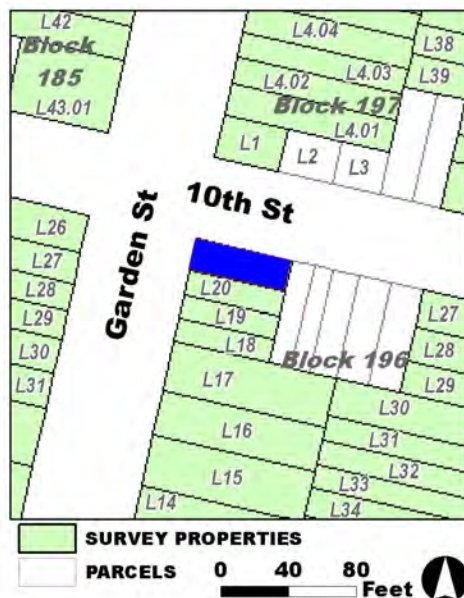
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

752529761

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/22/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

752529761

Page 3

PROPERTY REPORT

Property ID: 465433810

Property Name: 1000 Garden Street
Address: 1000 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	43.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1000 Garden Street is a two-story, four-bay, corner apartment constructed ca. 2000. The façade is clad in brick with a brownstone ground floor and exterior chimney in a modern interpretation of Tudor Revival-style. The building is fronted by a brownstone stoop, railing and areaway fence. The main entry is composed of double-leaf wood and glass panel door with stone lintel and enframement. The southern façade features a garage door and side entries on the ground floor. Fenestration includes one-over-one vinyl windows with stone lintels to blend in with its late 19th century residential surroundings. The mansard roof is accented by several dormers and a corner full-story tower. No exterior flood mitigation measure are evident.

1000 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. The parcel's first structure was the Holy Trinity Church ca. 1910. and by the 1970's the parcel featured a single-story VWF Hall.

The building at 1000 Garden Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

465433810

Page 1

Setting:

1000 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 43.01), located on the side west of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1000 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

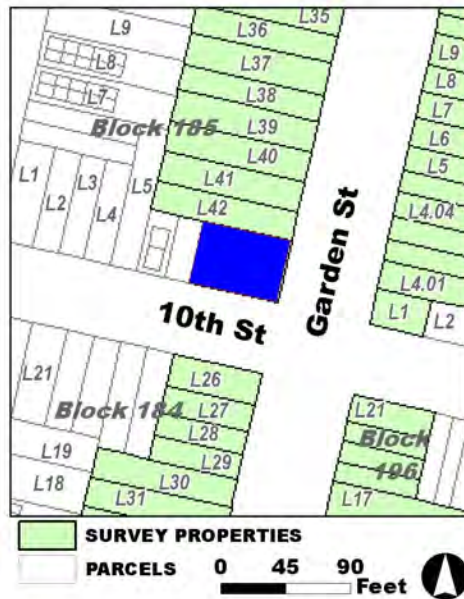
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

465433810

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-G-(CLUB) / FAC_NAME: / YR: 2004)

NOTES: rehabbed c2004, but existed in this form prior based aerals

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:**

465433810

Page 3

PROPERTY REPORT

Property ID: **-676825024**

Property Name: 1001 Garden Street
Address: 1001 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1001 Garden Street is a four-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The residential property is clad in painted brick. The building is fronted by a modern chain link fence across its primary façade and side (south) elevation. The main entry, flanked by fluted and paneled pilasters, is composed of a modern metal door and glass block infill in the sidelights and transom. Fenestration on the first floor of the primary facade includes picture window openings infilled with glass block and one-over-one vinyl replacement sash with wrought iron grilles; fenestration on the upper floors is six-over-one replacement sash set into original, segmental arch openings; the original molded wood frames and wrought iron window boxes are intact. Window surrounds on the upper floors include original molded stone, segmental arch lintels and bracketed stone sills. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations include modifications to ground floor openings; replacement windows and door; and glass block infill. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1001 Garden Street first appears on the 1881 Bird's Eye View illustration of Hoboken; the building footprint remains unchanged on subsequent maps and aerial imagery.

Despite alterations to the ground floor, the building at 1001 Garden Street maintains character-defining features including original window

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-676825024

Page 1

and door openings; Italianate-style wood cornice; decorative stone lintels and sills; and iron window boxes, all of which contribute to the integrity of the 19th century residential rowhouse block. Therefore, it is recommended that 1001 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1001 Garden Street is sited on a rectangular, endblock parcel (Block 197 Lot 1), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

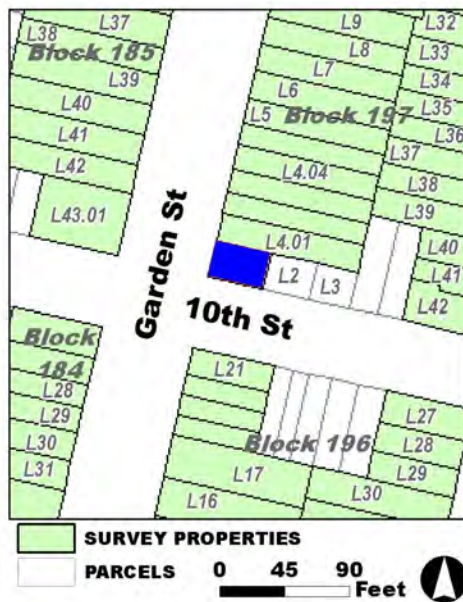
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-676825024

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1887)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-676825024

Page 3

PROPERTY REPORT

Property ID: **-2021214523**

Property Name: 1003 Garden Street
Address: 1003 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	4.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1003 Garden Street is a four-story, two-bay, Italianate-style rowhouse constructed ca. 1880. The residential property is clad in painted brownstone. It is fronted by a modern metal areaway gate. The main entry is composed of a modern, double-leaf, wood paneled door set into the original opening; the entry is topped with a flat stone lintel. Evidence of a carved pilaster pattern similar to that of 1001 Garden Street is discernable on the southern side of the main entry. Fenestration includes one-over-one vinyl replacement sash set into original openings; molded brownstone lintels and bracketed sills are intact. The first floor window features an iron grille. The flat roof is accented by a heavy, bracketed wood cornice with molded panels. Alterations are limited to replacement windows and door. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1003 Garden Street first appears on the 1881 Bird's Eye View of Hoboken illustration; the building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings and the Italianate-style wood cornice, it is recommended that 1003 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

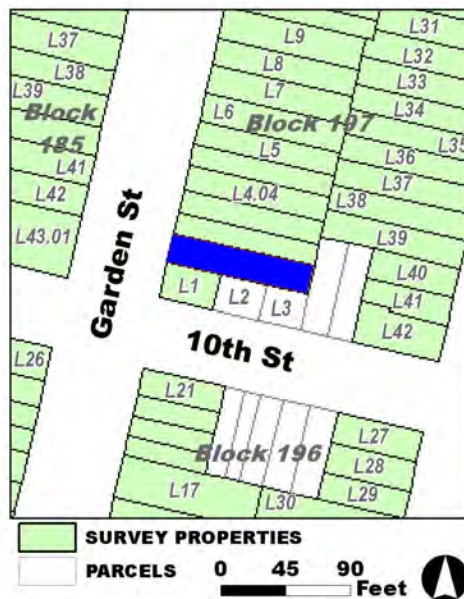
-2021214523

Page 1

☐ (Primary Contact)

Setting:

1003 Garden Street is sited on a rectangular parcel (Block 197 Lot 4.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status****Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-2021214523**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2021214523

Page 3

PROPERTY REPORT

Property ID: **594113461**

Property Name: 1004 Garden Street
Address: 1004 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	42

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1004 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, is fronted by a brownstone stoop, cast iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice exhibiting brackets and an arched fascia with decorative panels. Alterations include replacement windows. No exterior flood mitigation measures are evident.

1004 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1004 Garden Street retains character-defining features, including original cornice, window openings, brownstone stoop, stone lintels,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

594113461

Page 1

stone sills, massing, and garden level entry, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1004 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1004 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 42), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1004 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

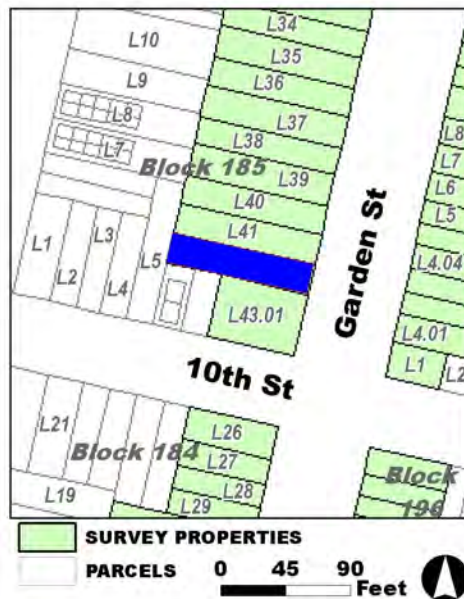
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

594113461

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

594113461

Page 3

PROPERTY REPORT

Property ID: 1931681442

Property Name: 1005 Garden Street
Address: 1005 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	4.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1005 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone, with raised stone banding at the garden-level. It is fronted by a stone stoop. The main entry is composed of a modern replacement door set into the original segmental arched opening. The classical brownstone door surround includes a pedimented hood with incised detailing and paneled and pilasters. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings, with the first floor window retains its floor-length opening. Molded brownstone lintels and bracketed sills remain intact. The garden-level window has a modern iron grille. Alterations include replacement windows and door and the removal of areaway fencing. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1005 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse with a projecting rear bay. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings and the Italianate-style wood cornice, it is recommended that 1005 Garden

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1931681442

Page 1

Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1005 Garden Street is sited on a rectangular parcel (Block 197 Lot 4.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

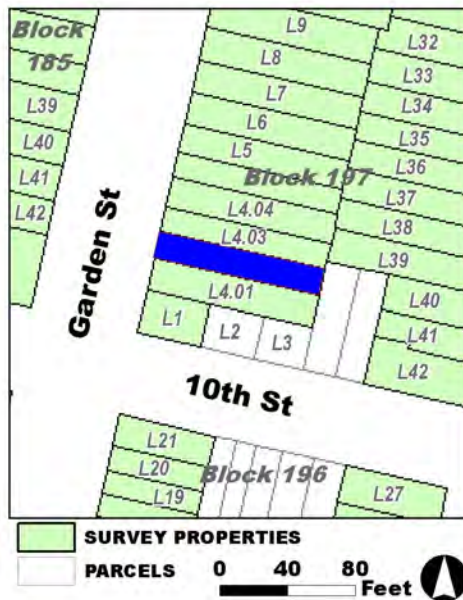
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1931681442

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1931681442

Page 3

PROPERTY REPORT

Property ID: 1120478980

Property Name: 1006 Garden Street
Address: 1006 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1006 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, is fronted by a brownstone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice featuring brackets and an arched fascia with decorative panels. Alterations include replacement windows, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1006 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. All constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1006 Garden Street exhibits minor alterations, limited to replacement windows, door, railings and areaway fence. The building retains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1120478980

Page 1

character-defining features, including original cornice; window openings; brownstone stoop; stone lintels; stone sills; massing; and garden level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1006 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1006 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 41), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1006 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

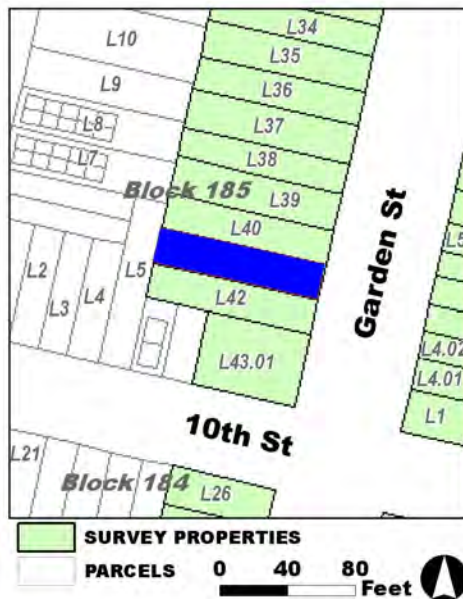
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1120478980

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1120478980

Page 3

PROPERTY REPORT

Property ID: **-919474565**

Property Name: 1007 Garden Street
Address: 1007 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		197	4.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1007 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone, with raised stone banding at the garden-level. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rail and cast iron posts. The main entry is composed of an original, double-leaf, wood paneled and glass door set into the original segmental arched opening. The classical brownstone door surround includes a pedimented hood with incised detailing and paneled pilasters. A secondary, garden-level entry with iron grille covering is located beneath the steps. Fenestration includes two-over-two replacement sash set into original openings, with the first floor window retaining its floor-length opening. Molded brownstone lintels and bracketed sills remain intact. Alterations include replacement windows and door and the removal of original areaway fencing. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1007 Garden Street first appears on the 1881 Bird's-Eye View of Hoboken illustration; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse with a projecting rear bay. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-919474565

Page 1

character-defining features including the original window and door openings; original door; original cornice; brownstone cladding; and stone lintels and sills, it is recommended that 1007 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1007 Garden Street is sited on a rectangular parcel (Block 197 Lot 4.03), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

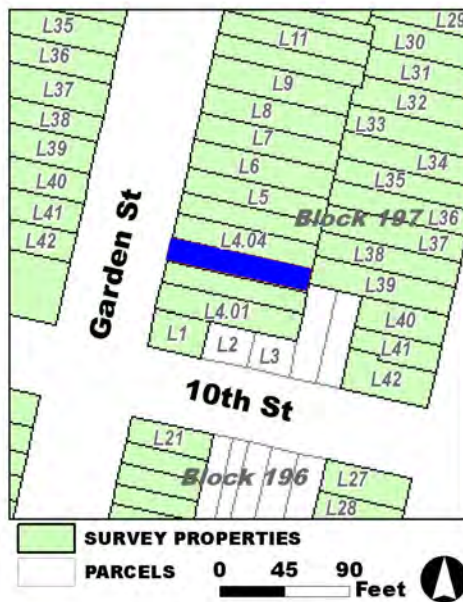
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-919474565

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1887)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-919474565

Page 3

PROPERTY REPORT

Property ID: 1756377071

Property Name: 1008 Garden Street
Address: 1008 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1008 Garden Street is a four-story, three-bay rowhouse constructed ca. 1880. The façade is clad in painted brick with a stone band demarcating the first floor. The building is fronted by a stone walkway and garden bed surrounded by a brick and iron areaway fence. The main entry is composed of a replacement single-leaf wood and glass door within block-glass transom and sidelights. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and bracketed sills; the first floor windows have no lintels. The flat roof is accented by simple brick cornice. Alterations include the removal of the original cornice, alteration of the original entry location, replacement windows, and door. No exterior flood mitigation measures are evident.

1008 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. All constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1008 Garden Street exhibits minor alterations to the facade, including removal of the original cornice, alteration of the original entry

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1756377071

Page 1

location, replacement windows, and door. The building retains character-defining features, such as the original massing, window openings, and several original stone lintels and sills, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1008 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1008 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 40), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1008 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

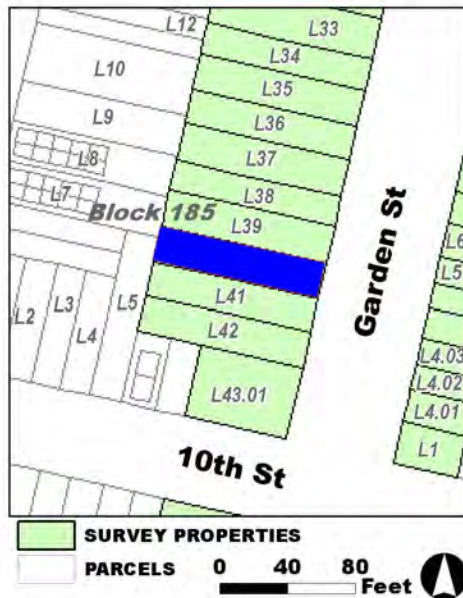
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

1756377071

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1756377071

Page 3

PROPERTY REPORT

Property ID: **-1312199264**

Property Name: 1009 Garden Street

Ownership: Private

Address: 1009 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	4.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1009 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone, with raised stone banding at the garden-level. It is fronted by a wrought iron areaway fence and a brownstone stoop with modern iron stoop rail. The main entry is composed of an original, double-leaf, wood paneled and glass door set into the original segmental arched opening. The classical brownstone door surround includes a pedimented hood with incised detailing and paneled pilasters. A secondary, garden-level entry with iron grille covering is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings, with the first floor window retaining its floor-length opening. Molded brownstone lintels and bracketed sills remain intact. Alterations include replacement windows and door and modern railings. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1009 Garden Street first appears on the 1881 Bird's Eye View of Hoboken illustration, and it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse with a projecting rear bay. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1312199264

Page 1

character-defining features including the original openings; original door; and the original cornice, it is recommended that 1009 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1009 Garden Street is sited on a rectangular parcel (Block 197 Lot 4.04), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1312199264

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-H-B / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1312199264

Page 3

PROPERTY REPORT

Property ID: **-279141786**

Property Name: 1010 Garden Street
Address: 1010 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1010 Garden Street is a three-story, three-bay, Anglo Italianate rowhouse constructed ca. 1880. The painted brick building, with a painted brownstone clad ground floor, is fronted by a replacement brick stoop, iron railings, and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, block-glass sidelight, within a decorative segmental arch brownstone hood and metal awning. A secondary, garden-level entry is located beneath the steps features a replacement door and metal awning. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice featuring heavy brackets and an arched fascia. Alterations include replacement windows, door, stoop, railings and areaway fence. No exterior flood mitigation measures are evident.

1010 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1010 Garden Street exhibits minor alterations, limited to replacement windows, door, stoop, railings and areaway fence. The building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-279141786

Page 1

retains character-defining features, including original wood cornice; window openings; lintels; sills; and garden-level entry, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1010 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1010 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 39), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1010 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

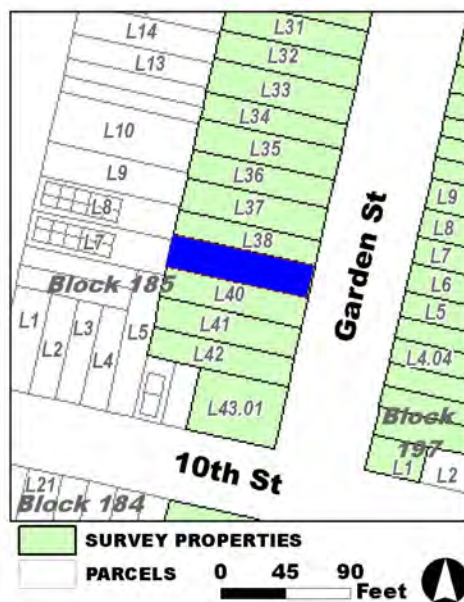
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-279141786

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-279141786

Page 3

PROPERTY REPORT

Property ID: -2132409055

Property Name: 1011 Garden Street

Ownership:

Address: 1011 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	4.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1011 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone, with raised stone banding at the garden-level. It is fronted by a wrought iron areaway fence and a brownstone stoop with wrought iron stoop rail. The main entry is composed of an original, double-leaf, wood paneled and glass door set into the original segmental arched opening. The classical brownstone door surround includes a pedimented hood with incised detailing and paneled pilasters. A secondary, garden-level entry with iron grille covering is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings, with the first floor window retaining its floor-length opening. Molded brownstone lintels and bracketed sills remain intact. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1011 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse with a projecting rear bay. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings; original door; and Italianate-style wood cornice; it is recommended that 1011

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-2132409055

Organization: AECOM

Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1011 Garden Street is sited on a rectangular corner parcel (Block 197 Lot 4.05), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

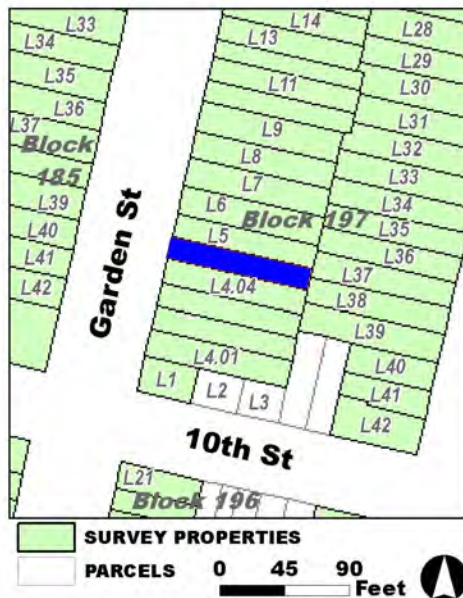
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-2132409055

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1887)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2132409055

Page 3

PROPERTY REPORT

Property ID: **-706754535**

Property Name: 1012 Garden Street
Address: 1012 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1012 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor is fronted by a brownstone stoop, replacement wrought iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The first floor window features a stained glass transom. The flat roof has had the original decorative wood cornice removed since a 1978 survey. Alterations include replacement windows, door, railings and areaway fence and the removal of the original cornice. No exterior flood mitigation measures are evident.

1012 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the constructions of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1012 Garden Street exhibits alterations, including removal of the wood cornice, replacement windows, door, railings and areaway fence.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-706754535

Page 1

The building retains character-defining features including, original window and door openings; brownstone stoop; stone lintels, and sills; and garden level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1012 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1012 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 38), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1012 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

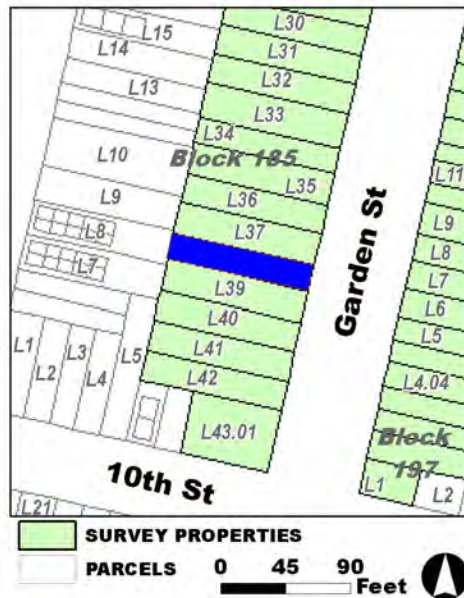
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-706754535

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-706754535

Page 3

PROPERTY REPORT

Property ID: **-1330785987**

Property Name: 1013 Garden Street

Ownership: Private

Address: 1013 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1013 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone, with raised stone banding at the garden-level. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron rails and newel posts. The main entry is composed of an original, double-leaf, wood paneled and glass door set into the original segmental arched opening. The classical brownstone door surround includes a pedimented hood with incised detailing and paneled pilasters. A secondary, garden-level entry with iron grille covering is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings, with the first floor window retaining its floor-length opening and decorative wrought iron window box; original molded wood frames throughout appear intact. Molded brownstone lintels and bracketed sills remain intact; original iron grilles remain over the garden level window. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1013 Garden Street first appears on the 1881 Bird's Eye View of Hoboken illustration; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse with a projecting rear bay. The building footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1330785987

Page 1

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings, original door; cast iron railings; stone lintels and sills; iron window box; and wood cornice, it is recommended that 1013 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1013 Garden Street is sited on a rectangular parcel (Block 197 Lot 5), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

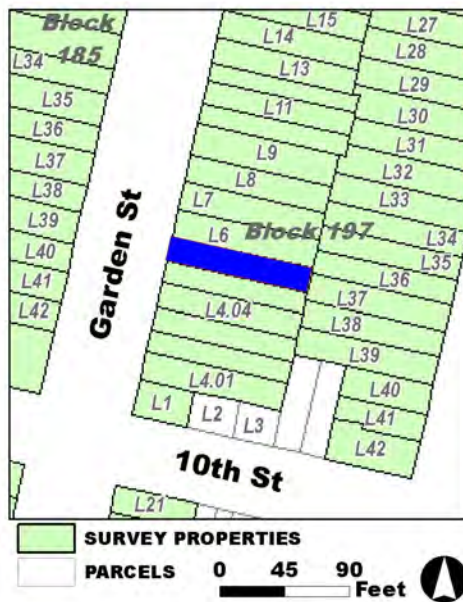
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1330785987

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B&S-1U-H-BA / FAC_NAME: / YR: 1881)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1330785987

Page 3

PROPERTY REPORT

Property ID: **-107196552**

Property Name: 1014 Garden Street
Address: 1014 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1014 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor is fronted by an original brownstone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door, and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within altered flat arch openings with replacement molded stone lintels and original bracketed sills. The first floor windows have been extended to floor length. The flat roof is accented by a decorative wood cornice. Alterations include window opening modifications; replacement windows; door; railings and areaway fence. No exterior flood mitigation measures are evident.

1014 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1014 Garden Street exhibits several alterations, limited to alterations to window openings, replacement windows, door, railings and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-107196552

Page 1

areaway fence. The building retains character-defining features, including original cornice, brownstone stoop, stone sills, massing, and garden level entry, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1014 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1014 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 37), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1014 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

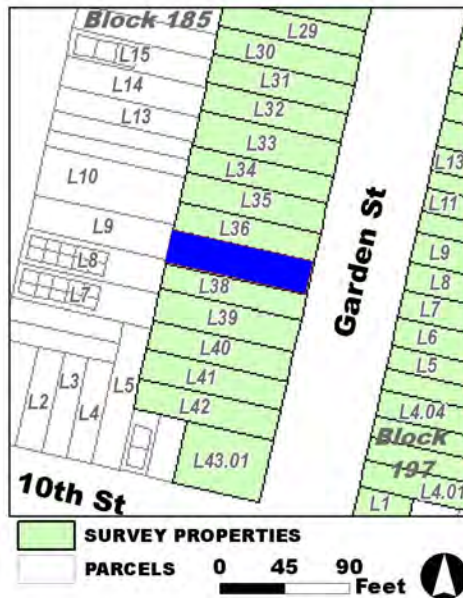
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-107196552

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-B / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-107196552

Page 3

PROPERTY REPORT

Property ID: 382375354

Property Name: 1015 Garden Street
Address: 1015 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1015 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The residential property is clad in brick with brownstone block across the garden-level. It is fronted by the original cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a double-leaf, wood paneled and glass door with a glass transom beneath the original molded brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-one replacement sash set within the original, segmental arched openings; molded brownstone lintels and bracketed sills are intact. The flat roof is accented by a heavy, bracketed wood cornice. Alterations are limited to replacement and doors. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1015 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings, cast iron fencing, brownstone details, and Italianate-style wood cornice, it is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

382375354

Page 1

recommended that 1015 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1015 Garden Street is sited on a rectangular parcel (Block 197 Lot 6), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

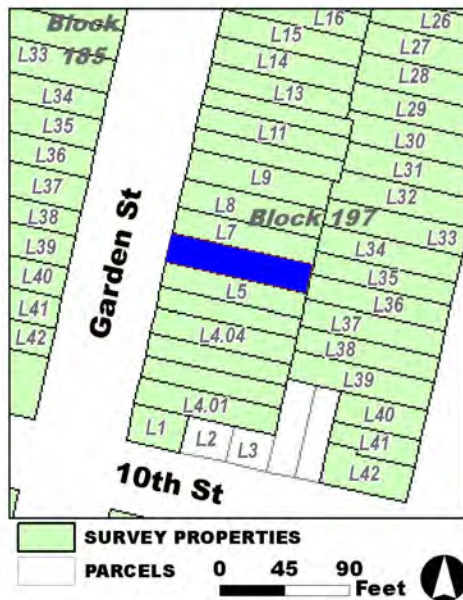
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

382375354

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA-DECK / FAC_NAME: / YR: 1870)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****382375354**

Page 3

PROPERTY REPORT

Property ID: **619812531**

Property Name: 1016 Garden Street
Address: 1016 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1016 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The painted brick building, with a painted stone-clad ground floor is fronted by a painted stone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door, and transom within a simple segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1016 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1016 Garden Street exhibits minor alterations, limited to replacement windows, door, railings and areaway fence. The building retains character-defining features, including original cornice, window openings, stone lintels, stone sills, massing, and garden level entry, that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

619812531

Page 1

contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1016 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1016 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 36), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1016 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

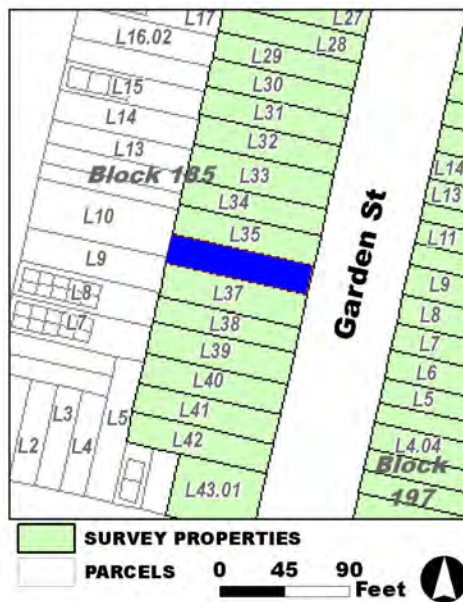
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

619812531

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1863)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

619812531

Page 3

PROPERTY REPORT

Property ID: 1352756659

Property Name: 1017 Garden Street
Address: 1017 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1017 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The residential property is clad in brick with brownstone block across the garden-level. It is fronted by a modern iron areaway fence and a brownstone stoop with early wrought iron stoop rails. The main entry is composed of an original, double-leaf, wood paneled and glass door with a glass transom beneath the original molded brownstone lintel is intact. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original, segmental arched openings; the original molded frames are intact. Molded brownstone lintels and bracketed sills are intact. The flat roof is accented by a heavy, bracketed wood cornice. Alterations are limited to replacement windows and fencing. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1017 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings, brownstone details, and Italianate-style wood cornice, it is recommended that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1352756659

Page 1

1017 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1017 Garden Street is sited on a rectangular parcel (Block 197 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

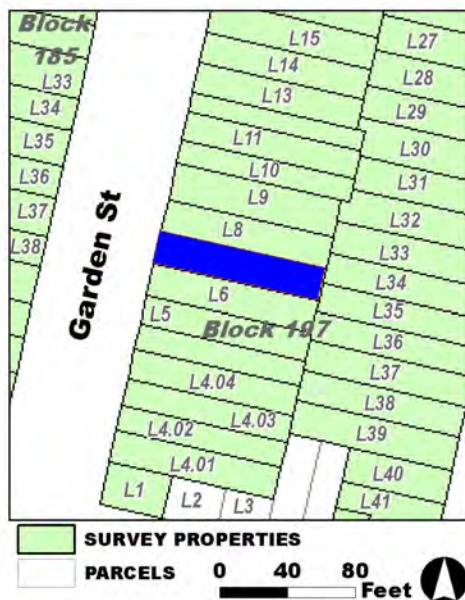
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1352756659

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1870)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1352756659

Page 3

PROPERTY REPORT

Property ID: **-88735046**

Property Name: 1018 Garden Street
Address: 1018 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1018 Garden Street is a three-story, three-bay, rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, includes elements of Neo-Grec and Italianate styles. The building is fronted by a brownstone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door, and glass transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two casement replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills; the first floor windows have been enlarged. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, first floor window openings, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1018 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles. At the time of survey, the property was undergoing construction that include replacing fenestration and door.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-88735046

Page 1

1018 Garden Street exhibits minor alterations, limited to replacement windows, modified first floor window openings, door, railings and areaway fence. The building retains character-defining features, including original cornice, window openings, brownstone stoop, stone lintels, stone sills, massing, and garden level entry, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1018 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1018 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 35), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1018 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

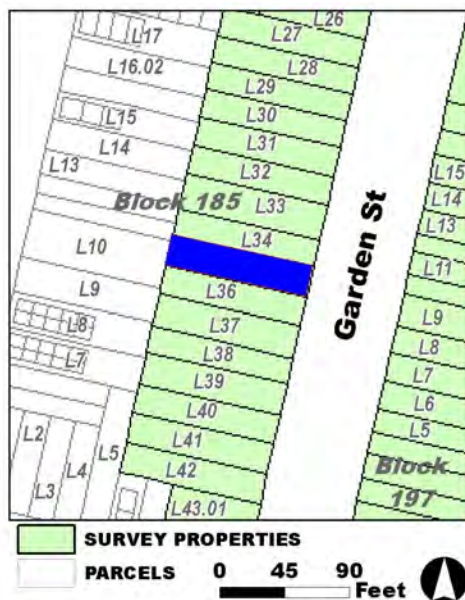
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-88735046

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-88735046

Page 3

PROPERTY REPORT

Property ID: 1655642744

Property Name: 1019 Garden Street
Address: 1019 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1019 Garden Street is a three-story, three-bay, Italianate-style rowhouse constructed ca. 1880. The residential property is clad in brick with brownstone block across the garden-level. It is fronted by the original cast iron areaway fence and a brownstone stoop with cast iron stoop rails and newel posts. The main entry is composed of a replacement door with a glass transom beneath the original molded brownstone lintel is intact. A secondary, garden-level entry is located beneath the steps. Fenestration includes original one-over-one wood sash set within the original, segmental arched openings; the original molded frames are intact. Molded brownstone lintels and bracketed sills are intact. The flat roof is accented by a heavy, bracketed wood cornice. Alterations are limited to replacement doors. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1019 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original windows, brownstone details, cast iron fencing, and Italianate-style wood cornice, it is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1655642744

recommended that 1019 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1019 Garden Street is sited on a rectangular parcel (Block 197 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

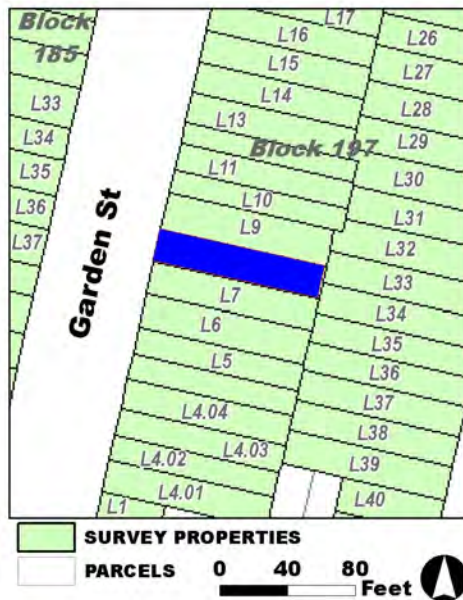
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1655642744

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1870)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1655642744

Page 3

PROPERTY REPORT

Property ID: **374346301**

Property Name: 1020 Garden Street
Address: 1020 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1020 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The painted brick building is fronted by a painted stone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within an arched stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The first floor features multi-paned stain glass casement windows. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, first floor window openings, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1020 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1020 Garden Street exhibits minor alterations, limited to replacement windows, first floor window openings, door, railings and areaway

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

374346301

Page 1

fence. The building retains character-defining features, including original cornice, window openings, brownstone stoop, stone lintels, stone sills, massing, and garden level entry, that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1020 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1020 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 34), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1020 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

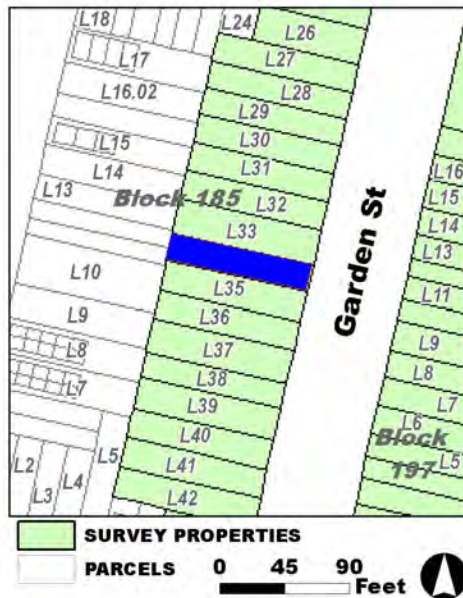
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

374346301

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

374346301

Page 3

PROPERTY REPORT

Property ID: **-259033319**

Property Name: 1021 Garden Street
Address: 1021 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1021 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1880. The masonry rowhouse is faced with brownstone. It is fronted by a replacement iron areaway fence and a brownstone stoop with modern iron railings and posts. The main entry is composed of an original, painted, double-leaf, wood paneled and glass door with a glass transom with a wood paneled jamb. The classical surround is a replacement, molded brownstone enframingent. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. Window surrounds include replacement entramements with molded lintels and bracketed sills. The flat roof is accented by a heavy, Italianate-style cornice. Alterations include replacement windows and railings; new fenestration entramements and main entry surround; painted original door; and elongated first-floor windows. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1021 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery. Based on modern mapping, it is evident that alterations to the facade were undertaken sometime after 2012.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-259033319

Page 1

Despite modifications to the facade which shifted the style from Italianate to Neo-Grec, the resource maintains the characteristic aesthetics of the 19th century residential rowhouse block. Based on retained character-defining features including the original door and Italianate-style cornice, it is recommended that 1021 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1021 Garden Street is sited on a rectangular parcel (Block 197 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

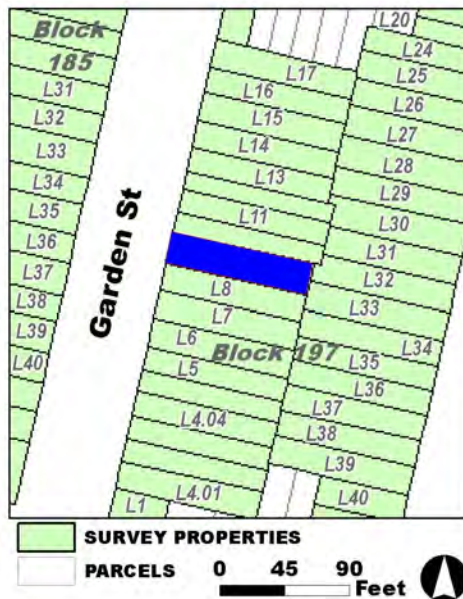
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-259033319

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-259033319**

Page 3

PROPERTY REPORT

Property ID: **-847602516**

Property Name: 1022 Garden Street
Address: 1022 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1022 Garden Street is a three-story, three-bay, Anglo Italianate rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor is fronted by a brownstone stoop with original cast iron railings and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a molded brownstone segmental arch. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two sash replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The first floor features two-over-four sash replacement windows that extend to the floor. The flat roof is accented by a decorative wood cornice that features heavy brackets, dentils, and an arched fascia. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

1022 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1022 Garden Street retains character-defining features, including original cornice; window openings; brownstone stoop; stone lintels and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-847602516

Page 1

sills; garden-level entry; and original cast iron railings and fencing that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1022 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1022 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 33), located on the side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented west with its primary elevation facing east. 1022 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

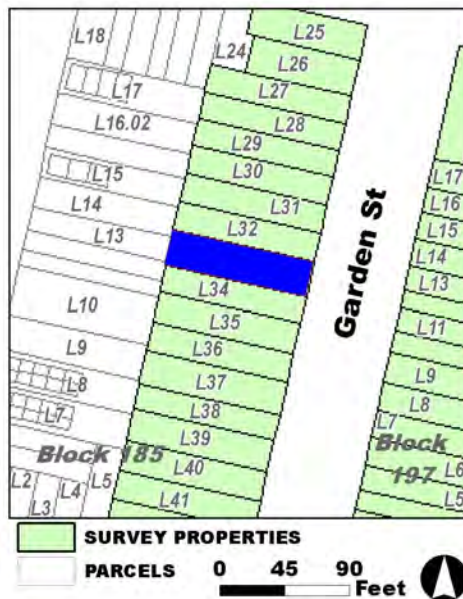
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-847602516

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-847602516

Page 3

PROPERTY REPORT

Property ID: 346465089

Property Name: 1023 Garden Street
Address: 1023 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1023 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1880. The narrow residential property is clad in brick, with modern brick veneer across the garden-level. It is fronted by a modern iron areaway fence and brownstone stoop with iron railing and posts. The main entry is an original, double-leaf, wood paneled and glass door with wood paneled jamb; it is covered by a fixed awning. It is surrounded by a raised brick course. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; stone sills remain intact. Like the main entry, fenestration is surrounded by a raised brick course. The flat roof is accented by a heavy, bracketed wood cornice. Alterations include replacement windows and garden-level entry door; replacement fencing; and highly-probable modifications to facade materials. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1023 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

Despite alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

346465089

Page 1

defining features including the original openings, original door, and Italianate-style wood cornice, it is recommended that 1023 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1023 Garden Street is sited on a rectangular parcel (Block 197 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

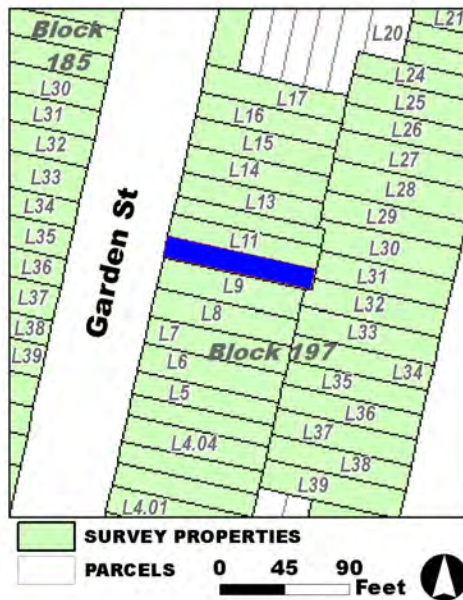
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

346465089

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

346465089

Page 3

PROPERTY REPORT

Property ID: 1336438071

Property Name: 1024 Garden Street
Address: 1024 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1024 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, is fronted by a brownstone stoop with replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a molded brownstone segmental arch. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two sash replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The first floor features two-over-four sash replacement windows that have been extended to the floor. The flat roof is accented by a decorative wood cornice featuring brackets, and an arched fascia with panels. Alterations include replacement windows and door, and first floor window opening alterations. No exterior flood mitigation measures are evident.

1024 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. All constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1336438071

Page 1

1024 Garden Street exhibits minor alterations, limited to replacement windows, door, and railing and areaway fence, and first-floor window opening alterations. However, the building retains character-defining features, including original cornice; brownstone stoop; stone lintels; stone sills; massing; and garden-level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1024 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1024 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1024 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

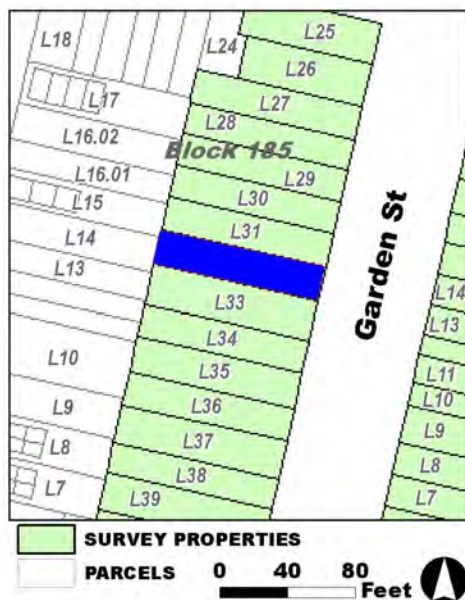
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1336438071

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1336438071

Page 3

PROPERTY REPORT

Property ID: **-1556670354**

Property Name: 1025 Garden Street
Address: 1025 Garden ST

Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1023 Garden Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1870. The building is clad with smooth brownstone block with raised brownstone beltcourses; the garden-level is faced with rough stone blocks. The facade features a two-story, three-sided, projected bay window. It is fronted by an original wrought iron areaway fence and brownstone stoop with wrought iron stoop rails and cast iron newel posts. The main entry is composed of an early wood paneled door with a frosted glass transom and wood paneled jamb. The door is topped by a molded brownstone lintel with carved detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within original openings; the original molded wood frames appear intact. Windows on the first floor are separated by a fluted pilaster and topped with molded brownstone lintels, while the windows within the projecting bay are surrounded by carved pilasters, garland ornamentation, and decorative panels. Garden-level openings are covered with metal grates. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, beginning with a pair of attached, midblockrowhouses located at 1023-1025 Garden Street. These properties first appear on the 1873 Hopkins maps on a largely undeveloped portion of land; however, the remainder of the residential rowhouse block grew quickly thereafter, and by around 1880 the 1000 block was almost entirely populated. 1023 Garden Street is documented on the 1891 Sanborn Fire Insurance map as a narrow, stone-faced, three-story masonry rowhouse with a one-story rear annex. The building footprint remains unchanged on subsequent maps

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1556670354

Page 1

and aerial imagery.

1023 Garden Street retains character-defining features of the Renaissance Revival style including the three-sided, projected bay window; incised decorative motifs on its brownstone cladding; a classical ornamented cornice; cast iron fence; brownstone façade; and carved garland motifs. Along with minimal alterations and a retention of original openings, these elements help contribute to the historic character of the 19th century residential rowhouse block. Therefore, it is recommended that 1023 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1025 Garden Street is sited on a rectangular parcel (Block 197 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

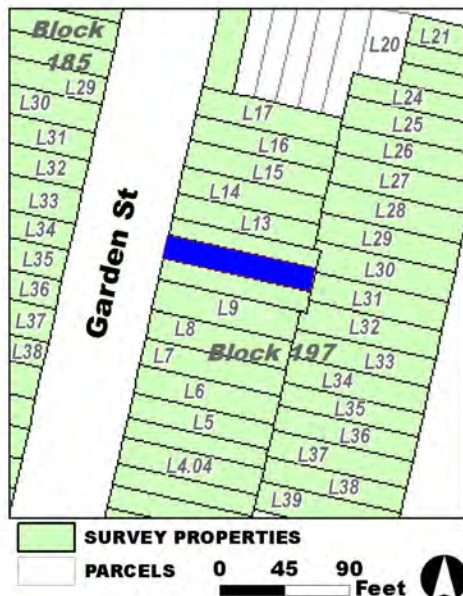
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1556670354

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1870)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1556670354

Page 3

PROPERTY REPORT

Property ID: **-870700594**

Property Name: 1026 Garden Street
Address: 1026 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1026 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor is fronted by a brownstone stoop with replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice featuring heavy brackets and arched fascia. Alterations include replacement windows; door; iron railings; and areaway fence. No exterior flood mitigation measures are evident.

1026 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses, as seen in the 1881 bird's eye view. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1026 Garden Street exhibits minimal alterations, limited to replacement windows, door, iron railings, and areaway fence. The building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-870700594

Page 1

retains character-defining features, such as the original cornice; window openings; arched lintels and stone sills; and garden level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1026 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1026 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1026 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-870700594

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1880)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-870700594

Page 3

PROPERTY REPORT

Property ID: **-1507713193**

Property Name: 1027 Garden Street
Address: 1027 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1027 Garden Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1870. The building is clad with smooth brownstone block with raised brownstone beltcourses; the garden-level is faced with rough stone blocks. The facade features a two-story, three-sided, projected bay window. It is fronted by an original wrought iron areaway fence and brownstone stoop with replacement iron stoop rails and original cast iron newel posts. The main entry is composed of an early wood paneled door with a frosted glass transom and wood paneled jamb. The door is topped by a molded brownstone lintel with carved detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within original openings; the original molded wood frames appear intact. Windows on the first floor are separated by a fluted pilaster and topped with molded brownstone lintels, while the windows within the bay are surrounded by carved pilasters, garland ornamentation, and decorative panels. Garden-level openings are covered with metal grates. Alterations are limited to replacement windows and stoop rails. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, beginning with a pair of attached, midblockrowhouses located at 1023-1025 Garden Street. These properties first appear on the 1873 Hopkins maps on a largely undeveloped portion of land; however, the remainder of the residential rowhouse block grew quickly thereafter, and by around 1880 the 1000 block was almost entirely populated. 1027 Garden Street is documented on the 1891 Sanborn Fire Insurance map as a narrow,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1507713193

Page 1

☐ (Primary Contact)

stone-faced, three-story masonry rowhouse with a one-story rear annex. The building footprint remains unchanged on subsequent maps and aerial imagery.

1027 Garden Street retains character-defining features of the Renaissance Revival style including the three-sided, projected bay window; incised decorative motifs on its brownstone cladding; a classical ornamented cornice; cast iron fence; brownstone façade; and carved garland motifs. Along with minimal alterations and a retention of original openings, these elements help contribute to the historic character of the 19th century residential rowhouse block. Therefore, it is recommended that 1027 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1027 Garden Street is sited on a mid-block, rectangular parcel (Block 197 Lot 12), located on the east side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The building is surrounded by similar multi-story, masonry, rowhouses dating from the same period.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

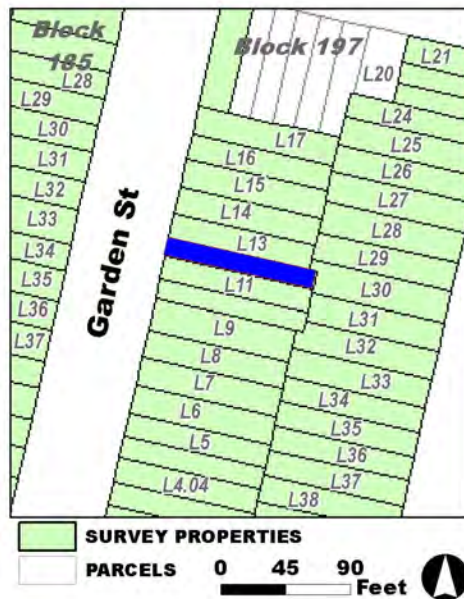
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1507713193

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA-DECK / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1507713193

Page 3

PROPERTY REPORT

Property ID: 1296774689

Property Name: 1028 Garden Street
Address: 1028 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1028 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, is fronted by a brownstone stoop, replacement iron railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills; the first floor windows have been extended to floor length and are two-over-four sash windows. The flat roof is accented by a decorative wood cornice featuring brackets, and an arched fascia with panels. Alterations include replacement windows, door, railings and areaway fence; and modification of first floor windows. No exterior flood mitigation measures are evident.

1028 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. All constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1296774689

Page 1

1028 Garden Street exhibits minor alterations, limited to replacement windows, door, railings and areaway fence, and altered first floor window openings. However, the building retains character-defining features, including original window openings; brownstone stoop; stone lintels; stone sills; massing; and garden-level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1028 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1028 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 30), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1028 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

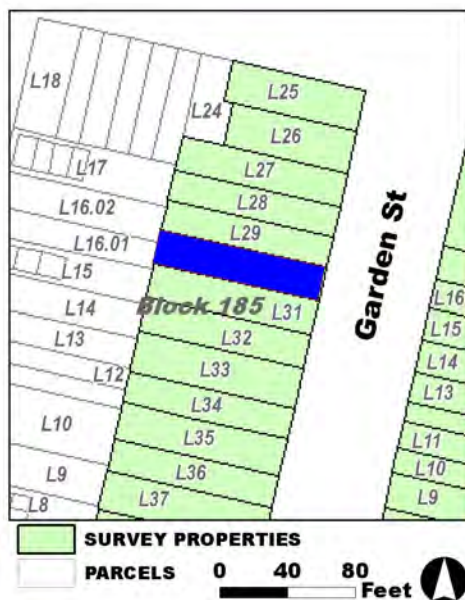
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1296774689

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1296774689**

Page 3

PROPERTY REPORT

Property ID: **1055370316**

Property Name: 1029 Garden Street
Address: 1029 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1029 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in painted brownstone. It is fronted by a wrought iron areaway fence and brownstone stoop with wrought iron stoop rails. The main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb. The classical brownstone surround features a pedimented lintel supported by pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. Window surrounds include full enframements with molded lintels and bracketed sills; first floor windows sit above molded panels. The flat roof is accented with a bracketed wood cornice. Alterations are limited to replacement windows and painted materials. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1029 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings, brownstone details and enframements, original door, and bracketed wood

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1055370316

Page 1

☐ (Primary Contact)

cornice, it is recommended that 1029 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1029 Garden Street is sited on a rectangular parcel (Block 197 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

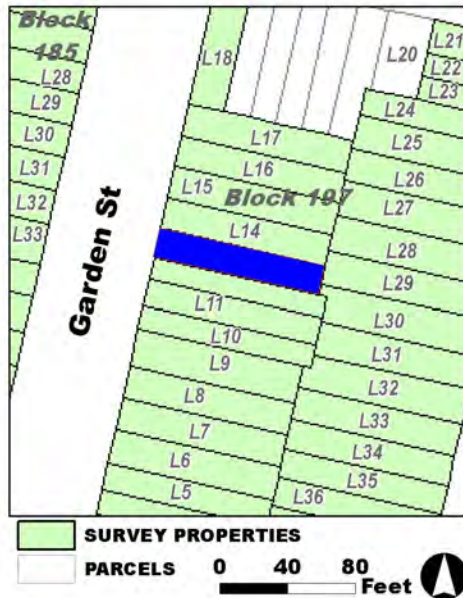
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1055370316

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1055370316

Page 3

PROPERTY REPORT

Property ID: **-1156906336**

Property Name: 1030 Garden Street
Address: 1030 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1030 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The brick building, with a brownstone clad ground floor, is fronted by a brownstone stoop with original cast iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom within a decorative segmental brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with stone lintels and bracketed sills. The flat roof is accented by a decorative wood cornice featuring brackets. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

1030 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the constructions of rowhouses, as seen in the 1881 bird's-eye view illustration of Hoboken. Constructed ca. 1880, 1004-1034 Garden Street are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1030 Garden Street retains a high degree of integrity, with alterations limited to replacement windows and door. The building retains character-defining features, such as the original cornice; window openings; stone lintel and sills; and garden level entry that contribute to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1156906336

Page 1

the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1030 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1030 Garden Street is sited on a mid-block rectangular parcel (Block 185 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1030 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

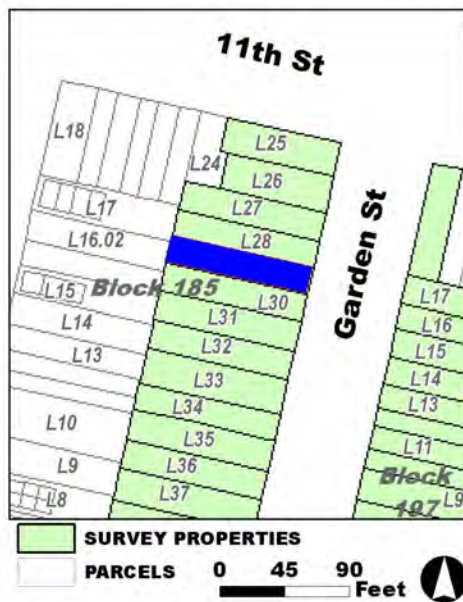
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1156906336

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1156906336

Page 3

PROPERTY REPORT

Property ID: **-897216163**

Property Name: 1031 Garden Street
Address: 1031 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1031 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1880. The residential property is clad in brownstone. It is fronted by a modern wrought iron areaway fence, and a brownstone stoop with modern wrought iron stoop rails provides access to the main entrance. The main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb. The classical brownstone surround features a pedimented lintel supported by pilasters with incised detailing. A secondary, garden-level entry with wrought iron grille is located beneath the steps. Fenestration includes one-over-one original sash set into original openings that feature brownstone surrounds with lintels and bracketed sills. The first floor windows sit above molded decorative panels. The flat roof is accented with a bracketed wood cornice. Alterations are limited to replacement windows and painted materials. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1031 Garden Street first appears on the 1881 Bird's Eye View of Hoboken illustration; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

With limited alterations, the resource contributes to the integrity of the 19th century residential rowhouse block. Based on retained

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-897216163

Page 1

☐ (Primary Contact)

character-defining features including the brownstone details and window and door surrounds; original door; and bracketed wood cornice, it is recommended that 1031 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1031 Garden Street is sited on a rectangular parcel (Block 197 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

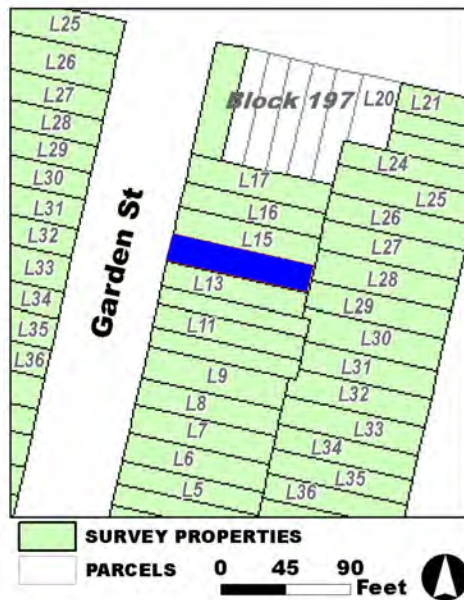
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-897216163

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B&S-1U-H-BA / FAC_NAME: / YR: 1870)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-897216163

Page 3

PROPERTY REPORT

Property ID: **-482084997**

Property Name: 1032 Garden Street
Address: 1032 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1032 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1880. The building is fronted by an original brownstone stoop, replacement iron railings, and areaway fence. The main entry is composed of an original double-leaf wood and glass door and transom within a decorative segmental arch brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings with molded stone lintels and bracketed sills. The first floor windows feature panels below the sills. The flat roof is accented by a decorative wood cornice exhibiting brackets and an arched fascia. Alterations include replacement windows, railings and areaway fence. No exterior flood mitigation measures are evident.

1032 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles.

1032 Garden Street exhibits minor alterations, limited to replacement windows, railings and areaway fence. The building retains character-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-482084997

Page 1

defining features including original cornice; window openings; door; brownstone stoop; stone lintels; stone sills; massing; and garden-level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1032 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1032 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1032 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-482084997

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-482084997

Page 3

PROPERTY REPORT

Property ID: **-531358886**

Property Name: 1033 Garden Street
Address: 1033 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1033 Garden Street is a three-story, three-bay, residential rowhouse constructed ca. 1880. The residential property exhibits characteristics of both Neo-Grec and Renaissance Revival styles. The facade is clad in painted brick and features a two-story, three-sided, projected bay across the garden level and first floor. The building is fronted by a wrought-iron areaway fence and brownstone stoop with wrought iron stoop rails. The deeply recessed main entry is composed of an original, double-leaf, wood paneled and glass door with wood paneled jamb. The classical brownstone surround features a pedimented lintel supported by pilasters with incised detailing. A secondary, garden-level entry with a wrought iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with raised brick surrounds and bracketed brownstone sills. Garden-level openings are covered with wrought iron grilles. The flat roof is accented with a bracketed wood cornice. Alterations include replacement windows and changes to materials on the facade, which was likely brownstone-faced in its original form. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1033 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-531358886

Page 1

Despite modifications to facade materials, the resource exhibits characteristics that contribute to the integrity of the 19th century residential rowhouse block. Based on retained character-defining features including the original openings, Neo-Grec-style cornice, original door, and three-sided projected bay window, it is recommended that 1033 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1033 Garden Street is sited on a rectangular parcel (Block 197 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

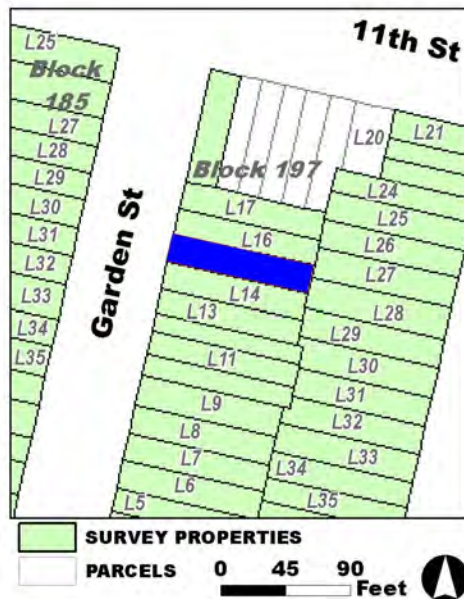
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-531358886

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-531358886

Page 3

PROPERTY REPORT

Property ID: **-203166814**

Property Name: 1034 Garden Street
Address: 1034 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1034 Garden Street is a three-story, three-bay, rowhouse constructed ca. 1880. The brick building, with a brownstone-clad ground floor, includes elements of Neo-Grec and Italianate styles. The building is fronted by a brownstone stoop, replacement iron railings, and areaway chain-link fence. The main entry is composed of a replacement single-leaf wood and glass door, sidelight and transom within a simple segmental brownstone arch. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-two replacement vinyl windows set within the original segmental arch openings with stone lintels and sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1034 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken. Constructed ca. 1880, 1004-1034 are part of a development characterized by identical three-story, three-bay, rowhouses with elements of Neo-Grec and Italianate styles. At the time of survey, the property was undergoing construction that included replacing fenestration.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-203166814

Page 1

1034 Garden Street exhibits minor alterations, limited to replacement windows, door, railings and areaway fence. The building retains character-defining features, including original cornice; window openings; brownstone stoop; stone lintels; stone sills; massing; and garden level entry that contribute to the historic character of the 1004-1034 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1034 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1034 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1034 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

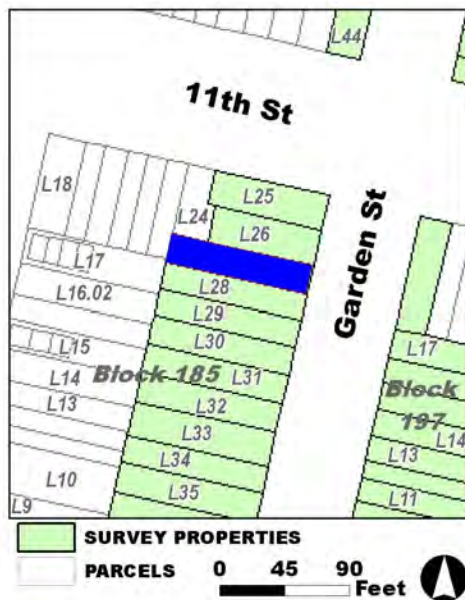
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-203166814

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-203166814

Page 3

PROPERTY REPORT

Property ID: **-1814320429**

Property Name: 1035 Garden Street
Address: 1035 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1035 Garden Street is a three-story, three-bay, residential rowhouse constructed ca. 1880. The residential property exhibits characteristics of both Neo-Grec and Renaissance Revival styles. The brownstone-faced building features a two-story, three-sided, projected bay across the garden level and first floor. The building is fronted by a wrought-iron areaway fence and brownstone stoop with wrought iron stoop rails. The deeply recessed main entry is composed of an original, double-leaf, wood paneled and glass door with wood paneled jamb. The classical brownstone surround features a pedimented lintel supported by pilasters with incised detailing. A secondary, garden-level entry with a wrought iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings with raised brick surrounds and bracketed brownstone sills; original molded wood frames appear intact. The flat roof is accented with a bracketed wood cornice. Alterations include replacement windows and modern railings. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1035 Garden Street first appears on the 1881 Bird's Eye View of Hoboken illustration; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1814320429

Page 1

1035 Garden Street retains features of late 19th century residential rowhouse architecture that contribute to the integrity of the block. Based on character-defining features including the original openings; Neo-Grec-style cornice; original door; brownstone detailing; and three-sided projected bay window, it is recommended that 1035 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1035 Garden Street is sited on a rectangular parcel (Block 197 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

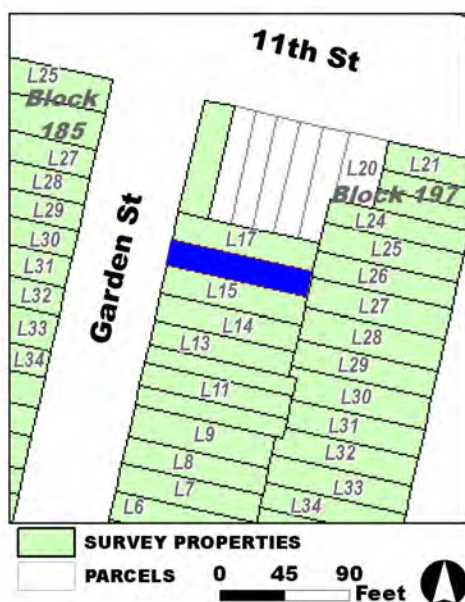
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-1814320429

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1890)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1814320429

Page 3

PROPERTY REPORT

Property ID: 1896863685

Property Name: 1036 Garden Street

Ownership: Private

Address: 1036 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1036 Garden Street is a four-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1900. The façade is clad in light-colored brick and features a full-height projecting bay window. The building is fronted by an original stone stoop, replacement iron and concrete railings, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door and transom set beneath a classically-inspired stone hood and column enframement. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with brick hood lintels and stone sills. The flat roof is accented by decorative cornice. Alterations include replacement windows, door, railing and areaway fence. No exterior flood mitigation measures are evident.

1036 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustration of Hoboken.

1036 Garden Street exhibits minor alterations, limited to replacement windows, door, railing and areaway fence. The building retains character-defining features including original cornice; window openings; stoop; decorative door surrounds; and garden-level entry that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1896863685

Page 1

contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1036 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1036 Garden Street is sited on an end-block rectangular parcel (Block 185 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1036 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

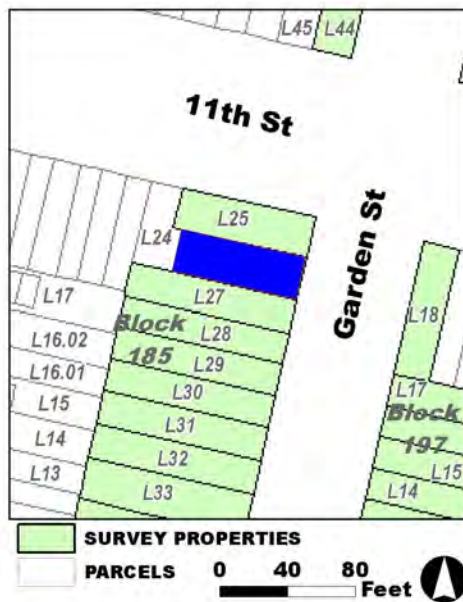
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1896863685

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1896863685**

Page 3

PROPERTY REPORT

Property ID: 785815832

Property Name: 1037 Garden Street
Address: 1037 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	197	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1037 Garden Street is a three-story, three-bay, Neo-Grec-style, endblock rowhouse constructed ca. 1880. The building is clad in brick with a brownstone clad garden level. It is fronted by a wrought iron areaway fence and brownstone stoop with wrought iron stoop rails. The recessed main entry is composed of an original, double-leaf, wood paneled and glass door with a round arched glass transom and wood paneled jamb. The classical door surround includes a segmental arched, heavy brownstone hood supported by brownstone pilasters with incised details. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within original openings; original molded wood frames are intact. First floor openings feature segmental arched, molded brownstone lintels, while upper floors have flat molded lintels and bracketed sills. Alterations include replacement windows and railings. No exterior flood mitigation measures are evident.

The east side of Garden Street's 1000 block developed in the mid-to-late-19th century, with the earliest buildings first appearing on the 1873 Hopkins map, and the rest of the residential rowhouse block developing around 1880. 1037 Garden Street first appears on the 1881 Bird's Eye View of Hoboken; it is later documented on the 1891 Sanborn Fire Insurance map as a stone-faced, three-story masonry rowhouse. The building footprint remains unchanged on subsequent maps and aerial imagery.

1037 Garden Street retains features of late 19th century residential rowhouse architecture that contribute to the integrity of the block.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

785815832

Page 1

Based on character-defining features including the original openings, Neo-Grec-style cornice, original door, and brownstone detailing, it is recommended that 1037 Garden Street be classified as a contributing resource within the Hoboken Historic District.

Setting:

1037 Garden Street is sited on a rectangular, endblock parcel (Block 197 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1000 block of Garden Street is characterized by late 19th century Italianate and Neo-Grec-style residential rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

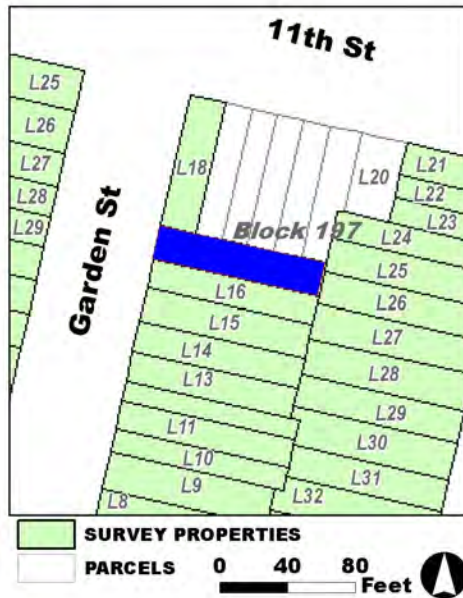
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

785815832

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-X-B / FAC_NAME: / YR: 1876)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

785815832

Page 3

PROPERTY REPORT

Property ID: **-139381420**

Property Name: 1038 Garden Street
Address: 1038 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	185	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1038 Garden Street is a four-story, three-bay, mixed-use corner rowhouse constructed ca. 1880. The façade is clad in brick with a painted wood cornice demarcating the upper floors on the western elevation. The building is fronted by a single brownstone step and open areaway. The main entry is composed of a sensitive replacement double-leaf wood and glass door with transom and molded stone lintel. The first floor also features commercial infill, with a recessed entry flanked by display windows, an original side entry. Fenestration includes one-over-one replacement windows within original openings with molded stone lintel and bracketed sills. A single-story rear addition, clad in painted wood paneling (address 203 Eleventh Street) features a recessed replacement single-leaf panel and glass door flanked by two bay windows. The flat roof is accented by a vinyl cornice. Alterations include the removal of original railing, areaway fence, windows, and door. No exterior flood mitigation measures are evident.

1038 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland and a Trotting Course in the mid-19th century according to a 1841 topographic map - first developed in ca. 1880 with the construction of rowhouses, as seen in the 1881 Bird's Eye View illustrations of Hoboken. Mapping indicated the construction of a rear addition in 1909 and by 1951 classifies both building as stores.

1038 Garden Street exhibits alterations including removal of original railing, areaway fence, windows, and door. Due to its retention of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-139381420

Page 1

character-defining features, including original massing and window openings, it is recommended that 1038 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1038 Garden Street is sited on a corner-block rectangular parcel (Block 185 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1038 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-139381420

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-2C-X-B / FAC_NAME: / YR:)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-139381420**

Page 3

PROPERTY REPORT

Property ID: **-475020946**

Property Name: 1101 Garden Street
Address: 1101 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	249	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1101 Garden Street is a three-story, three-bay, Italianate-style corner rowhouse constructed ca. 1885. It is composed of an original two-story dwelling and a one-story rooftop addition built in the 20th century. The facade is clad in brick with brownstone banding above the garden level. The building is fronted by a wrought iron areaway gate and a brownstone stoop with cast iron railings and posts. The recessed main entry is composed of an original, double-leaf, wood paneled and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills; garden-level openings are covered with modern iron grilles. The side (south) elevation features a two-story projected central bay window with a wood cornice and hanging finials; one-over-one replacement sash set within the original openings; and raised brick chimney shafts with corbelling are visible on the side (south) elevation. The flat roof is accented by a modest bracketed wood cornice. The brick third-story rooftop addition is set back from the cornice and contains casement windows on the primary facade and a single four-over-four window on the side elevation. Alterations include the rooftop addition and replacement windows. The third-story addition may denote a flood mitigation measure to elevate the structure, though it predates the Flood Damage Prevention Ordinance of 2013.

1101 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-475020946

ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street. The building remained largely unchanged until a rooftop addition was constructed in the 20th century

Despite the incompatible scale and massing of the rooftop addition, 1101 Garden Street retains its overall historic appearance and character-defining features, including the main entry, window openings, wood cornice, and incised decorative motifs. The addition - a common practice for updating rowhouses in the City of Hoboken within the framework of the Flood Damage Prevention Ordinance - changes the massing of the building and separates it from its neighbors; however, the discernable set back, retained original cornice, and distinct style clearly distinguishes the original rowhouse from the modern addition without detracting substantially from the character of the block. As such, it is recommended that 1101 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1101 Garden Street is sited on a rectangular corner parcel (Block 249 Lot 1), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-475020946

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	2013	
Nationwide Environmental Title Research, LLC	Historic Aerials	2002	
Nationwide Environmental Title Research, LLC	Historic Aerials	2010	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-475020946**

Page 3

PROPERTY REPORT

Property ID: **-1070406242**

Property Name: 1103 Garden Street
Address: 1103 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1103 Garden Street is a two-story, three-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with a brownstone beltcourse above the garden level. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings and cast iron posts. The recessed main entry is composed of an original, double-leaf, wood paneled and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills; garden-level openings are covered with modern iron grilles. The flat roof is accented by a heavy bracketed wood cornice. Alterations are limited to replacement windows and grilles. No exterior flood mitigation measures are evident.

1103 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1103 Garden Street retains character-defining features including the stoop; original window and door openings with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1070406242

Page 1

☐ (Primary Contact)

surrounds; wood cornice; and cast iron railings. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1103 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1103 Garden Street is sited on a rectangular parcel (Block 249 Lot 2), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1070406242

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA-GRNH / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:*Date form completed:* 12/6/2018**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1070406242**

Page 3

PROPERTY REPORT

Property ID: **-1245620865**

Property Name: 1105 Garden Street
Address: 1105 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1105 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with a brownstone beltcourse at the garden level. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings and cast iron posts. The recessed main entry is composed of an original, double-leaf, wood paneled and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one and eight-over-eight replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills; garden-level openings are covered with iron grilles. The flat roof is accented by a heavy bracketed wood cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1105 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1105 Garden Street retains character-defining features including the stoop; original window and door openings with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1245620865

Page 1

surrounds; wood cornice; and wrought iron railings with cast iron newell posts. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1105 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1105 Garden Street is sited on a rectangular parcel (Block 249 Lot 3), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1245620865

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1245620865**

Page 3

PROPERTY REPORT

Property ID: **1366018764**

Property Name: 1106 Garden Street
Address: 1106 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	43

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1106 Garden Street is a three-story, three-bay, Victorian period semi-detached rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill; the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice and roof-top addition. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1106 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. All constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses. At the time of survey, the property was undergoing construction that include replacing fenestration.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1366018764

Page 1

1106 Garden Street exhibits minor alterations, limited to replacement windows and door. The building retains character-defining features, including original window openings; stoop; garden-level entry; railing and areaway fence, that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1106 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1106 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 43), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1106 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

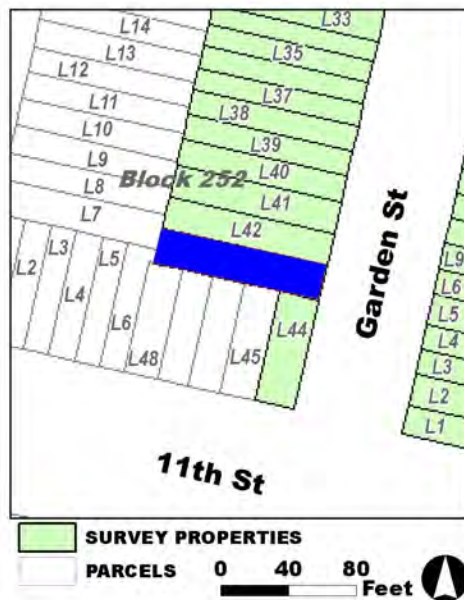
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

1366018764

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1366018764

Page 3

PROPERTY REPORT

Property ID: **-7319878**

Property Name: 1107 Garden Street
Address: 1107 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1107 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with brownstone banding above the garden level. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings and cast iron posts. The recessed main entry is composed of an early, double-leaf, wood paneled and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one and two-over-two replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills; garden-level openings are covered with iron grilles. The flat roof is accented by a modest bracketed wood cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1107 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1107 Garden Street retains character-defining features including the incised decorative motifs on its brownstone lintels;

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-7319878

recessed double-leaf wood door; wood cornice; and cast iron railings. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1107 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1107 Garden Street is sited on a rectangular parcel (Block 249 Lot 4), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-7319878

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-7319878**

Page 3

PROPERTY REPORT

Property ID: 115623895

Property Name: 1108 Garden Street
Address: 1108 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	42

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1108 Garden Street is a two-story, three-bay, rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of an original double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill; the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1108 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1108 Garden Street exhibits minor alterations, limited to replacement windows and door. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

115623895

Page 1

including original window openings, stoop, garden level entry, railing and areaway fence, that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1108 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1108 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 42), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1108 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

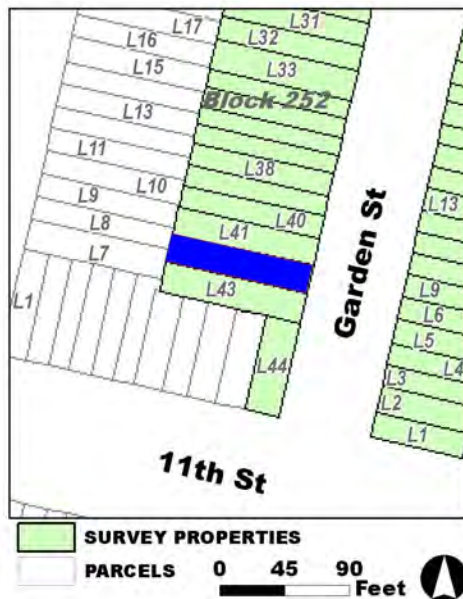
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

115623895

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

115623895

Page 3

PROPERTY REPORT

Property ID: **-77247505**

Property Name: 1109 Garden Street

Ownership: Private

Address: 1109 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1109 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with brownstone banding above the garden level. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and posts. The recessed main entry is composed of an early, double-leaf, wood paneled and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-two replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills. The flat roof is accented by a modest bracketed wood cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1109 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1109 Garden Street retains character-defining features including the incised decorative motifs on its brownstone lintels;

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-77247505

Page 1

recessed double-leaf wood door; wood cornice; and cast iron railings. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1109 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1109 Garden Street is sited on a rectangular parcel (Block 249 Lot 5), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-77247505

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-77247505**

Page 3

PROPERTY REPORT

Property ID: **-277892370**

Property Name: 1110 Garden Street
Address: 1110 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1110 Garden Street is a two-story, two-bay, Victorian period rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of an original double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill; the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1110 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1110 Garden Street exhibits minor alterations, limited to replacement windows and door. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-277892370

Page 1

including original window openings, stoop, garden level entry, railing and areaway fence, that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1110 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1110 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 41), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1110 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

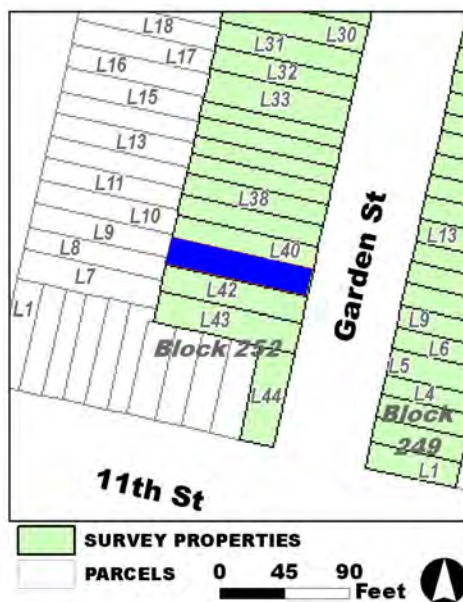
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-277892370

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA-LE / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-277892370

Page 3

PROPERTY REPORT

Property ID: **-1010363644**

Property Name: 1111 Garden Street
Address: 1111 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1111 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with brownstone banding above the garden level. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and posts. The recessed main entry is composed of a replacement, double-leaf, wood and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills. The flat roof is accented by a modest bracketed wood cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1111 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1111 Garden Street retains character-defining features including the incised decorative motifs on its brownstone lintels; recessed double-leaf wood door; wood cornice; and cast iron railings. These elements help contribute to the cohesive integrity of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1010363644

Page 1

residential 1100 block of Garden Street. Therefore, it is recommended that 1111 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1111 Garden Street is sited on a rectangular parcel (Block 249 Lot 6), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

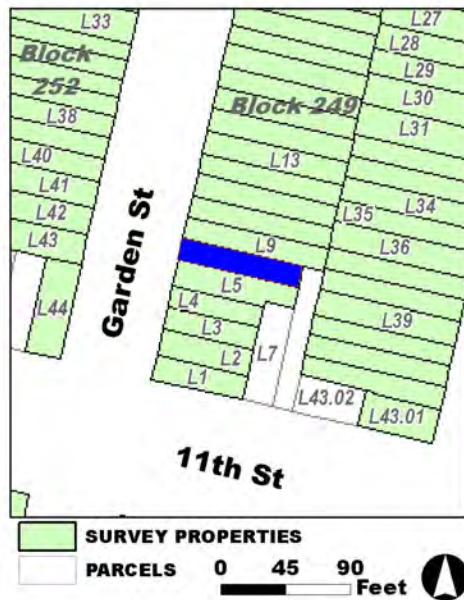
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1010363644

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1010363644**

Page 3

PROPERTY REPORT

Property ID: 1842919361

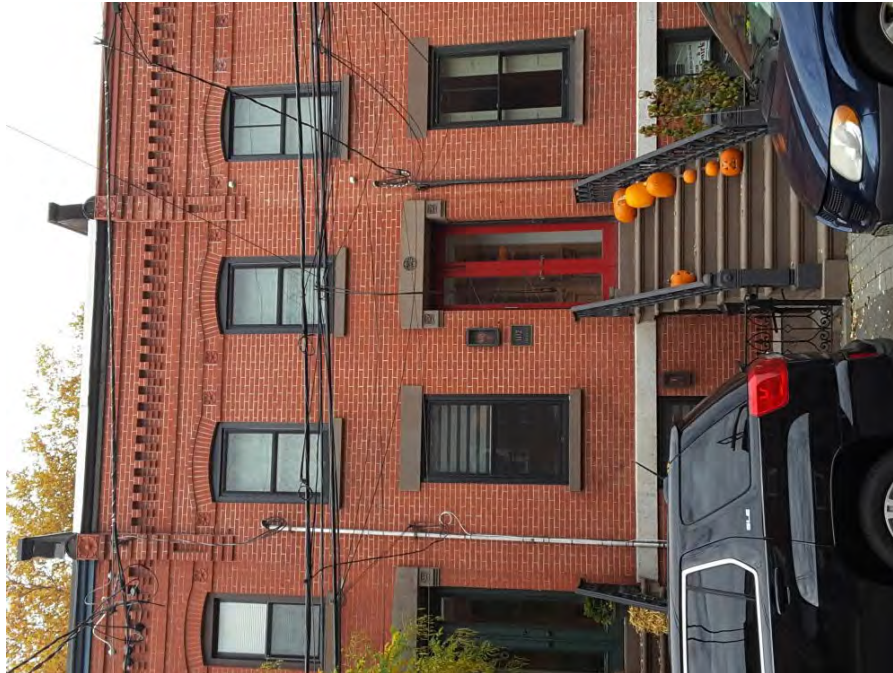
Property Name: 1112 Garden Street
Address: 1112 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1112 Garden Street is a two-story, two-bay, Victorian period rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of an replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill; the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1112 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. All constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1112 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1842919361

Page 1

including original window openings; stoop; garden-level entry; and railing and areaway fence that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1112 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1112 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 40), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1112 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

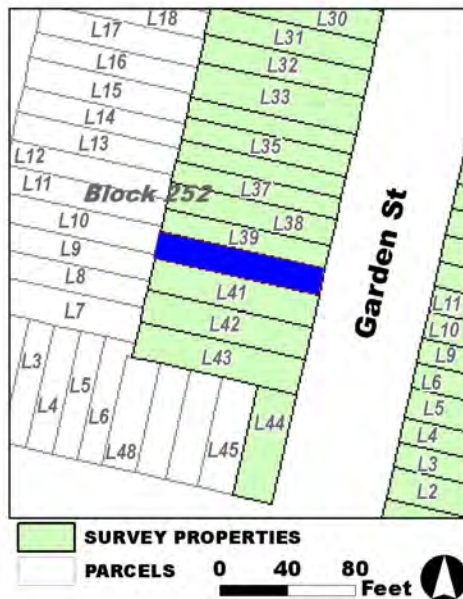
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

1842919361

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA-DECK / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1842919361

Page 3

PROPERTY REPORT

Property ID: **-233574475**

Property Name: 1113 Garden Street
Address: 1113 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1113 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with brownstone banding above the garden level. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings and cast iron posts. The recessed main entry is composed of an original, double-leaf, wood and glass door with a rectangular glass transom and wood paneled jamb. The entry sits beneath a hooded brownstone lintel with incised detailing of a floral motif. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings; the original molded wood frames are intact. Windows retain original flat brownstone lintels and sills; garden-level openings are covered with wrought iron grilles. The flat roof is accented by a modest bracketed wood cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1113 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1113 Garden Street retains character-defining features including the incised decorative motifs on its brownstone lintels;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-233574475

Page 1

recessed double-leaf wood door; wood cornice; and cast iron railings. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1113 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1113 Garden Street is sited on a rectangular parcel (Block 249 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-233574475

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1885)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-233574475**

Page 3

PROPERTY REPORT

Property ID: 1427123904

Property Name: 1114 Garden Street
Address: 1114 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1114 Garden Street is a two-story, two-bay, Victorian period rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of an original double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill; the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1114 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. All constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1114 Garden Street exhibits minor alterations, limited to replacement windows. The building retains character-defining features, including original door; window openings; stoop; garden-level entry; and railing and areawayfence that contribute to the historic character of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1427123904

Page 1

1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1114 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1114 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 39), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1114 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

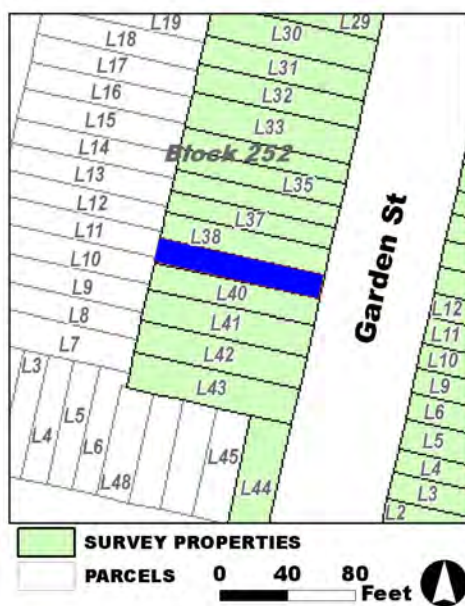
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

1427123904

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-B-H / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1427123904**

Page 3

PROPERTY REPORT

Property ID: **-1557277609**

Property Name: 1115 Garden Street
Address: 1115 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1115 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a wrought iron areaway gate and a painted brownstone stoop with wrought iron railings and replacement posts. The recessed, segmental arch main entry is composed of a modern paneled door and paneled surround; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original segmental arch openings with vinyl infill. Windows retain the original surrounds, which are composed of stretcher course lintels and flat brownstone sills with corbelled brick brackets. A modest, bracketed wood cornice is capped by a false mansard roof clad with asphalt shingles. Alterations include replacement windows and door; vinyl infill at the windows; replacement railings; and new shingles on the false mansard. No exterior flood mitigation measures are evident.

1115 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1557277609

Page 1

Despite alterations, the building at 1115 Garden Street retains character-defining features including window and door openings with decorative surrounds; false mansard roof; and modest wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1115 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1115 Garden Street is sited on a parcel (Block 249 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

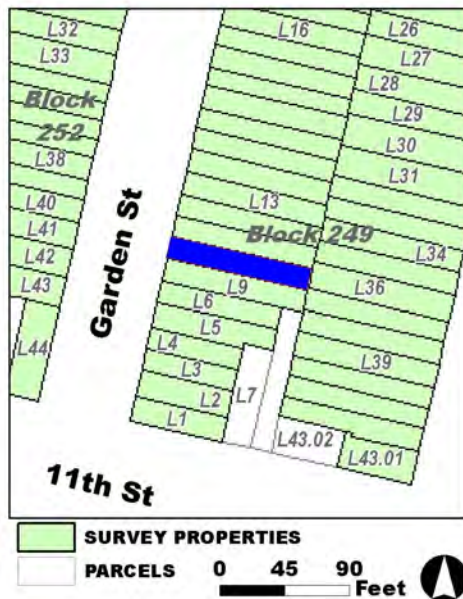
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1557277609

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1557277609**

Page 3

PROPERTY REPORT

Property ID: **-860846053**

Property Name: 1116 Garden Street
Address: 1116 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1116 Garden Street is a two-story, two-bay, rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original cast iron railing and newel post, and wrought iron areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a brownstone drip-mold hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor opening features a brownstone lintel and sill, while the second floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a decorative brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1116 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 Garden Street are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1116 Garden Street exhibits minor alterations, limited to replacement windows and door. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-860846053

including original window openings; brownstone stoop; garden level entry; original railings and areaway fence; decorative brick work arches; and stone lintels and sills that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1116 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1116 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 38), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1116 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

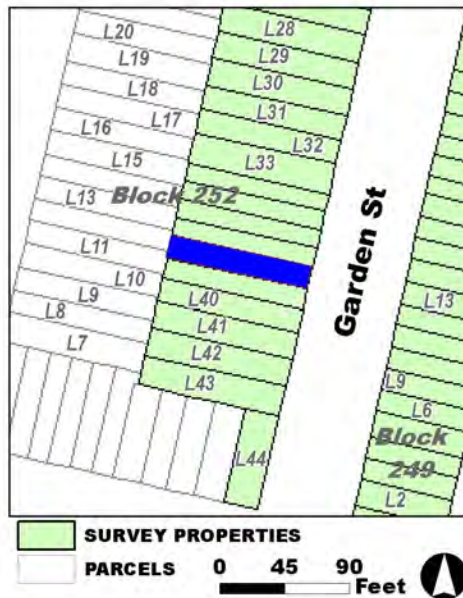
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-860846053

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-860846053

Page 3

PROPERTY REPORT

Property ID: 2123660620

Property Name: 1117 Garden Street

Ownership: Private

Address: 1117 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	11

Property Photo:

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1117 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration on the second floor includes one-over-one replacement sash set within the original, segmental arch openings with infill; the first-floor opening is currently covered with plywood. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with vinyl cladding. A single-story, vinyl-clad, rooftop addition setback from the original cornice line with front-gabled dormer windows was under construction at time of survey. Alterations include replacement windows, railings, and the third-story addition. Flood mitigation measures may include the third-story addition, a measure promoted by Hoboken's Flood Damage Prevention Ordinance to remove residential use above base flood elevation.

1117 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

2123660620

Street; the footprint remains unchanged on subsequent maps and aerial imagery. At the time of survey, the property was undergoing construction that include replacing fenestration and adding the third-story rooftop addition.

Despite a substantial rooftop addition, the building at 1117 Garden Street remains a valuable component of the intact 1100 Garden Street block and retains significant character-defining features such as the original segmental arch openings; original recessed double-leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. The addition - a common practice for updating rowhouses in the City of Hoboken within the framework of the Flood Damage Prevention Ordinance - changes the massing of the building and separates it from its neighbors; however, the discernable set back, retained original cornice, and distinct style and materials clearly distinguishes the original rowhouse from the modern addition without detracting substantially from the character of the block. Therefore, it is recommended that 1117 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1117 Garden Street is sited on a rectangular parcel (Block 249 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

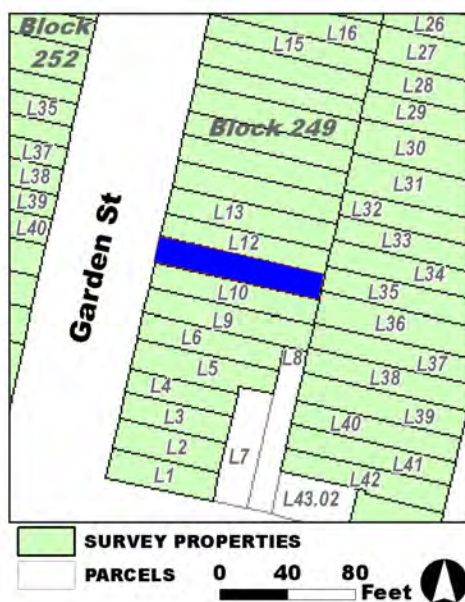
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

2123660620

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****2123660620**

Page 3

PROPERTY REPORT

Property ID: **-203111742**

Property Name: 1118 Garden Street
Address: 1118 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1118 Garden Street is a three-story, two-bay, Victorian period rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first and second floor openings feature a brownstone lintel and sill; the third floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1118 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the constructions of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1118 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-203111742

Page 1

including original window openings, stoop, garden level entry, railing and areaway fence, that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1118 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1118 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 37), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1118 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

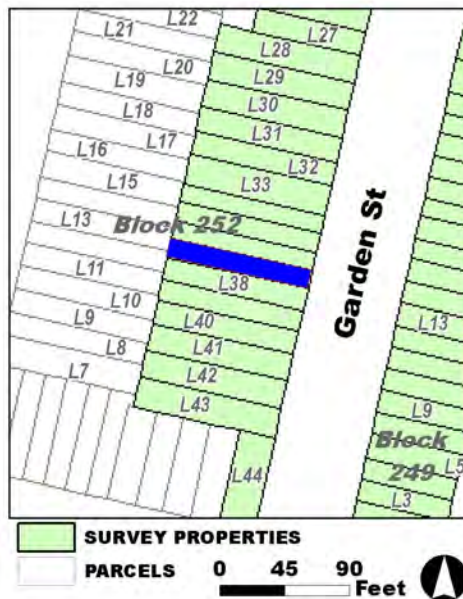
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

☒ (Primary Contact)

-203111742

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-203111742

Page 3

PROPERTY REPORT

Property ID: 2141998685

Property Name: 1119 Garden Street

Ownership: Private

Address: 1119 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1119 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings and replacement posts. The recessed, segmental arch main entry is composed of a double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-two replacement sash set within the original openings, segmental arch openings with significant infill. Windows retain original stretcher course lintels, flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level openings. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations include replacement windows and doors; vinyl infill in arches; and replacement railings. No exterior flood mitigation measures are evident.

1119 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

2141998685

Page 1

Despite alterations, the building at 1119 Garden Street retains character-defining features including the segmental arch openings; recessed double-leaf wood door; the false mansard roof; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1119 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1119 Garden Street is sited on a rectangular parcel (Block 249 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

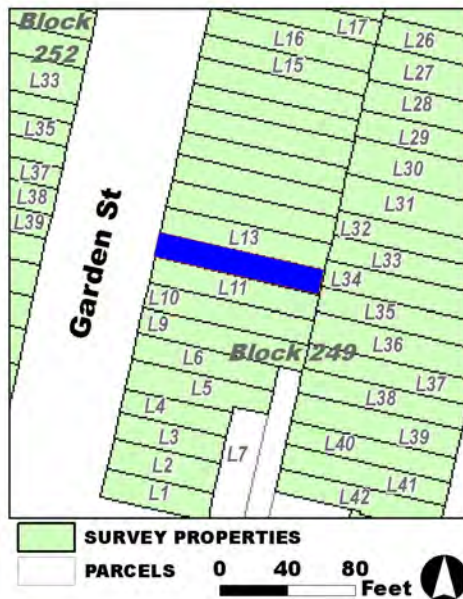
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

2141998685

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****2141998685**

Page 3

PROPERTY REPORT

Property ID: **-1104896155**

Property Name: 1120 Garden Street
Address: 1120 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1120 Garden Street is a three-story, two-bay, rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original cast iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first and second floor openings feature a brownstone lintel and sill, and the third floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1120 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 Garden Street are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced rowhouses.

1120 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1104896155

including original window openings; stoop; garden level entry; and railings and areaway fence that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1120 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1120 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 36), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1120 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

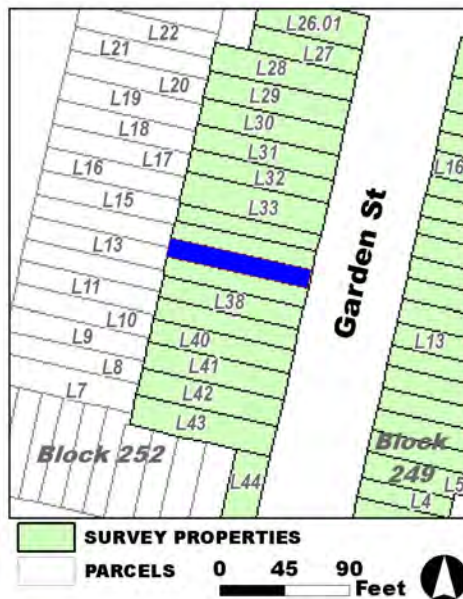
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1104896155

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1104896155

Page 3

PROPERTY REPORT

Property ID: **-974039974**

Property Name: 1121 Garden Street
Address: 1121 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1121 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a wrought iron areaway gate and a brownstone stoop with wrought iron railings. The recessed, segmental arch main entry is composed of a double-leaf, wood paneled door with a wood paneled jamb. The glass openings on door are covered with plywood, but the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-two replacement sash set within the original openings featuring segmental arch openings with infill. The single garden-level opening is covered with plywood. Windows retain original stretcher course lintels and flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level openings. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations include replacement windows and doors; vinyl infill in arches; plywood infill; and replacement railings. No exterior flood mitigation measures are evident.

1121 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-974039974

Page 1

The building at 1121 Garden Street retains character-defining features including the segmental arch openings; recessed double-leaf wood door; the false mansard roof; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1121 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1121 Garden Street is sited on a rectangular parcel (Block 249 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

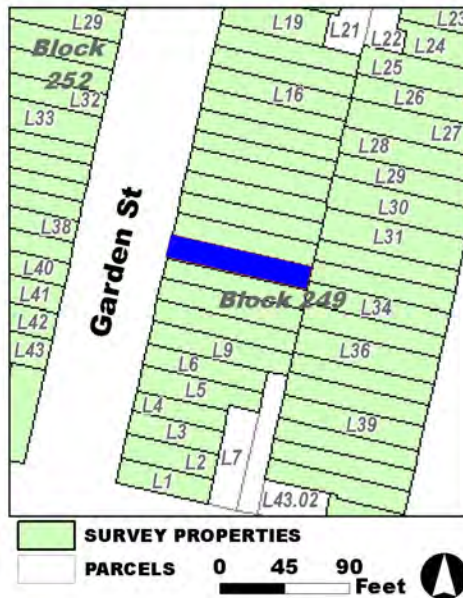
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-974039974

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-974039974**

Page 3

PROPERTY REPORT

Property ID: **-1069777036**

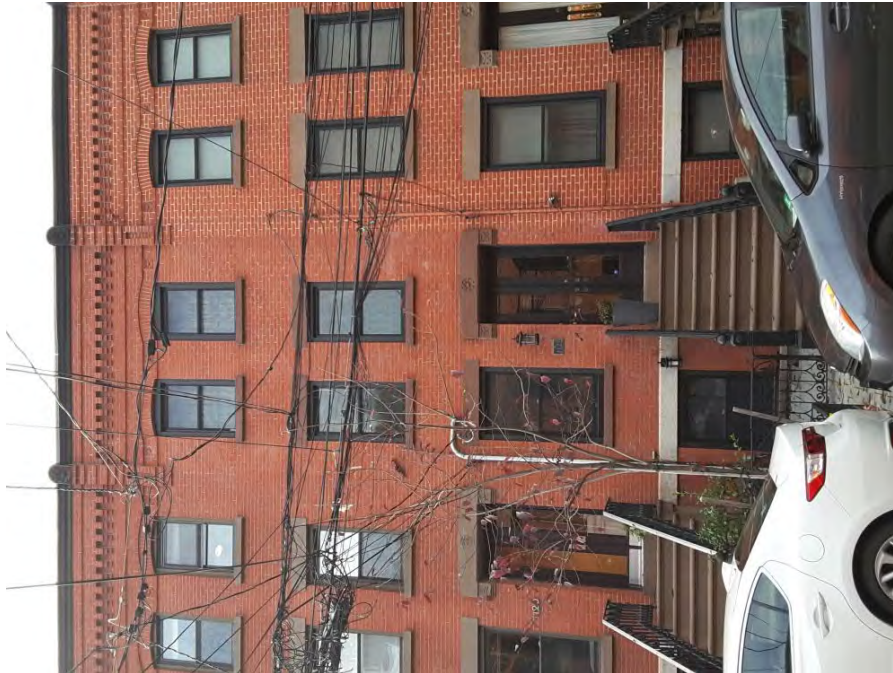
Property Name: 1122 Garden Street
Address: 1122 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1122 Garden Street is a three-story, two-bay, rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original cast iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first and second floor openings feature a brownstone lintel and sill, with the first floor exhibiting incised floral motifs. The third floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1122 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the constructions of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1122 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1069777036

Page 1

including original window openings; stoop; garden level entry; and railing and areaway fence that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1122 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1122 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 35), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1122 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

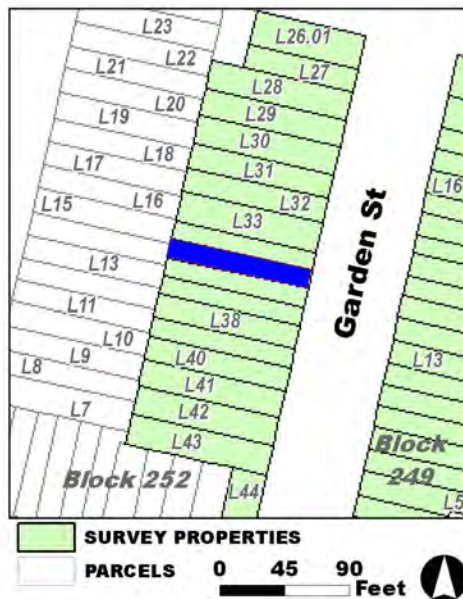
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1069777036

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1069777036

Page 3

PROPERTY REPORT

Property ID: 1907666899

Property Name: 1123 Garden Street
Address: 1123 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1123 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a wrought iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; glass openings on door covered with plywood; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-two replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the grille covered, garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof clad with asphalt shingles. Alterations include replacement windows and doors; vinyl infill in arches; plywood infill; and replacement railings. No exterior flood mitigation measures are evident.

1123 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1907666899

Page 1

The building at 1123 Garden Street retains character-defining features including the segmental arch openings; recessed double-leaf wood door; the false mansard roof; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1123 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1123 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

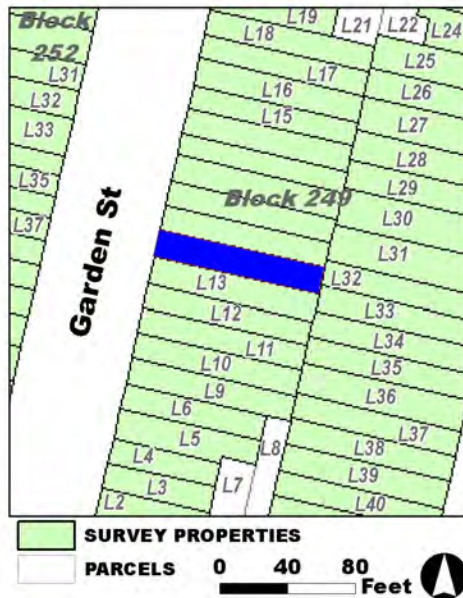
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1907666899

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1907666899**

Page 3

PROPERTY REPORT

Property ID: **-723050465**

Property Name: 1124 Garden Street
Address: 1124 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1124 Garden Street is a three-story, two-bay, rowhouse with Italianate-style influences constructed ca. 1890. The façade is clad in brick with a stone beltcourse demarcating the raised basement from the upper floors. The building is fronted by a brownstone stoop, original wrought iron railings, newel post, and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a flat brownstone hood with incised details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first and second floor openings feature a brownstone lintel and sill; the third floor openings feature segmental brick arches and banding with decorative elements. The flat roof is accented by a brick corbeled cornice. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1124 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. Constructed ca. 1890, 1106-1124 are part of a development characterized by identical two-to-three-story, two-to-three-bay, Italianate-style influenced Victorian rowhouses.

1124 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-723050465

Page 1

including decorative cornice and window brickwork; stone lintel and sills; original window openings; stoop; garden-level entry; and railing and areaway fence that contribute to the historic character of the 1106-1124 rowhouse development, Garden Street, and the Hoboken Historic District. Therefore, it is recommended that 1124 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1124 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 34), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1124 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

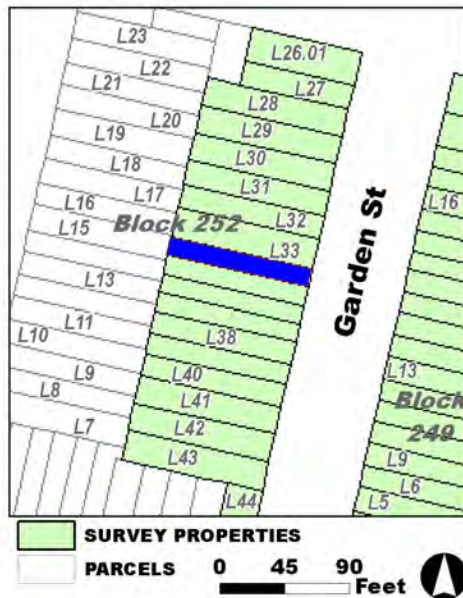
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-723050465

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-723050465

Page 3

PROPERTY REPORT

Property ID: 1752857112

Property Name: 1125 Garden Street
Address: 1125 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1125 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; glass openings on door covered with plywood; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-two replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations include replacement windows and doors; vinyl infill in arches; plywood infill; and replacement railings. No exterior flood mitigation measures are evident.

1125 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1752857112

Page 1

The building at 1125 Garden Street retains character-defining features including the segmental arch openings; recessed double-leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1125 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1125 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

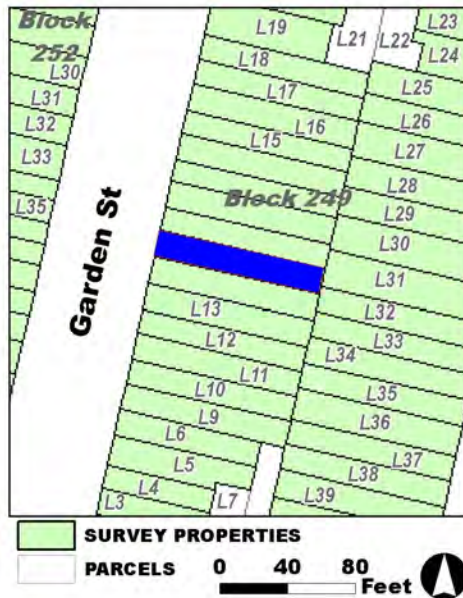
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1752857112

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1752857112**

Page 3

PROPERTY REPORT

Property ID: **-1343872682**

Property Name: 1126 Garden Street
Address: 1126 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1126 Garden Street is a two-story, three-bay, Italianate-style rowhouse constructed ca. 1890. The façade is clad in painted brick with a brownstone clad ground floor. The building is fronted by a brownstone stoop, original cast iron railings, newel post, and areaway fence. The main entry is composed of an original double-leaf wood and glass door set beneath a decorative brownstone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with molded brownstone lintel and bracketed sill. The flat roof is accented by a heavy wood cornice featuring heavy brackets and decorative panels. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1126 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the constructions of rowhouses, as seen in the 1891 Sanborn.

1126 Garden Street exhibits minor alterations, limited to replacement windows. The building retains character-defining features including original cornice; door; window openings; stoop; garden level entry; railing and areaway fence that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1126 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

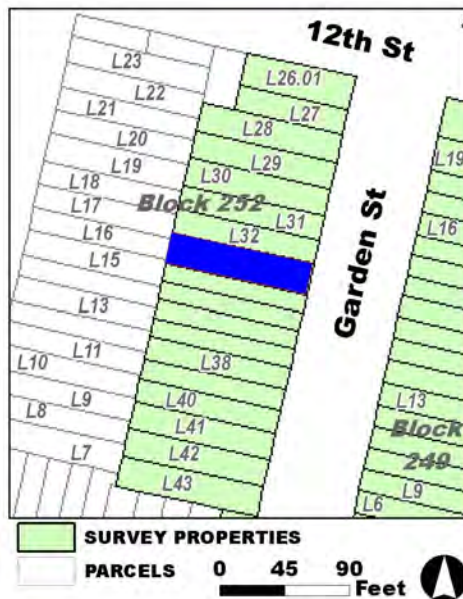
Property ID:

-1343872682

Page 1

Setting:

1126 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 33), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1126 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ **Eligibility Worksheet included in present survey?**☐ **Is this Property an identifiable farm or former farm?****Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1343872682**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-H-BA-DK / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1343872682

Page 3

PROPERTY REPORT

Property ID: 1966671417

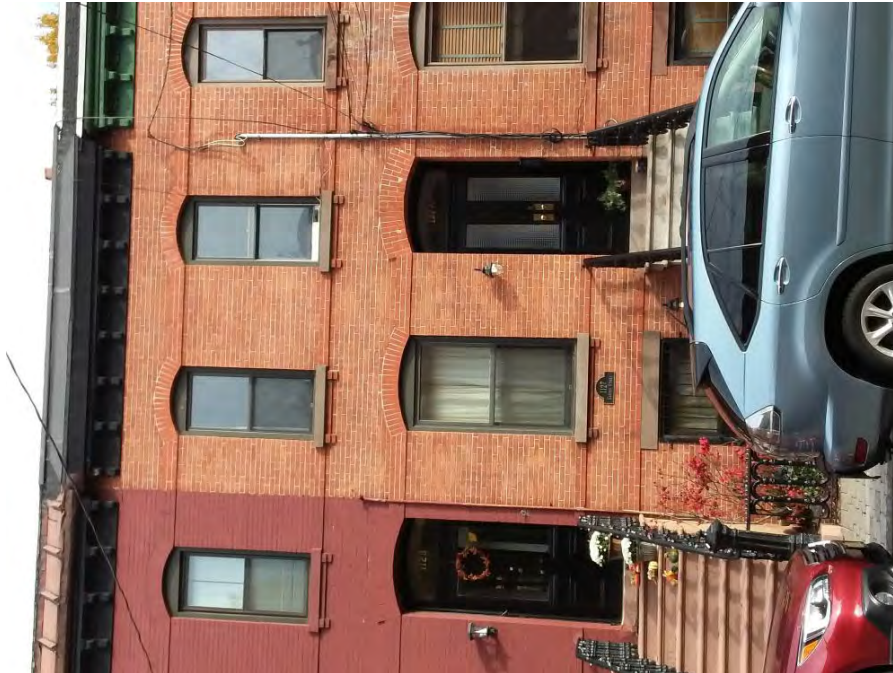
Property Name: 1127 Garden Street
Address: 1127 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1127 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. The garden-level opening is covered with an iron grille. A modest, bracketed wood cornice is capped by a false mansard roof with vinyl cladding. Alterations include replacement windows and doors and the vinyl clad mansard roof. No exterior flood mitigation measures are evident.

1127 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1966671417

Page 1

The building at 1127 Garden Street retains character-defining features including the original segmental arch openings; recessed double-leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1127 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1127 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.03), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

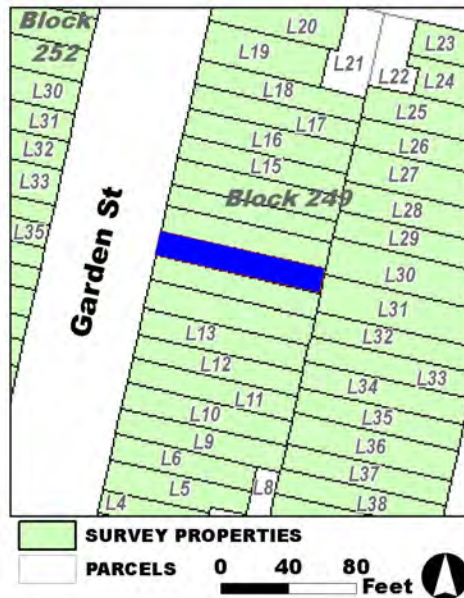
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1966671417

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1966671417**

Page 3

PROPERTY REPORT

Property ID: **-1514141495**

Property Name: 1128 Garden Street

Ownership: Private

Address: 1128 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1128 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The façade is clad in brownstone. The building is fronted by an original brownstone stoop with replacement iron railings and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a decorative brownstone hood and surround capped by a modern cloth awning. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with molded brownstone lintel, surround, and bracketed sill. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows and door; cloth awning; and railing and areaway fence. No exterior flood mitigation measures are evident.

1128 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the constructions of rowhouses, as seen in the 1891 Sanborn.

1128 Garden Street exhibits minor alterations, limited to replacement windows, door, cloth awning, railing and areaway fence. The building retains character-defining features including original cornice; window openings; stone lintels and sills; stoop; and garden level entry, that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1128 Garden

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1514141495

Page 1

Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1128 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1128 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

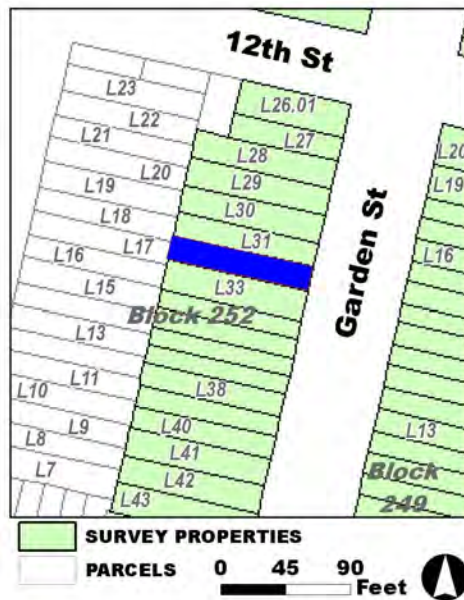
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1514141495

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1514141495

Page 3

PROPERTY REPORT

Property ID: 131943942

Property Name: 1129 Garden Street
Address: 1129 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1129 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in painted brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes two-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows and doors. No exterior flood mitigation measures are evident.

1129 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

131943942

Page 1

The building at 1129 Garden Street retains character-defining features including the original segmental arch openings; recessed double-leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1129 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1129 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.04), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

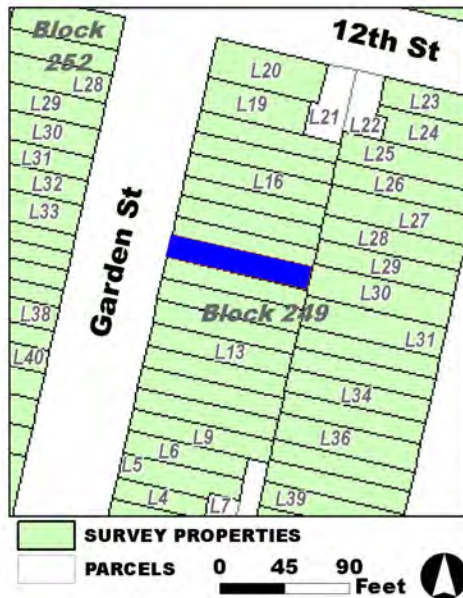
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

131943942

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey.	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****131943942**

Page 3

PROPERTY REPORT

Property ID: **-230477592**

Property Name: 1130 Garden Street
Address: 1130 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1130 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The façade is clad in brownstone. The building is fronted by an original brownstone stoop with iron railings and areaway fence. The main entry is composed of a replacement double-leaf wood and glass door set beneath a decorative brownstone hood and enframing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with molded brownstone lintel, enframing, and bracketed sill. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

1130 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn.

1130 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features, including original cornice; window openings; stoop; garden level entry; and railing and areaway fence that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1130 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

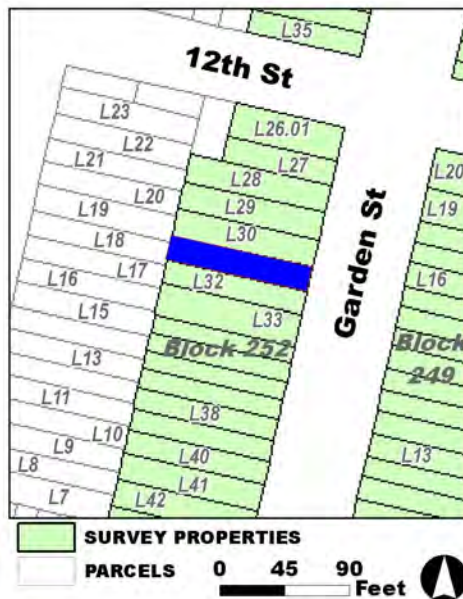
Property ID:

-230477592

Page 1

Setting:

1130 Garden Street is sited on a mid-block rectangular parcel (Block 252 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1130 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th-centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ **Eligibility Worksheet included in present survey?**☐ **Is this Property an identifiable farm or former farm?****Location Map:****Site Map:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-230477592**

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B&S-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-230477592

Page 3

PROPERTY REPORT

Property ID: 427825935

Property Name: 1131 Garden Street
Address: 1131 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1131 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1131 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1131 Garden Street retains character-defining features including the original segmental arch openings; recessed double-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

427825935

leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1131 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1131 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.05), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

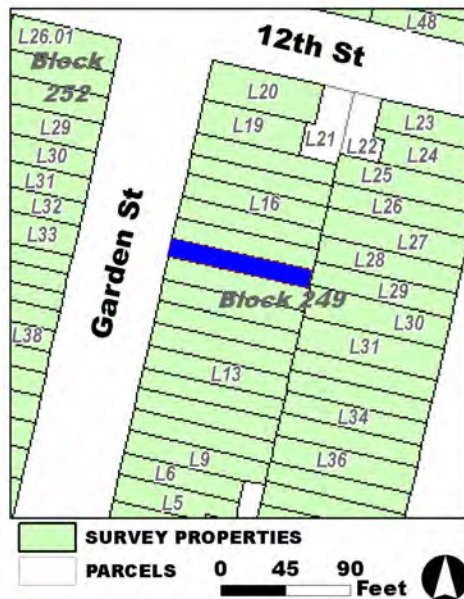
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

427825935

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****427825935**

Page 3

PROPERTY REPORT

Property ID: 1375785955

Property Name: 1132 Garden Street

Ownership: Private

Address: 1132 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1132 Garden Street is a three-story, three-bay, rowhouse constructed ca. 1900. The brick building, with a rusticated brownstone-clad ground floor, includes elements of Romanesque-Revival and Italianate styles. The building is fronted by an original brownstone stoop with cast iron railings and wrought iron areaway fence. The main entry is composed of a replacement double-leaf wood and glass door, transom, set beneath a rusticated brownstone stone hood. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows with transom, set within the original openings with rusticated brownstone hood lintel and bracketed sill. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

1132 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. This parcel was developed, along with the remaining parcels on the west side of the 1100 block of Garden street, ca. 1900 as seen in the 1909 Hopkins map.

1132 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features including original cornice; window openings; stoop; garden-level entry; and railings and areaway fence that contribute to the historic

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1375785955

Page 1

character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1132 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1132 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 30), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1132 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

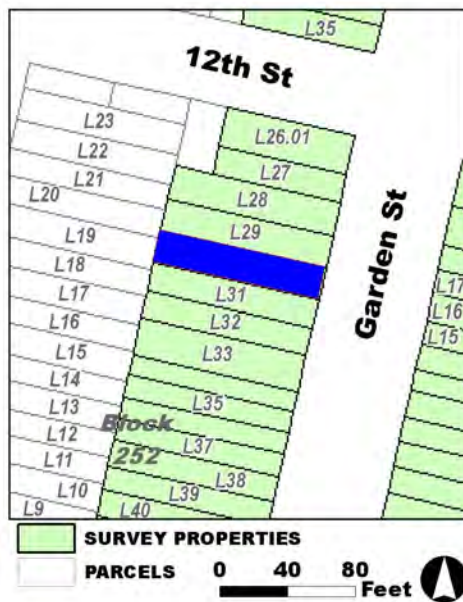
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1375785955

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-DECK / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1375785955**

Page 3

PROPERTY REPORT

Property ID: **1284783012**

Property Name: 1133 Garden Street
Address: 1133 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	14.06

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1133 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels and flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1133 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1133 Garden Street retains character-defining features including the original segmental arch openings; recessed double-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1284783012

leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1133 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1133 Garden Street is sited on a rectangular parcel (Block 249 Lot 14.06), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

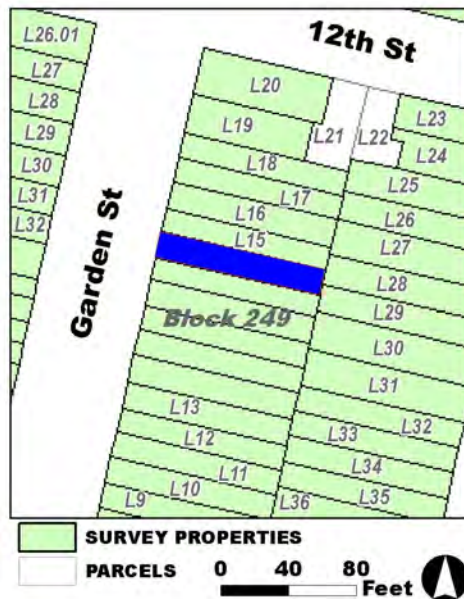
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1284783012

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1284783012**

Page 3

PROPERTY REPORT

Property ID: 527311530

Property Name: 1134 Garden Street.

Ownership: Private

Address: 1134 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1134 Garden Street is a two-story, three-bay, rowhouse constructed ca. 1900. The brick building, with smooth and rusticated brownstone beltcourses throughout, includes elements of Romanesque-Revival and Italianate styles. The building is fronted by an original brownstone stoop with wrought iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, transom, and sidelight set beneath a rusticated brownstone stone lintel featuring egg-and-dart details. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows, set within the original openings with rusticated brownstone lintels, featuring egg-and-dart details on the ground and first floor. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

1134 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn. This parcel was developed, along with the remaining parcels on the west side of the 1100 block of Garden street, ca. 1900 as seen in the 1909 Hopkins map.

1134 Garden Street exhibits minor alterations, limited to replacement windows and doors. The building retains character-defining features, including original cornice, window openings, stoop, garden level entry, railings and areaway fence, that contribute to the historic character

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Kaitlin Pluskota

☐ (Primary Contact)

527311530

Organization: AECOM

of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1134 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1134 Garden Street. is sited on an end-block rectangular parcel (Block 252 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1134 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

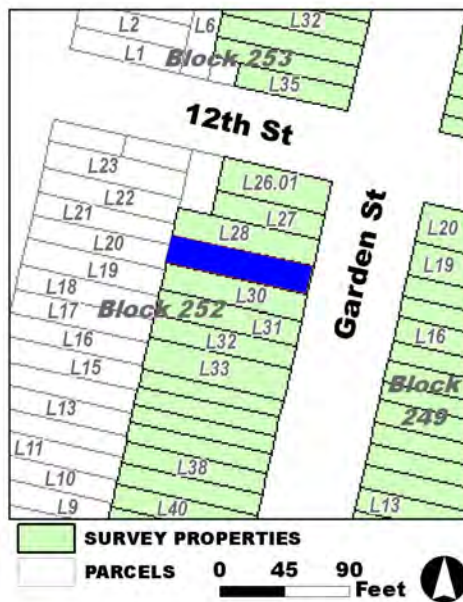
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

527311530

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:**

527311530

Page 3

PROPERTY REPORT

Property ID: 1487131605

Property Name: 1135 Garden Street
Address: 1135 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1135 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in painted brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry with an iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1135 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1135 Garden Street retains character-defining features including the original segmental arch openings; recessed double-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1487131605

leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1135 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1135 Garden Street is sited on a rectangular parcel (Block 249 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

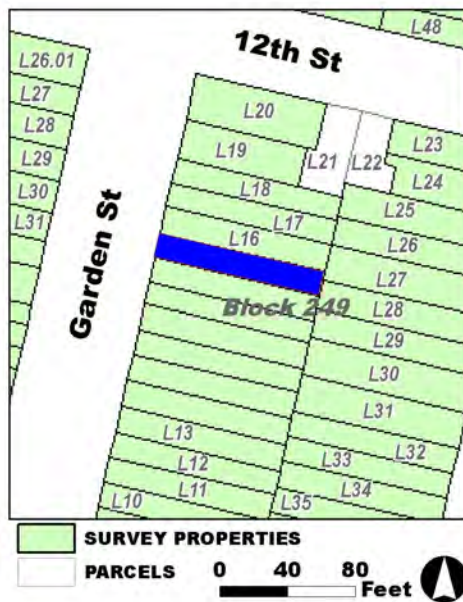
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1487131605

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ ConversionNote:*Date form completed:* 12/15/2018**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1487131605**

Page 3

PROPERTY REPORT

Property ID: **-331933715**

Property Name: 1136 Garden Street
Address: 1136 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1136 Garden Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1900. The façade is clad in brownstone with beltcourses between each floor. The building is fronted by an original brownstone stoop with painted iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door with transom set beneath a decorative brownstone hood and enframent. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings with decorative brownstone lintels and bracketed sills. First floor decorative hoods all feature a honeybee motif. The flat roof is accented by a plain cornice. Alterations include replacement windows, door, and removal of original cornice. No exterior flood mitigation measures are evident.

1136 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn.

1136 Garden Street exhibits minor alterations, limited to replacement windows, door, and removal of original cornice. The building retains character-defining features, including window openings; stoop; garden level entry; and railing and areaway fence that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1136 Garden Street be classified

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-331933715

Page 1

as a contributing resource to the Hoboken Historic District.

Setting:

1136 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 28), located on the west side of Garden Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1136 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

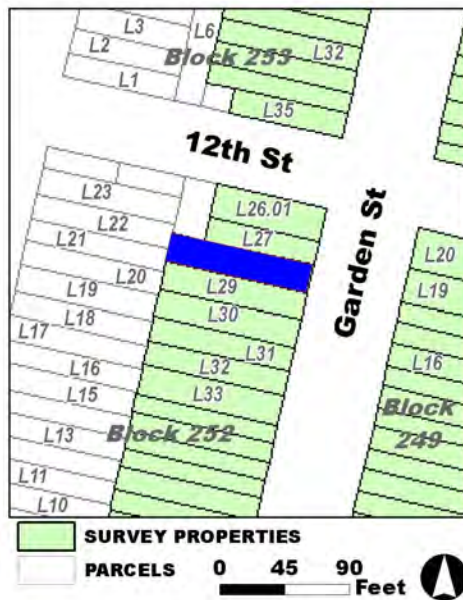
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-331933715

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872	

Additional Information:

HPC LIST ID: 0

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-331933715**

Page 3

PROPERTY REPORT

Property ID: 1365088882

Property Name: 1137 Garden Street
Address: 1137 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1137 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of a replacement, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry has been infilled with a rectangular glass transom. A secondary, garden-level entry with an iron grille is located beneath the steps. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with clad with asphalt shingles. Alterations are limited to replacement windows and main entry. No exterior flood mitigation measures are evident.

1137 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1365088882

Page 1

The building at 1137 Garden Street retains character-defining features including the original segmental arch openings; recessed entry; the false mansard roof; cast iron railings; and original wood cornice. Despite the loss of the original door, the remaining elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1137 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1137 Garden Street is sited on a rectangular parcel (Block 249 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

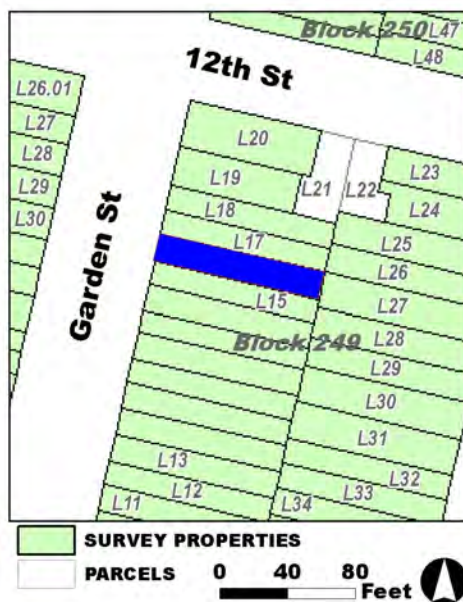
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

136508882

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ ConversionNote:*Date form completed:* 12/14/2018**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1365088882**

Page 3

PROPERTY REPORT

Property ID: **-117737700**

Property Name: 1138 Garden Street
Address: 1138 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1138 Garden Street is a two-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1900. The façade is clad in brownstone with a rusticated brownstone ground floor. The building is fronted by an original brownstone stoop with wrought iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass panel door with transom set beneath a simple brownstone entablature and enframing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The first floor features two windows separated by a column with a stone surround matching the main entry; the second floor features a three-part window beneath a brownstone band lintel. The flat roof is accented by a heavy wood cornice. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

1138 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to a 1841 topographic map - first developed in ca. 1890 with the construction of rowhouses, as seen in the 1891 Sanborn.

1138 Garden Street exhibits minor alterations, limited to replacement windows and door. The building retains character-defining features, including original cornice; window openings; stoop; and garden level entry; railing; and areaway fence that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1138 Garden Street be classified as a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-117737700

Page 1

contributing resource to the Hoboken Historic District.

Setting:

1138 Garden Street is sited on an end-block rectangular parcel (Block 252 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1138 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early 20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

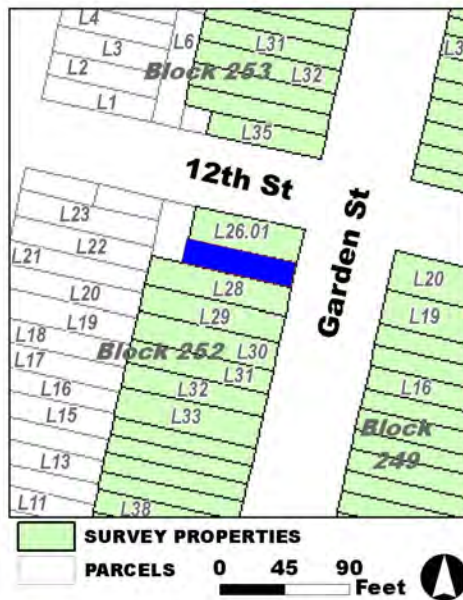
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-117737700

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-2U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-117737700

Page 3

PROPERTY REPORT

Property ID: 1219924491

Property Name: 1139 Garden Street
Address: 1139 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1139 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. Though the garden-level was not visible at time of survey, a secondary, garden-level entry is believed to be located beneath the steps based on modern mapping. Fenestration includes one-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1139 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1219924491

Page 1

The building at 1139 Garden Street retains character-defining features including the original segmental arch openings; the original recessed double-leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1139 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1139 Garden Street is sited on a rectangular parcel (Block 249 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

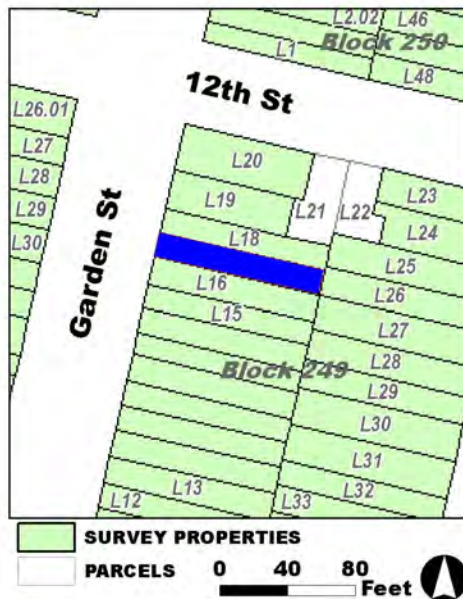
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1219924491

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1895)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1219924491**

Page 3

PROPERTY REPORT

Property ID: **-1731844249**

Property Name: 1140 Garden Street
Address: 1140 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	252	26.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1140 Garden Street is a three-story, three-bay, Neo Grec-style corner rowhouse constructed ca. 1900. On the facade, the ground level and first floor are clad in brownstone while the upper floors are clad in brick; the side (north) elevation's walls have rusticated brownstone at the ground floor and brick on the remaining floors. The building is fronted by an original brownstone stoop with knee wall and iron areaway fence. The main entry is composed of a replacement single-leaf wood panel door with glass sidelights and transom set beneath a classically-inspired brownstone portico supported by brownstone columns. The north elevation features a three-story, rounded bay window that exhibits brownstone window surrounds and decorative brickwork. Fenestration includes one-over-one replacement vinyl windows set within the original openings with brownstone hood lintels and bracketed sills throughout; the first floor features a picture window. A single story rear addition (address 205 Twelfth Street), clad in brick, features a two-port garage and single-leaf wood and glass door with a commercial window. The flat roof is accented by a heavy wood cornice exhibiting brackets and a wide fascia. Alterations include replacement windows and doors and the early rear addition. No exterior flood mitigation measures are evident.

1140 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th to the early-20th centuries. Mapping indicates that the parcel - originally swampland according to an 1841 topographic map - first developed ca. 1890 with the constructions of rowhouses, as seen in the 1891 Sanborn.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1731844249

Page 1

1140 Garden Street exhibits minor alterations including replacement windows and doors and the early rear addition. However, the building retains character-defining features, including the original cornice; window and door openings; decorative stone lintels and sills; portico; and stoop that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1140 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1140 Garden Street is sited on a corner-block rectangular parcel (Block 252 Lot 26.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 1140 Garden Street is located in a primarily residential neighborhood surrounded by other residential properties dating from the late-19th to the early-20th centuries. This block of Garden Street is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Garden Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

-1731844249

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F. W.	Cities of Hoboken and Jersey City, Townships of West Hoboken and Weehawken and Town of Union	1872		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841		

Additional Information:

HPC LIST ID: 0

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

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1731844249

Page 3

PROPERTY REPORT

Property ID: 1527614960

Property Name: 1141 Garden Street
Address: 1141 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1141 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The facade is clad in painted brick with raised beltcourses between floors. The building is fronted by a cast iron areaway gate and a brownstone stoop with cast iron railings and newel posts. The recessed, segmental arch main entry is composed of an original, double-leaf, wood paneled and glass door with a wood paneled jamb; the original segmental arch transom opening above the entry remains intact. A secondary, garden-level entry is located beneath the steps. Fenestration includes two-over-one replacement sash set within the original openings, segmental arch openings with infill. Windows retain original stretcher course lintels flat brownstone sills with corbelled brick brackets, as well as the flat stone lintel above the garden-level opening. A modest, bracketed wood cornice is capped by a false mansard roof with standing seam metal cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1141 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land& Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a two-story rowhouse with a tin roof, part of a fully developed east side of Garden Street; the footprint remains unchanged on subsequent maps and aerial imagery.

The building at 1141 Garden Street retains character-defining features including the original segmental arch openings; recessed double-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1527614960

leaf wood door; the false mansard roof; cast iron railings; and original wood cornice. These elements help contribute to the cohesive integrity of the residential 1100 block of Garden Street. Therefore, it is recommended that 1141 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1141 Garden Street is sited on a rectangular parcel (Block 249 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

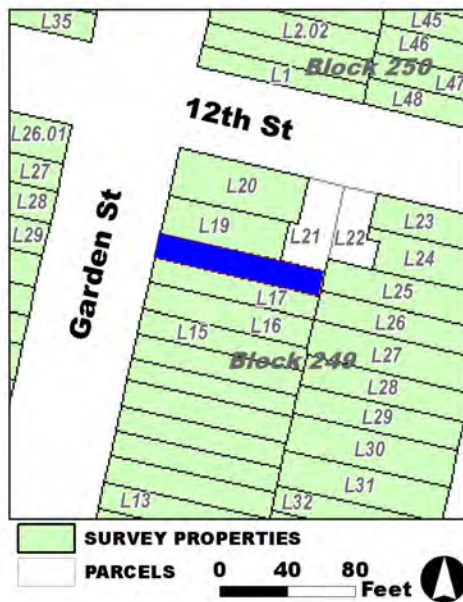
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1527614960

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey.	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1527614960**

Page 3

PROPERTY REPORT

Property ID: -85486799

Property Name: 1143 Garden Street
Address: 1143 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1143 Garden Street is a four-story, four-bay, restrained Renaissance Revival-style rowhouse constructed ca. 1900. The facade is clad in tan brick with stone beltcourses beneath the first and fourth floors and corbelled brick beltcourses beneath the second and fourth floors; it also features a projected, tripartite bay on the south half of the facade. The building is fronted by a wrought iron areaway gate and stone stoop with wrought iron railings and cast iron posts. The main entry is composed of a modern door with sidelights, rectangular glass transom, and original wood paneled jamb; it sits beneath a projected, molded stone hood with incised brackets. A secondary, garden-level entry with iron grille is located beneath the steps. Fenestration includes one-over-one, vinyl replacement sash set within the original openings; molded stone lintels, flush with the facade, and raised stone sills are intact; unadorned, molded, rectangular stone panels are intact beneath openings on the third floor. The original Renaissance Revival-style, bracketed and dentilled cornice remains. Alterations include replacement windows and main entry. No exterior flood mitigation measures are evident.

1143 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. 1143 Garden Street was the last developed parcel on the east side of the block, absent on the 1891 Sanborn Fire Insurance map but recorded on the 1909 Hopkins map. The 1932 Sanborn map documents the property as a four-story, multi-family building with a projecting bay and a rear airshaft; the footprint remains unchanged on subsequent maps and aerial imagery.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-85486799

Page 1

☐ (Primary Contact)

Though built after the initial development boom on the 1100 block of Garden Street, 1143 Garden Street remains part of fabric of the historic block. The building has integrity as an early 20th century apartment house, expressing a demur application of the Renaissance Revival style in such retained character-defining features including the light-brick facade; original openings and projected bay; simple cornice; and molded belt courses that create distinction between floors. Therefore, it is recommended that 1143 Garden Street be classified as contributing to the Hoboken Historic District.

Setting:

1143 Garden Street is sited on a rectangular parcel (Block 249 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

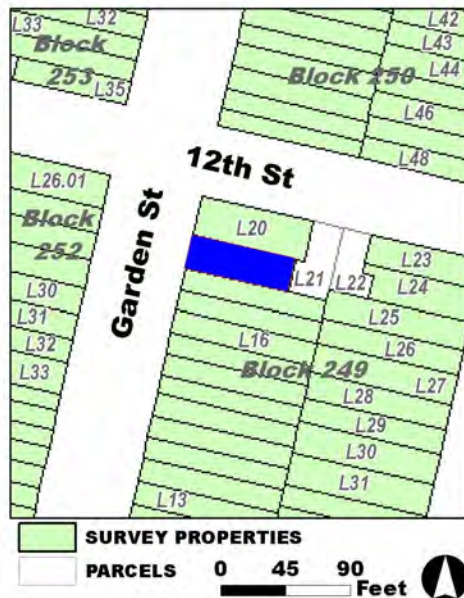
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-85486799

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-5U-H-BA / FAC_NAME: / YR:)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-85486799

Page 3

PROPERTY REPORT

Property ID: 1421758663

Property Name: 1145 Garden Street
Address: 1145 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	249	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1145 Garden Street is a three-bay, four-story, mixed-use structure constructed ca. 1890. The stone-faced brick building includes elements of the Richardsonian Romanesque, Neo-Grec, and Queen Anne styles. The first floor features a modern glass storefront windows set beneath a 20th century, bracketed commercial cornice with a center-bay, double-leaf, wood paneled and glass entry. The upper floors of the primary facade are clad in rusticated brownstone and the side (north) elevation is clad in brick. Fenestration on the primary facade includes one-over-one replacement windows with wood frames set into the original round arched openings topped with wood sunburst fanlights. The openings are surrounded by raised brownstone blocks. The side elevation features a three-story, projected Queen Anne-style bay with a mansard roof; fishscale wood shingles; and tripartite windows with original wood molded frames. A wrought iron fire escape is visible on the side elevation. The flat roof is accented with an ornate, pedimented, Neo-Grec-style cornice; patterns from the main cornice are replicated on the storefront cornice. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

1145 Garden Street was originally part of the Elysian Fields portion of the Stevens family property in Hoboken. The landscape changed ca. 1885 as the Hoboken Land & Improvement Company sold lots on what is now the 1100 block of Garden Street for development. It is first recorded on the 1891 Sanborn Fire Insurance map as a four-story dwelling with a tin roof. The 1932 Sanborn map further documents the property as a stone-fronted, brick storefront property with an iron awning and a four-story rear annex (built after 1890 based on the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1421758663

Page 1

growth of the building footprint between the 1891 and 1932 Sanborn maps). Footprint remains largely unchanged on subsequent maps and aerial imagery, though iron awning recorded in 1932 has long since been removed.

Though built after the initial development boom on the 1100 block of Garden Street, 1145 Garden Street remains part of fabric of the historic block. The building has integrity as an early 20th century apartment house, expressing a demur application of the Renaissance Revival style in such retained character-defining features including the light-brick facade; original openings and projected bay; simple cornice; and molded beltcourses that create distinction between floors. Therefore, it is recommended that 1145 Garden Street be classified as contributing to the Hoboken Historic District.

Setting:

1145 Garden Street is sited on a rectangular, corner parcel (Block 249 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1100 block of Garden Street is almost entirely residential, primarily characterized by modest, two-story, two-bay, brick Italianate-style rowhouses built in the late 19th century.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

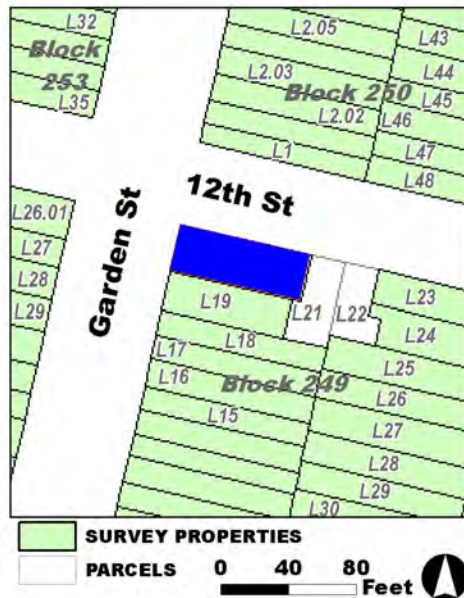
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

1421758663

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-8U-1C-H-BA-G / FAC_NAME: / YR:)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1421758663

Page 3

PROPERTY REPORT

Property ID: 624846670

Property Name: 1200 Garden Street
Address: 1200 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1200 Garden Street is a three-story tall, two-bay wide corner rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance topped with a transom pierces the entrance level set within a pedimented door surround. A stone stoop with wrought iron hand railing and fencing front the property, and continue along the sidewall (along Twelfth Street). A garden level entrance is located below the main entrance. The fenestration is primarily single one-over-one replacement windows set within original openings framed by stone window entablatures and bracketed stone sills. The first floor window to the south side of the entrance is set within a stone surround with similar detailing as the entry surround. Three large bay windows are located on the first floor of the side elevation, and are highlighted with decorative cornices featuring dentils. The flat roof of the building is accented by a wood cornice with a centralized pedimented accent, shared with the neighboring property. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1200 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on the Sanborn Insurance Map.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624846670

Page 1

1200 Garden Street exhibits common late 19th century features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original window and door surrounds; and bay windows it is recommended that 1200 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1200 Garden Street is sited on a rectangular parcel (Block 253 Lot 35), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624846670

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1885)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:**

624846670

Page 3

PROPERTY REPORT

Property ID: **-1692548910**

Property Name: 1201 Garden Street

Ownership: Private

Address: 1201 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1201 Garden Street is a three-story, two-bay rowhouse constructed ca. 1885. The stucco and stone veneer-clad building has a modest concrete stoop with wrought iron handrails that fronts a replacement wood door with a transom set within a slightly recessed entry. A pair of windows in a modified rectangular opening sit opposite the door at the first floor. Beneath the stoop is a secondary entry below street level flanked by a single window. A wrought iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor featuring painted stone sills. The side (south) elevation has a brick exterior. There are three, three-sided bay windows at the first floor that have the side windows covered in vinyl siding. Fenestration on the second and third floors consists of rectangular window openings with painted stone lintels and sills. The south elevation also features a decorative cornice along the flat roof. Alterations include replacement window sashes and door; modified window openings; removal of the cornice from the facade; and application of stucco, stone veneer, and vinyl siding. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1201 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Between 1891

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Kaitlin Pluskota

☒ (Primary Contact)

-1692548910

Organization: AECOM

and 1909 a masonry extension was added to the rear of the building. By 1932, the three wood-framed bays on the south elevation and a second wood-framed extension were added onto the building as well; this is the building's present footprint. In addition, the building's façade has been modified. Photographic documentation from 1978 depicts the building with a combination of brick and stone veneer on the exterior; the brick on the upper floors has been covered in stucco.

Due to the major alterations of the building's exterior, 1201 Garden Street has lost significant features that would contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 1201 Garden Street be considered a non-contributing resource to the Hoboken Historic District.

Setting:

1201 Garden Street is sited on a corner rectangular parcel (Block 250 Lot 1), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1692548910

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

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

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:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1692548910**

Page 3

PROPERTY REPORT

Property ID: 537418145

Property Name: 1202 Garden Street
Address: 1202 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1202 Garden Street is a three-story tall, two-bay wide, Neo-Grec-style rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance topped with a transom pierces the entrance level set within a pedimented door surround. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings featuring a stone surround with a window entablature and bracketed stone sills. The first floor window is set within a stone surround with similar detailing as the entrance surround. The flat roof is accented by wood cornice detailing with a centralized pedimented accent, shared with the neighboring property. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1202 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on a Sanborn Insurance Map.

1202 Garden Street exhibits the common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

537418145

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; and original window and door surrounds, it is recommended that 1202 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1202 Garden Street is sited on a rectangular parcel (Block 253 Lot 34), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

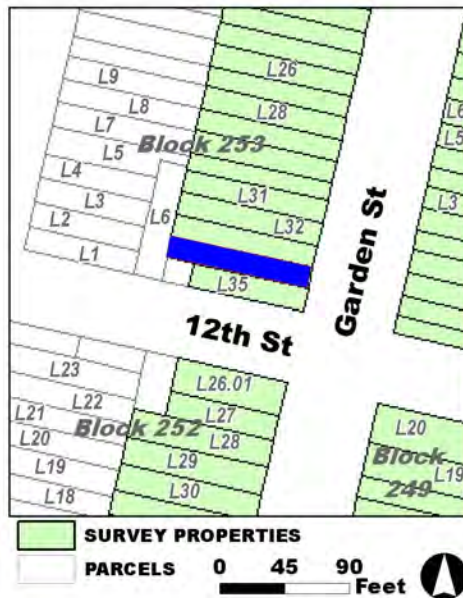
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

537418145

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****537418145**

Page 3

PROPERTY REPORT

Property ID: 1687244041

Property Name: 1203 Garden Street
Address: 1203 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	2.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1203 Garden Street is a three-story, two-bay rowhouse constructed ca. 1885. The stucco-clad building has a modest brownstone stoop with wrought iron handrails that fronts a wood paneled double door set within a recessed entry topped by an incised stone lintel with floral details; a pair of windows in a rectangular opening with an incised stone lintel with floral details sit opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A wrought iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature incised brownstone lintels, and brownstone sills. Alterations include replacement window sashes and an altered facade. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1203 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1890s, to present day the building's footprint does not change. However, the building's facade has been modified extensively. Photographic documentation from 1978 depicts the building with a combination of brick and stone veneer on the exterior, with no cornice or other decorative architectural details.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1687244041

Page 1

Despite the major alterations of the building's exterior, 1203 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; and decorative window and door lintels. Therefore, it is recommended that 1203 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1203 Garden Street is sited on a rectangular parcel (Block 250 Lot 2.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

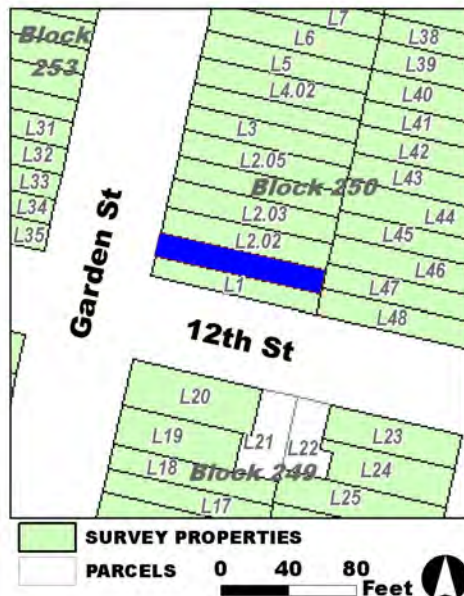
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1687244041

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1687244041**

Page 3

PROPERTY REPORT

Property ID: 1229612064

Property Name: 1204 Garden Street
Address: 1204 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1204 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed primarily of brick with stone sheathing across the first floor. A double-door side entrance with transom pierces the entrance level set within a pedimented door surround with incised stonework. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original bay openings framed by pedimented window hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. Bands of continuous stone span each floor of the facade. The flat roof is accented by wood cornice detailing that features a centralized pediment shared with the adjacent property. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1204 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the building is depicted as a three-story, brick building with a rectangular footprint.

1204 Garden Street exhibits common late 19th century vernacular features of Neo-Grec construction. It retains integrity and maintains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1229612064

Page 1

significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1204 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1204 Garden Street is sited on a rectangular parcel (Block 253 Lot 33), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

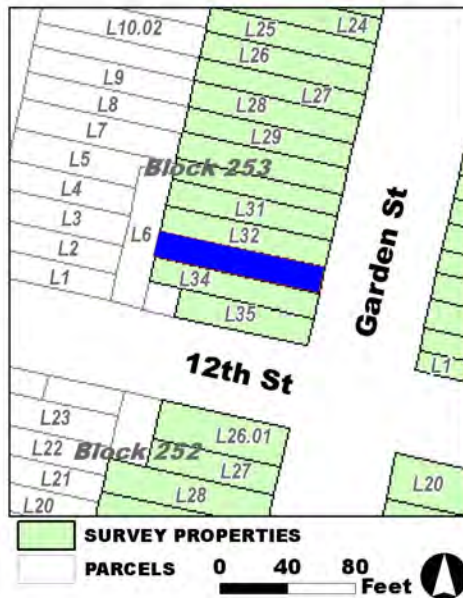
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1229612064

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1229612064**

Page 3

PROPERTY REPORT

Property ID: 234922134

Property Name: 1205 Garden Street
Address: 1205 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	2.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1205 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The stucco-clad building has a modest brownstone stoop with wrought iron handrails that fronts a wood door set within a recessed entry topped by a pediment; a pair of windows in a rectangular opening with a stone window surround sits opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A wrought iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature stone window surrounds. The flat roof is accentuated by a decorative wood cornice. Alterations include replacement window sashes, replacement cornice, and an altered facade. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1205 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, brick dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1890s, to present day the building's footprint does not change. However, the building's façade has been modified extensively. Photographic documentation from 1978 depicts the building with a combination of brick and stone veneer on the exterior, with no cornice or other decorative architectural details.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

234922134

Page 1

Despite the major alterations of the building's exterior, 1205 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; pediment over the front entrance; and decorative window and door lintels. Therefore, It is recommended that 1205 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1205 Garden Street is sited on a rectangular parcel (Block 250 Lot 2.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

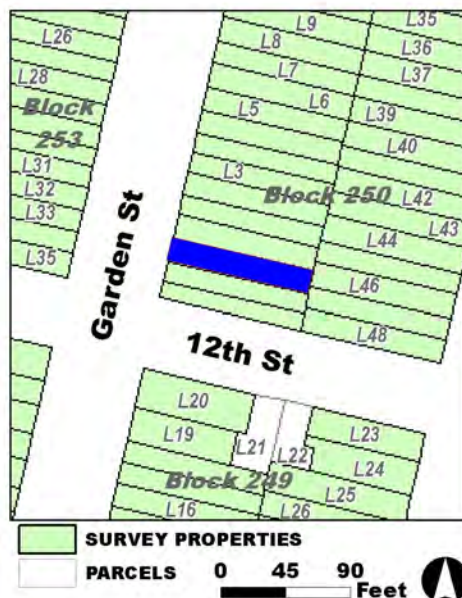
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

234922134

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****234922134**

Page 3

PROPERTY REPORT

Property ID: 402870011

Property Name: 1206 Garden Street
Address: 1206 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1206 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed primarily of brick with stone sheathing across the first floor. A double-door side entrance pierces the entrance level set within a stone door surround with a decorative entablature and incised stonework. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. Fenestration consists of one-over-one replacement windows set within original openings framed by stone surrounds with stone entablatures and bracketed stone sills. The first floor window is set within a surround matching the entrance. Bands of continuous stone span each floor of the facade. Brick corbeling is noted between the second and third floors. The flat roof is accented by wood cornice that features a centralized pediment shared with the adjacent property. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1206 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on the Sanborn Insurance Map.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

402870011

Page 1

1206 Garden Street exhibits late 19th century features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden-level entry; decorative cornice; and original door and window surrounds it is recommended that 1206 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1206 Garden Street is sited on a rectangular parcel (Block 253 Lot 32), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

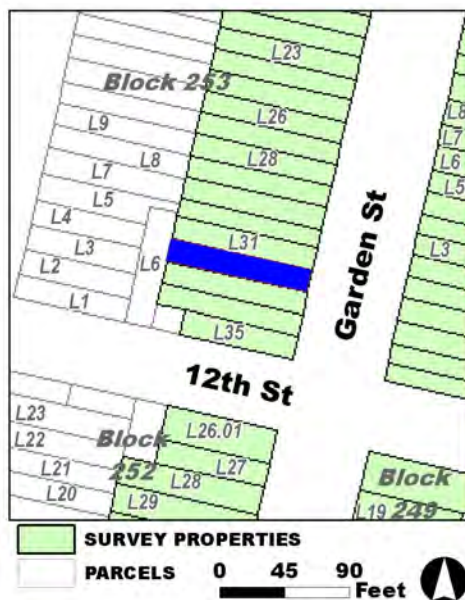
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

402870011

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****402870011**

Page 3

PROPERTY REPORT

Property ID: **-1109197217**

Property Name: 1207 Garden Street
Address: 1207 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	2.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1207 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The stucco-clad building has a modest brownstone stoop with cast iron handrails and newel posts that fronts a wood door set within a recessed entry topped by a rounded pediment; a pair of windows in a rectangular opening with a stone window surround sits opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A wrought iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature stone window surrounds. The flat roof is accentuated by a decorative wood cornice, but is not original to the building. Alterations include replacement window sashes and door, replacement cornice, and re-siding of the building in stucco. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1207 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, brick dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1890s, to present day the building's footprint does not change. However, the building's façade has been modified extensively. Photographic documentation from 1978 depicts the building with a combination of brick and stone veneer on the exterior, with

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1109197217

Page 1

no cornice or other decorative architectural details.

Despite the major alterations of the building's exterior, 1207 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; rounded pediment over the front entrance; and decorative window and door lintels. Therefore, it is recommended that 1207 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1207 Garden Street is sited on a rectangular parcel (Block 250 Lot 2.03), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

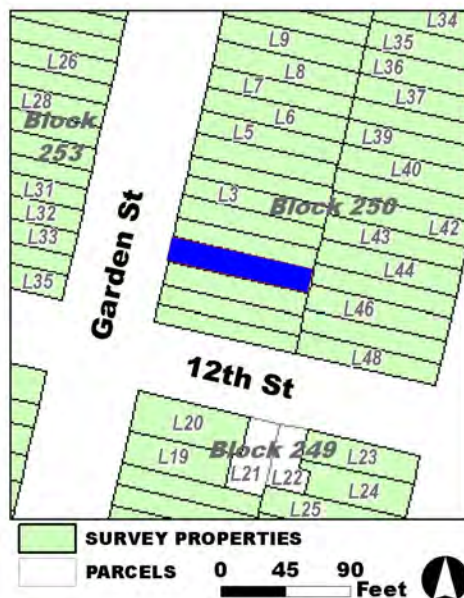
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1109197217

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1109197217

Page 3

PROPERTY REPORT

Property ID: 161665314

Property Name: 1208 Garden Street
Address: 1208 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1208 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance with arched transom pierces the entrance level, accented by a decorative door surround with incised stone detailing. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1208 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on a Sanborn Insurance Map.

1208 Garden Street exhibits common late 19th century features for Romanesque Revival construction. It retains integrity and maintains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

161665314

Page 1

significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; and original decorative window and door surrounds it is recommended that 1208 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1208 Garden Street is sited on a rectangular parcel (Block 253 Lot 31), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

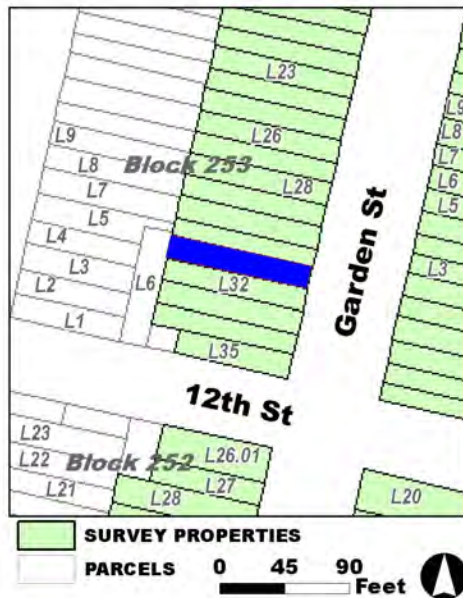
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

161665314

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****161665314**

Page 3

PROPERTY REPORT

Property ID: 1311772852

Property Name: 1209 Garden Street
Address: 1209 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	2.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1209 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The brownstone-clad building has a modest brownstone stoop with iron handrails leading to a wood paneled double door with a detailed stone surround topped by a stone pediment. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level. A wrought iron handrail with cast iron newel posts demarcates the garden area in front of the building. Fenestration on the facade consists of arched window openings with carved stone surrounds. A decorative wood cornice accentuates the flat roof. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1211 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1990s, to present day the building's footprint does not change.

1209 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. The building has minimal alterations. Character defining features include the decorative cornice; stone lintels; entry below

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1311772852

Page 1

street level; cast iron newel posts; and double paneled door. Therefore, it is recommended that 1209 Garden Street be classified as a contributing resource.

Setting:

1209 Garden Street is sited on a rectangular parcel (Block 250 Lot 2.04), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

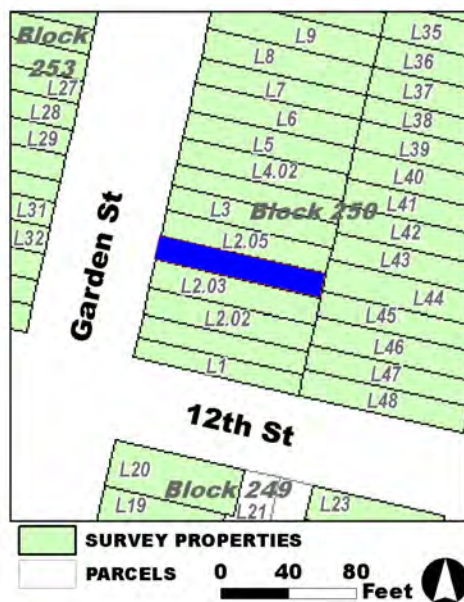
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1311772852

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1311772852**

Page 3

PROPERTY REPORT

Property ID: 1206076229

Property Name: 1210 Garden Street
Address: 1210 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	253	30.02	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1210 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance with arched transom pierces the entrance level, accented by a pedimented decorative door surround with incised stone detailing. A stone stoop with cast iron hand railing and fencing fronts the property. A garden level entrance is noted below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is framed by a large arched incised lintel and bracketed sill. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1210 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1210 Garden Street exhibits the common late 19th century features of Romanesque Revival construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1206076229

Page 1

features, which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1210 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1210 Garden Street is sited on a rectangular parcel (Block 253 Lot 30.02), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

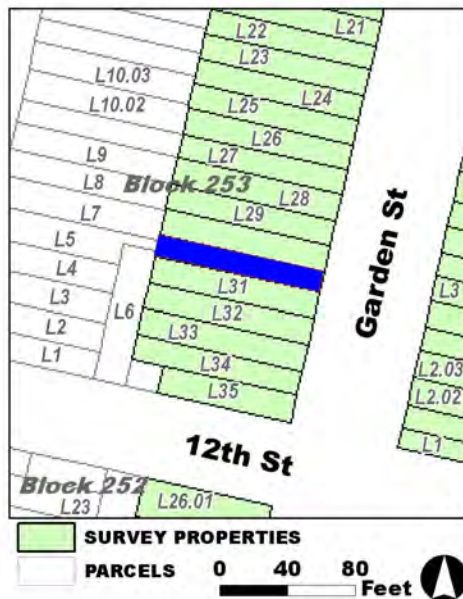
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

1206076229

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1206076229**

Page 3

PROPERTY REPORT

Property ID: **-1770739803**

Property Name: 1211 Garden Street

Ownership: Private

Address: 1211 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	2.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1211 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The brownstone-clad building has a modest brownstone stoop with iron handrails leading to a wood paneled double door with a detailed stone surround topped by a stone pediment. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A cast iron handrail demarcates the garden area in front of the building. Fenestration on the facade consists of arched window openings with carved stone surrounds. A decorative wood cornice accentuates the flat roof. Alterations include replacement window sashes and modification to the rear of the building. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1211 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and early- to mid-1990s the building's footprint changes little. The only noticeable change is the former one-story room at the rear of the building, which was modified sometime after 1979 and is presently three stories tall.

Despite alterations, 1211 Garden Street retains integrity and maintains significant features that contribute to the historic character of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1770739803

Page 1

greater Hoboken Historic District. Character defining features include the decorative cornice; stone lintels; entry below street level; and double paneled door. Therefore, it is recommended that 1211 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1211 Garden Street is sited on a rectangular parcel (Block 250 Lot 2.05), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

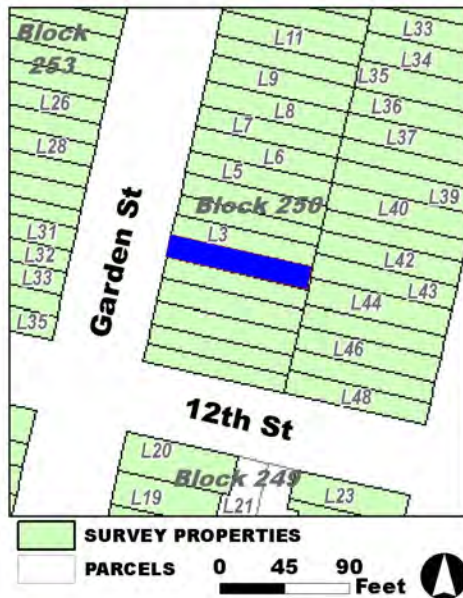
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1770739803

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1953	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	2004	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:****-1770739803**

Page 3

☒ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1770739803

Page 4

PROPERTY REPORT

Property ID: 1465188052

Property Name: 1212 Garden Street
Address: 1212 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	30.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1212 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of brick. A double-door side entrance pierces the entrance level set within a pedimented door surround with incised diagonal stonework. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original bay openings framed by pedimented window hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. Bands of continuous stone span each floor of the facade. The flat roof is accented by wood cornice detailing that features a centralized segmented arch accent shared with the adjacent property. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1212 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1212 Garden Street exhibits common late 19th century vernacular features of Neo-Greco construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1465188052

Page 1

features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1212 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1212 Garden Street is sited on a rectangular parcel (Block 253 Lot 30.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1465188052

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1465188052**

Page 3

PROPERTY REPORT

Property ID: **83687706**

Property Name: 1213 Garden Street
Address: 1213 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	250	3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1213 Garden Street is a three-story, two-bay, Neo-Grec-style rowhouse constructed ca. 1885. The brownstone-clad building has a modest brownstone stoop that fronts a wood paneled double door with a detailed stone surround; the door is set within a segmental arch opening. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A replacement wrought iron railing demarcates the garden area in front of the building. Fenestration on the facade consists of window openings with carved stone surrounds and incised detailing. The building shares a decorative wood cornice with 1215 Garden Street; the cornice has a centered pediment and intricate carved details. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1213 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1990s, to present day the building's footprint does not change. However, the rear addition has increased in height from one to two stories.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

83687706

Page 1

1213 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the decorative cornice; stone window surrounds; and entry below street level. Therefore, it is recommended that 1213 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1213 Garden Street is sited on a rectangular parcel (Block 250 Lot 3), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

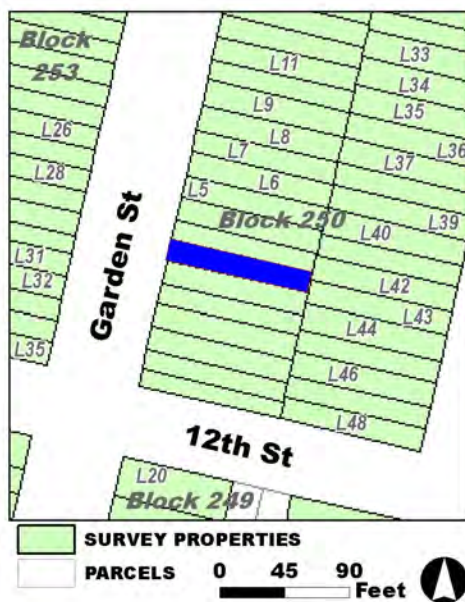
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

83687706

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1885)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

83687706

Page 3

PROPERTY REPORT

Property ID: **-851863297**

Property Name: 1214 Garden Street
Address: 1214 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1214 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of brick. A side double-door entrance pierces the entrance level set within a pedimented door surround with incised diagonal stonework. A stone stoop with original decorative cast iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original bay openings featuring stone surrounds with decorative hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. Bands of continuous stone span each floor of the facade. The flat roof is accented by wood cornice featuring heavy brackets, a decorative paneled fascia, and a centralized arch. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1214 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1214 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its brownstone stoop with original cast iron railings; decorative stone window and door

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-851863297

Page 1

surrounds; original cornice; garden level entry with original areaway fencing; and original window and door openings. Therefore, it is recommended 1214 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1214 Garden Street is sited on a rectangular parcel (Block 253 Lot 29), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

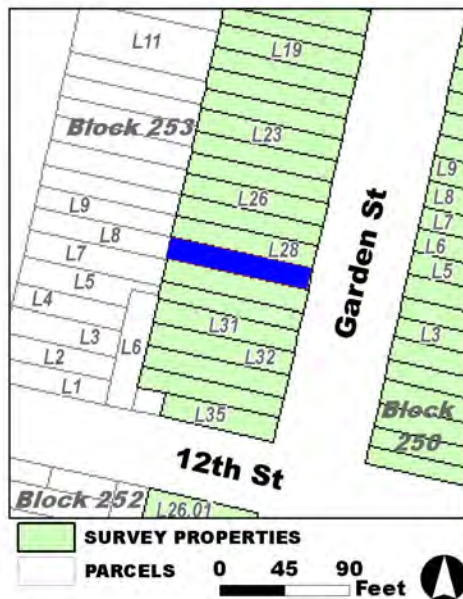
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-851863297

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-851863297**

Page 3

PROPERTY REPORT

Property ID: **-1828311458**

Property Name: 1215 Garden Street
Address: 1215 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	4.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1215 Garden Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1885. The building has a brownstone-clad first floor, and brick clad upper floors. A modest brownstone stoop with cast iron handrails and newel posts leads to a wood paneled double door with a detailed stone surround featuring a heavy entablature with brackets and pilasters incised with floral motifs. The door features a rounded transom set within a segmental arch opening. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A cast iron handrail with cast iron newel posts demarcates the garden area in front of the building. Fenestration on the facade consists of window openings with carved stone surrounds featuring heavy lintels with brackets and incised floral motifs. Brownstone banding accentuates the facade at the second and third floors, and decorative brick banding is present between the second and third floors. The building shares a decorative wood cornice with 1213 Garden Street; the cornice has a centered pediment and intricate carved details including brackets and fascia panels. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was developed with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1215 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1828311458

Page 1

remainder of the 1880s and 1990s, and to present day, the building's footprint does not change.

1215 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the decorative cornice; stone window surrounds; entry below street level; cast iron railings and newel posts; and double paneled door. Therefore, it is recommended that 1215 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1215 Garden Street is sited on a rectangular parcel (Block 250 Lot 4.01), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

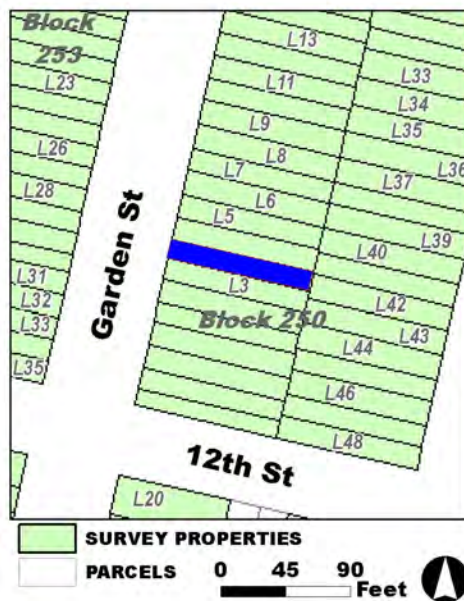
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1828311458

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1828311458**

Page 3

PROPERTY REPORT

Property ID: **-950801994**

Property Name: 1216 Garden Street

Ownership: Private

Address: 1216 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1216 Garden Street is a three-story tall, two-bay wide, Neo-Grec-style rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level set within a segmented arched door surround. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is present below the main entrance. The fenestration is single one-over-one replacement windows set within original stone surrounds with decorative lintels and bracketed stone sills. The first floor window is set within a surround with similar detailing as the entrance surround. The flat roof is accented by wood cornice detailing featuring brackets and a decorative paneled fascia. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1216 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1216 Garden Street exhibits common late-19th century features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-950801994

Page 1

level entry; decorative cornice; original fenestration; and decorative stone window and door surrounds. Therefore, it is recommended that 1216 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1216 Garden Street is sited on a rectangular parcel (Block 253 Lot 28), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

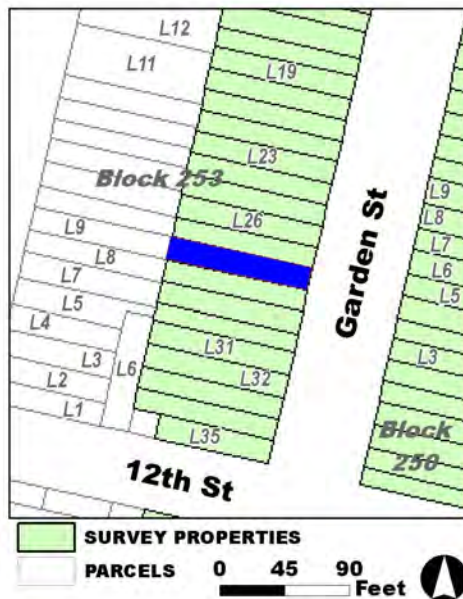
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-950801994

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1891)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-950801994**

Page 3

PROPERTY REPORT

Property ID: 1012675114

Property Name: Elizabeth Almira Allen House
Address: 1217 Garden ST

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	4.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1217 Garden Street is a three-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1885. The brownstone-clad building has a modest brownstone stoop with original cast iron handrails and newel posts. The entry is composed of a wood paneled, double-leaf door set within a round arch opening with a Neo-Grec brownstone surround and hood; a round arch window opening with matching surround occupies the adjacent bay at the first floor. Beneath the stoop is a secondary entry and single window opening. A cast iron handrail with newel posts demarcates the garden area in front of the building. Fenestration at the upper floors consists of rounded arch window openings at the second floor and segmental arch window openings at the third floor; all upper floor window openings feature heavy, rusticated stone surrounds. A decorative wood cornice accentuates the flat roof. Alterations include replacement window sashes and replacement front door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1217 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1890s and up to the present day, the building's footprint remains unchanged. The building was home to teacher's rights advocate and the first female president of the New Jersey Education Association, Elizabeth Almira Allen, from ca. 1900

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1012675114

Page 1

until her death in 1919. This property was recommended eligible under Criterion B for its association with Elizabeth Almira Allen in 2004.

1217 Garden Street retains integrity and maintains significant features that contribute to the historic character of Garden Street and the greater Hoboken Historic District. The building has minimal alterations. Character-defining features include the decorative cornice; cast iron railings and newel posts; and decorative brownstone window and door surrounds. Therefore, it is recommended that 1217 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Elizabeth Almira Allen House (1217 Garden Street) is sited on a rectangular parcel (Block 250 Lot 4.02), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

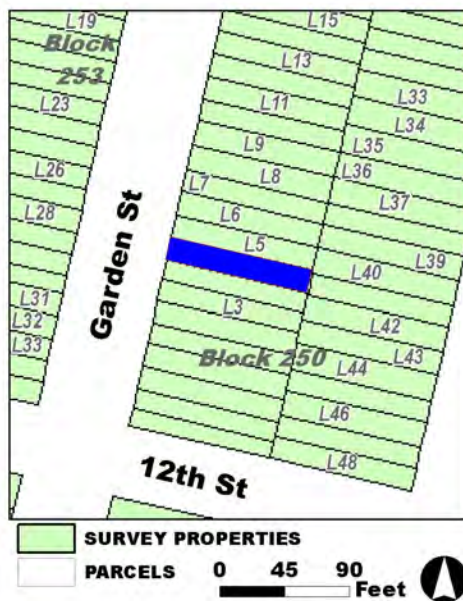
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1012675114

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Google	GoogleEarth Streetview		
Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1012675114**

Page 3

PROPERTY REPORT

Property ID: **-378827095**

Property Name: 1218 Garden Street
Address: 1218 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1218 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance with transom pierces the entrance level set within a segmented arched door surround. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original bay openings framed by stone surround with entablatures and bracketed stone sills. The first floor window is set within a surround with similar detailing as the entrance surround. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1218 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in the Sanborn Insurance Map.

1218 Garden Street exhibits the common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-378827095

Page 1

include its garden level entry; decorative cornice; and original window and door surrounds. Therefore, it is recommended that 1218 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1218 Garden Street is sited on a rectangular parcel (Block 253 Lot 27), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

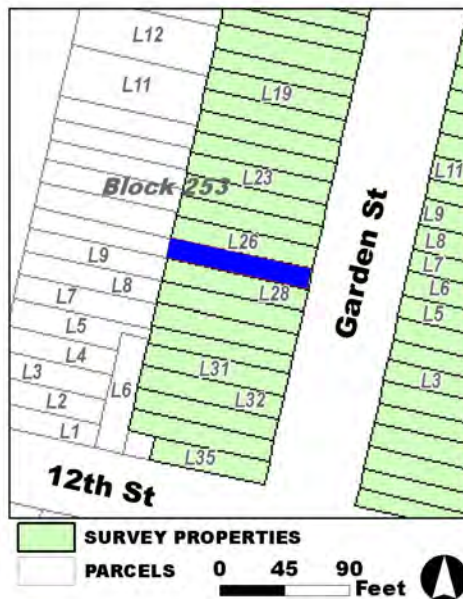
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-378827095

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-378827095**

Page 3

PROPERTY REPORT

Property ID: 148007813

Property Name: 1219 Garden Street
Address: 1219 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1219 Garden Street is a three-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1885. The brownstone-clad building has a modest brownstone stoop with cast iron handrails and newel posts that fronts a wood paneled double door with a transom set within a round arch opening and detailed stone surround topped by a stone entablature; a round arch window opening with a detailed stone surround sits opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; a single window opening sits below street level as well. A cast handrail with cast iron newel posts demarcates the garden area in front of the building. Fenestration on the facade consists of rounded arch window openings at the second floor and segmental arch window openings at the third floor; all window openings features rusticated stone details around the perimeter, and stone sills. A decorative wood cornice accentuates the flat roof. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1219 Garden Street first appears on an 1891 insurance map of Hoboken. The building is depicted as a three-story, masonry-clad, dwelling with a one-story rear room. Throughout the remainder of the 1880s and 1890s, to present day the building's footprint does not change.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

148007813

Page 1

1219 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. The building has minimal alterations. Character defining features include the decorative cornice; stone lintels; entry below street level; cast iron newel posts; paneled double door entry; and decorative brownstone window and door surrounds. Therefore, it is recommended that 1219 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1219 Garden Street is sited on a rectangular parcel (Block 250 Lot 5), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

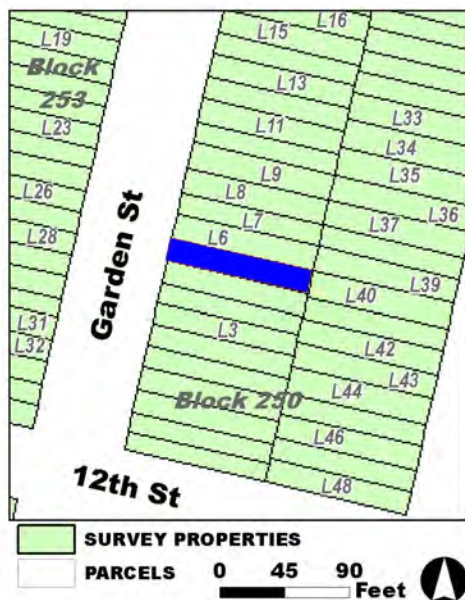
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

148007813

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

148007813

Page 3

PROPERTY REPORT

Property ID: **-174368184**

Property Name: 1220 Garden Street
Address: 1220 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1220 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of alternating bands of brick and stone. A double-door side entrance pierces the entrance level set within a stone door surround with a decorative entablature and incised diagonal stonework. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings featuring stone surrounds with window entablature hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. The flat roof is accented by wood cornice detailing that features a centralized segmental arch. Alterations include vinyl sash replacement windows within the upper levels. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1220 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in a Sanborn Insurance Map.

1220 Garden Street exhibits the common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-174368184

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1220 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1220 Garden Street is sited on a rectangular parcel (Block 253 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

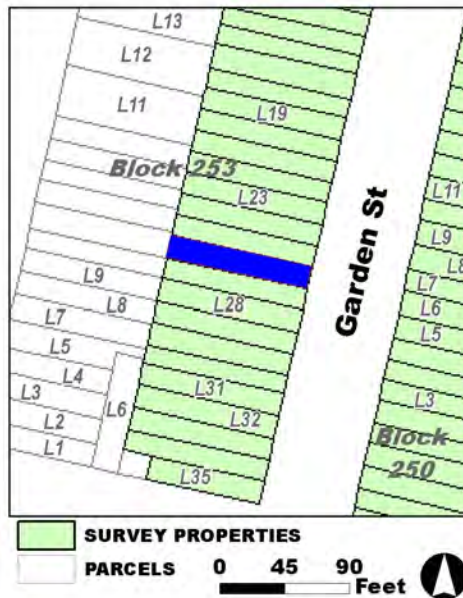
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-174368184

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-174368184**

Page 3

PROPERTY REPORT

Property ID: **-1579785118**

Property Name: 1221 Garden Street
Address: 1221 Garden ST

Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1221 Garden Street is a three-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1895. The brownstone-clad building features alternating rusticated and smooth brownstone bands at the first floor, and a smooth brownstone exterior on the second and third floors. A modest brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a recessed entry topped by a decorative brownstone lintel. A pair of windows set within rectangular openings, separated by a fluted column detail and featuring brownstone panels with incised details beneath, sit opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; two window openings covered by iron grates sit at street level as well. An iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor featuring brownstone lintels, and rusticated brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1221 Garden Street is first depicted on a 1904 bird's-eye view illustration of Hoboken. The building first appears on an 1909 atlas of Hoboken, depicted as a three-story, masonry-clad dwelling, built along-side 1223 Garden Street.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1579785118

Page 1

1221 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; rusticated sections of the brownstone façade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1221 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1221 Garden Street is sited on a rectangular parcel (Block 250 Lot 6), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

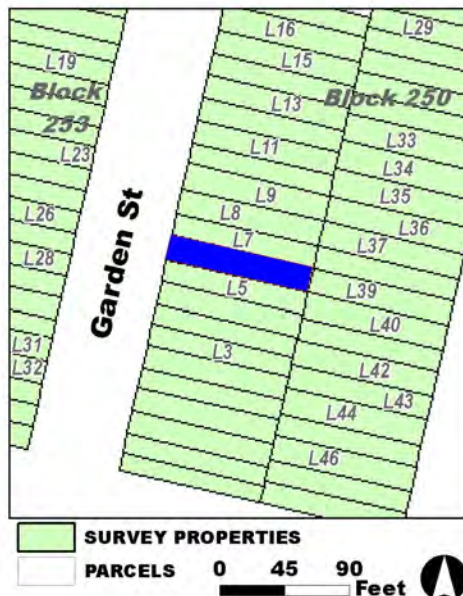
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1579785118

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1579785118**

Page 3

PROPERTY REPORT

Property ID: **-579477821**

Property Name: 1222 Garden Street
Address: 1222 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1222 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of alternating bands of brick and stone, and features a side-hall entrance on the first floor set within a decorative door surround with incised diagonal stonework. A stone stoop with wrought iron hand railing and fencing front the property. A garden-level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings featuring stone surrounds with hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. The flat roof is accented by wood cornice that features brackets, decorative panels, and a centralized segmental arch. Alterations include vinyl sash replacement windows throughout and a replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1222 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on a Sanborn Insurance Map.

1222 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-579477821

Page 1

Historic District. Character defining features include its garden level entry; decorative cornice; original stone door and window surrounds, and original door and window openings. Therefore, it is recommended that 1222 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1222 Garden Street is sited on a rectangular parcel (Block 253 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

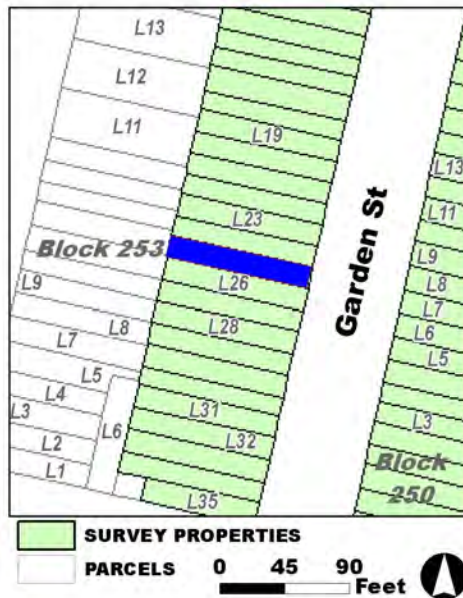
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

-579477821

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-579477821**

Page 3

PROPERTY REPORT

Property ID: **-1084247749**

Property Name: 1223 Garden Street
Address: 1223 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1223 Garden Street is a three-story, two-bay, Neo-Grec-Style rowhouse constructed ca. 1895. The brownstone-clad building features alternating rusticated and smooth brownstone bands at the first floor, and a smooth exterior on the second and third floors. A modest brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a recessed entry topped by a decorative brownstone lintel. A pair of windows set within rectangular openings, separated by a fluted column detail, sit opposite the door at the first floor; brownstone panels with incised details sit under each window on the first floor. Beneath the stoop is a secondary entry below street level; two window openings covered by iron grates sit at street level as well. An iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature brownstone lintels, and rusticated brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1223 Garden Street is first depicted on a 1904 birds-eye view illustration of Hoboken. The building first appears on an 1909 atlas of Hoboken, depicted as a three-story, masonry-clad,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1084247749

Page 1

dwelling, built along-side 1221 Garden Street.

1223 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; rusticated sections of the brownstone facade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1223 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1223 Garden Street is sited on a rectangular parcel (Block 250 Lot 7), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

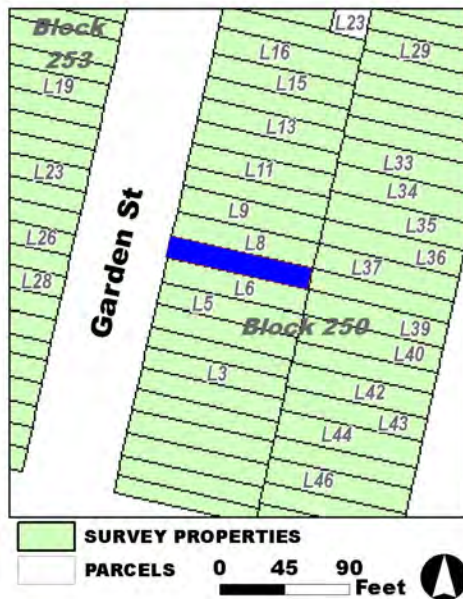
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1084247749

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1084247749**

Page 3

PROPERTY REPORT

Property ID: **-320469750**

Property Name: 1224 Garden Street
Address: 1224 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1224 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level, accented by a decorative door surround with incised stone detailing. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1224 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in the Sanborn Insurance Map.

1224 Garden Street exhibits common late 19th century features for a Romanesque Revival construction. It retains integrity and maintains

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-320469750

Page 1

significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings it is recommended that 1224 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1224 Garden Street is sited on a rectangular parcel (Block 253 Lot 24), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

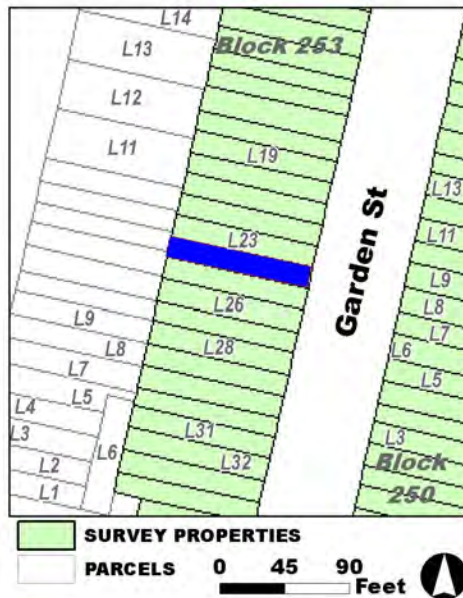
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-320469750

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-320469750**

Page 3

PROPERTY REPORT

Property ID: 80554336

Property Name: 1225 Garden Street
Address: 1225 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1225 Garden Street is a three-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1885. The brownstone-clad building, alternating between smooth and rusticated, is fronted by a brownstone stoop with replacement wrought-iron railings and areaway fence. The main entry is composed of a replacement single-leaf wood and glass door, sidelight, and arched transom set beneath a classically-inspired decorative brownstone hood and enframement. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement windows set within the original openings with arched stone lintels, sills, and brownstone surrounds; the second floor windows have a decorative arched pressed metal transom. The first floor features an arched window opening beneath a flat decorative brownstone hood and enframement. The flat roof is accented by a heavily-embellished pressed metal cornice with a central pediment. Alterations include replacement window sash, door, railings and areaway fence. No exterior flood mitigation measures are evident.

1225 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th century. Mapping indicates that the parcel - originally located outside of the Hoboken city line - first developed in ca. 1881 with the construction of dense rowhouses. 1225 Garden Street first appears on an 1891 insurance map of Hoboken where it is depicted as a three-story masonry-clad residential building.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

80554336

Page 1

1225 Garden Street features cosmetic updates, including replacement windows, door, railings and areaway fence. It stands as an excellent example of textural contrast in Romanesque Revival architecture and retains character-defining features, such as the cornice; window openings and enframements; and door enframement, that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1225 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1225 Garden Street is sited on a parcel (Block 250 Lot 8), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

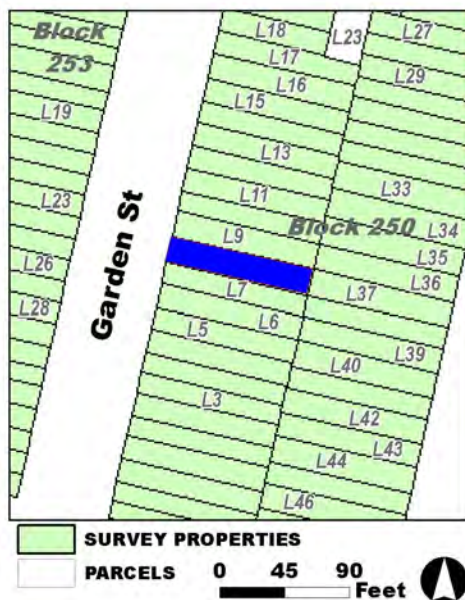
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

80554336

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:**

80554336

Page 3

PROPERTY REPORT

Property ID: **-747675699**

Property Name: 1226 Garden Street
Address: 1226 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1226 Garden Street is a three-story tall, two-bay wide, Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level, accented by a decorative door surround with incised stone detailing. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is set within a stone surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1226 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in a Sanborn Insurance Map.

1226 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-747675699

Page 1

Historic District. Character defining features include its decorative stone window and door surrounds; decorative stone treatment on the facade; decorative cornice; original cast iron railings; and garden-level entry. Therefore, it is recommended that 1226 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1226 Garden Street is sited on a rectangular parcel (Block 253 Lot 23), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

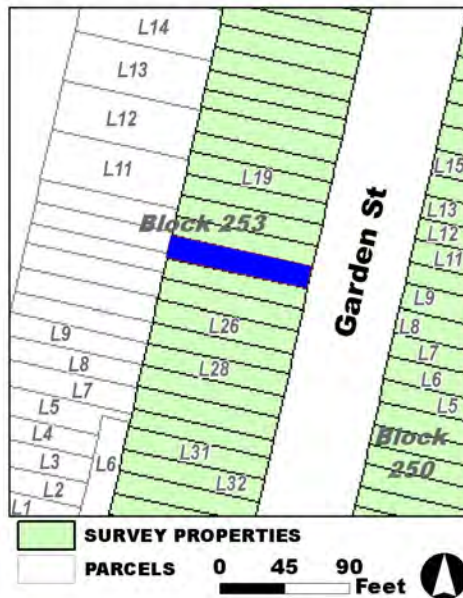
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-747675699

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-B-DECK / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-747675699**

Page 3

PROPERTY REPORT

Property ID: **-1556314655**

Property Name: 1227 Garden Street
Address: 1227 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1227 Garden Street is a three-story, three-bay, Anglo Italianate-style rowhouse constructed ca. 1885. The building features rusticated brownstone blocks at the garden level and first floor, and a brick exterior at the second and third floors. A high and narrow brownstone stoop with cast iron handrails and newel posts fronts a double-paneled wood door, set within a slightly recessed entry with a brownstone door surround. A pair of windows set within rectangular openings sit opposite the door at the first floor. Beneath the stoop is a secondary garden-level entry; a pair of windows set within segmental arch opening sits at the garden level as well. Fenestration on the second and third floors consists of rectangular window openings with brownstone sills and lintels. Decorative bands of bricks accent the facade at the second and third floors. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1227 Garden Street is first depicted on an 1891 insurance map of Hoboken, depicted as a three-story, brick dwelling with a rectangular footprint.

1227 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1556314655

Page 1

Character defining features include the garden level entry; rusticated sections of the brownstone façade; brownstone door surround; brownstone window sills and lintels; brick façade details; and decorative cornice. Therefore, it is recommended that 1227 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1227 Garden Street is sited on a rectangular parcel (Block 250 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

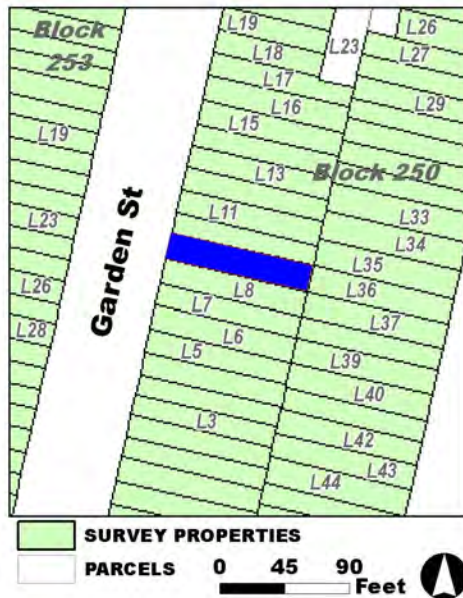
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1556314655

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1556314655**

Page 3

PROPERTY REPORT

Property ID: **-780227972**

Property Name: 1228 Garden Street
Address: 1228 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1228 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone and features a side-hall double-door entrance set within a segmental arch door surround with incised horizontal stonework and floral motifs. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings that feature decorative stone surrounds exhibiting horizontal stonework and incised floral motifs and bracketed sills. The first floor window is set within a surround with detailing matching the the entrance. Bands of continuous rock-faced stone span each floor of the facade. The flat roof is accented by wood cornice featuring brackets and wood panels. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1228 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1228 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-780227972

Page 1

Historic District. Character defining features include its Brownstone facade; brownstone stoop; decorative stone door and window surrounds; garden level entry; and decorative cornice. Therefore, It is recommended 1228 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1228 Garden Street is sited on a rectangular parcel (Block 253 Lot 22), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

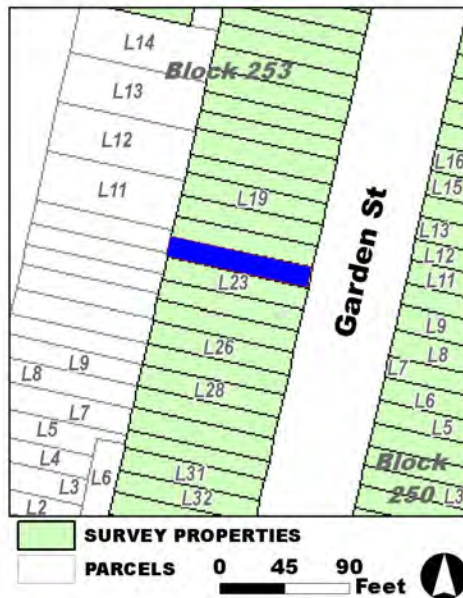
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-780227972

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-BX-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-780227972**

Page 3

PROPERTY REPORT

Property ID: **-1711828757**

Property Name: 1229 Garden Street
Address: 1229 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1229 Garden Street is a three-story, two-bay, Neo-Grec-Style rowhouse constructed ca. 1885. The brownstone-clad building features alternating rusticated and smooth brownstone bands at the first floor, and a smooth exterior on the second and third floors. A modest brownstone stoop with wrought iron handrails fronts a wood door with a transom, set within a recessed entry topped by a decorative brownstone lintel. A pair of windows set within rectangular openings, separated by a fluted column detail and featuring panels with incised details beneath, sit opposite the door at the first floor. Beneath the stoop is a secondary entry below street level; two window openings covered with metal grates sit at street level as well. A wrought iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1229 Garden Street first appears on an 1891 fire insurance map of Hoboken and is depicted as a three-story, masonry-clad, dwelling.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1711828757

Page 1

1229 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; rusticated sections of the brownstone façade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1229 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1229 Garden Street is sited on a rectangular parcel (Block 250 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

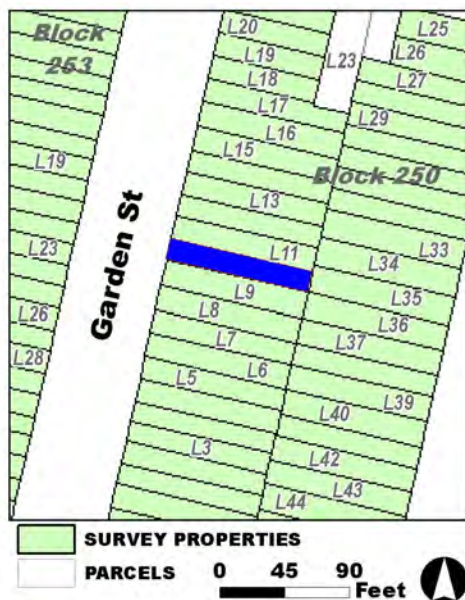
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1711828757

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1711828757**

Page 3

PROPERTY REPORT

Property ID: 1802675271

Property Name: 1230 Garden Street
Address: 1230 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1230 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance with transom pierces the entrance level set within a segmental arch door surround with incised horizontal stonework. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original bay openings framed by pedimented window hoods and bracketed stone sills. The first floor window is set within a pedimented surround with detailing matching the surround of the entrance. Bands of continuous rock-faced stone span each floor of the facade. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and a replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1230 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint. The footprint is largely unchanged in subsequent maps and aerial imagery.

1230 Garden Street exhibits common late 19th century vernacular features of Neo-Grec construction. It retains integrity and maintains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1802675271

Page 1

significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1230 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1230 Garden Street is sited on a rectangular parcel (Block 253 Lot 21), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

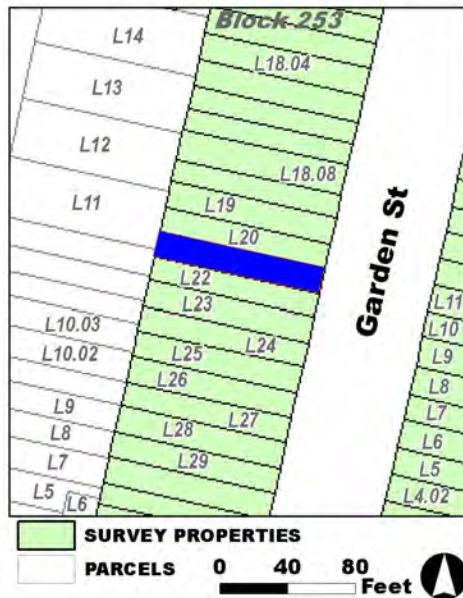
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1802675271

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1802675271**

Page 3

PROPERTY REPORT

Property ID: 1618451280

Property Name: 1231 Garden Street
Address: 1231 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1231 Garden Street is a two-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1885. The brownstone-clad building features rusticated brownstone blocks at the garden level and first floor, and a smooth exterior at the second floor. A high and narrow brownstone stoop with iron handrails and newel posts fronts a wood door with a transom, set within a slightly recessed entry topped by a decorative brownstone lintel. A window, set within a brownstone surround, sits opposite the door at the first floor. A carved brownstone band travels across the facade above the first floor. Beneath the stoop is a secondary garden-level entry; a rectangular window opening sits at the garden level as well. An iron handrail demarcates the garden area in front of the building. Fenestration on the second floor consists of rectangular window openings; the windows feature brownstone surrounds with column details flanking the openings. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1231 Garden Street is first depicted on an 1891 insurance map of Hoboken, depicted as a two-story, masonry-clad, dwelling with a rectangular footprint. The building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1618451280

Page 1

1231 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; rusticated sections of the brownstone façade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1231 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1231 Garden Street is sited on a rectangular parcel (Block 250 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

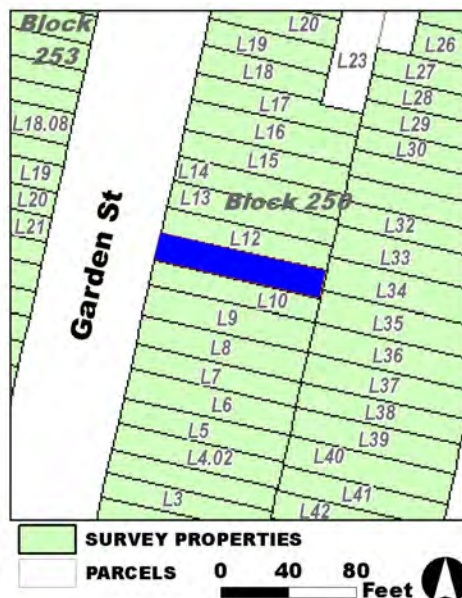
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1618451280

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1618451280**

Page 3

PROPERTY REPORT

Property ID: **-1401669858**

Property Name: 1232 Garden Street
Address: 1232 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1232 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the first floor, and is accented by a decorative door surround with incised stone detailing, and an arched transom above the opening. A stone stoop with wrought iron hand railing and fencing front the property. A garden-level entrance is present below the main entrance. Fenestration includes single one-over-one windows set within original openings. The upper level window openings are framed by rock-faced detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1232 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is denoted. The building is depicted as a three-story, brick building with a rectangular footprint. According to late 19th to early 20th century City Directories and New Jersey State Censuses, the dwelling at 1232 Garden Street was home to Charles Schreyvogel - a local artist known for his depictions of the western frontier - during his productive years. Schreyvogel's time at 1232 Garden Street coincides with his completion of the famed painting, "My Bunkie," in 1899. Additional

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1401669858

Page 1

research into Schreyvogel's occupancy and use of the property as his studio, is recommended.

1232 Garden Street exhibits the common late 19th century features for a Romanesque Revival construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden level entry; decorative cornice; original window and door openings; and rusticated stone surrounds. Therefore, AECOM recommends 1232 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1232 Garden Street is sited on a rectangular parcel (Block 253 Lot 20), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

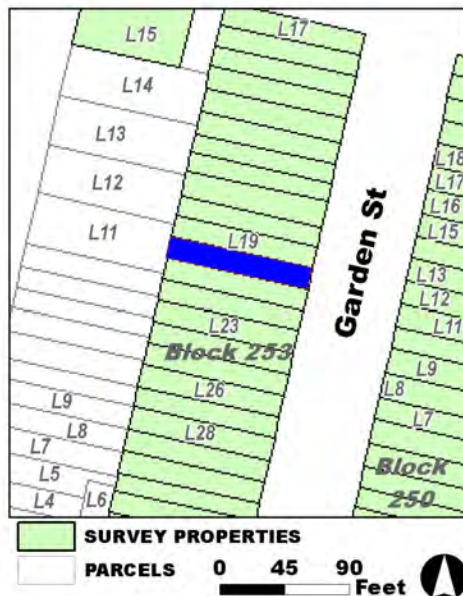
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1401669858

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1401669858**

Page 3

PROPERTY REPORT

Property ID: **-1366282991**

Property Name: 1233 Garden Street
Address: 1233 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1233 Garden Street is a two-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1885. The brownstone-clad building features rusticated brownstone blocks at the garden level and first floor, and a smooth exterior at the second floor. A high and narrow brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a slightly recessed entry topped by a decorative brownstone lintel. A window, set within a brownstone surround, sits opposite the door at the first floor. A carved brownstone band travels across the facade above the first floor. Beneath the stoop is a secondary garden-level entry; a rectangular window opening sits at the garden level as well. A cast iron handrail demarcates the garden area in front of the building. Fenestration on the second floor consists of rectangular window openings; the windows feature brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes and front door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1233 Garden Street is first depicted on an 1891 insurance map of Hoboken, depicted as a two-story, masonry-clad, dwelling with a rectangular footprint. The building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1366282991

Page 1

1233 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; rusticated sections of the brownstone facade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended 1233 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1233 Garden Street is sited on a rectangular parcel (Block 250 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

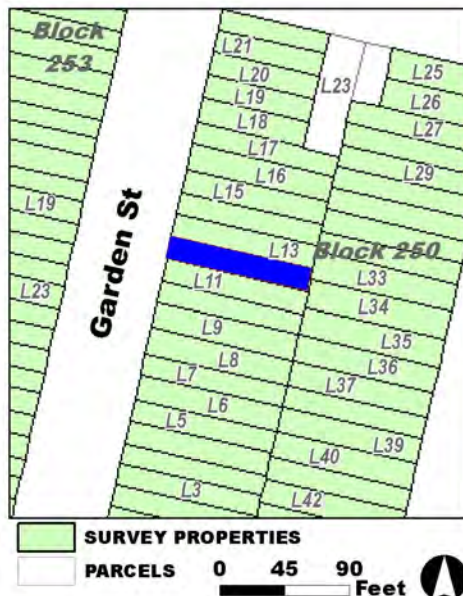
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1366282991

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1366282991**

Page 3

PROPERTY REPORT

Property ID: **-1823040847**

Property Name: 1234 Garden Street
Address: 1234 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1234 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level, accented by a decorative door surround featuring a heavy entablature with brackets supported by fluted pilasters and incised floral motifs, and an arched transom above the opening. A stone stoop with modern wrought iron railing and fencing front the property. A garden level entrance is present below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing featuring brackets and decorative paneled fascia. Alterations include replacement windows throughout, and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was developed with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1234 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1234 Garden Street exhibits the common late 19th century features for a Romanesque Revival construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1823040847

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden level entry; decorative cornice; original fenestration; and decorative stone window and door surrounds. Therefore, it is recommended that 1234 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1234 Garden Street is sited on a rectangular parcel (Block 253 Lot 19), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

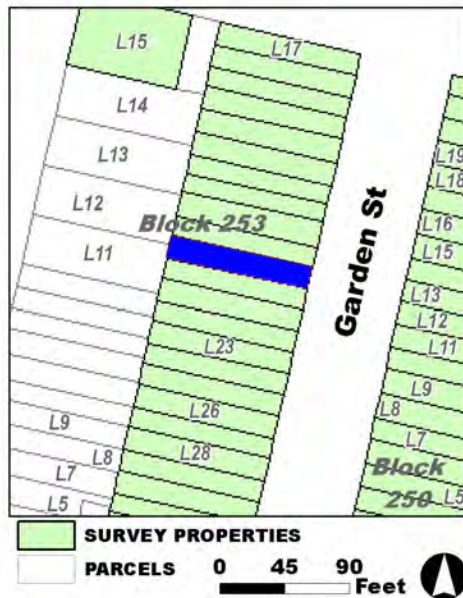
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1823040847

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-X-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1823040847**

Page 3

PROPERTY REPORT

Property ID: **-418041346**

Property Name: 1235 Garden Street
Address: 1235 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1235 Garden Street is a two-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1885. The brownstone-clad building features rock-faced brownstone at the ground and first floor and smooth brownstone with incised cuttings in the stone at the second floor. The facade is fronted by an original brownstone stoop with original, scrolled, wrought iron handrails, cast iron newel posts, and replacement areaway fence. A heavy brownstone beltcourse extends across the facade above the first floor. The main entry features a random pattern, paneled, single-leaf wood door with stained glass transom. The brownstone door enframing has fluted pilasters and a heavy lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement windows set within original openings with brownstone lintels and rusticated brownstone surrounds; the first floor window features a decorative panel and fluted column enframing. The flat roof is accented by a heavy bracketed wood cornice and paneled fascia. Alterations include replacement windows and and areaway fence. No exterior flood mitigation measures are evident.

1235 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th century. Mapping indicates that the parcel - originally located outside of the Hoboken city line - first developed in ca. 1881 with the construction of denser rowhouses. Constructed ca. 1885, 1227-1229 Garden Street are a pair of distinctive two-story, two-bay, Romanesque Revival-Style rowhouses.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-418041346

Page 1

1235 Garden Street retains a high degree of integrity and stands as an excellent example of the use of varied tonal and textural brownstone in the Romanesque Revival style. The building retains character-defining features, including original window and door openings; window and door enframements; and original stoop and railings, that contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore it is recommended that 1235 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1235 Garden Street is sited on a rectangular parcel (Block 250 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

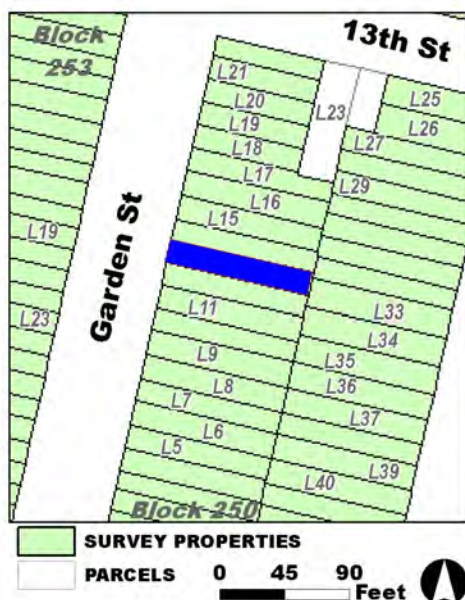
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

-418041346

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-BA-DK / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-418041346**

Page 3

PROPERTY REPORT

Property ID: 1698227056

Property Name: 1236 Garden Street
Address: 1236 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.09

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1236 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance pierces the entrance level set within a segmental arched door surround. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is primarily single one-over-one replacement windows set within original bay openings framed by pedimented window hoods and bracketed stone sills. The first floor window to the south side of the entrance is set within a pedimented surround with similar detailing as the entry surround. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1236 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is denoted as a three-story, brick building with a rectangular footprint.

1236 Garden Street exhibits common late 19th century vernacular features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1698227056

Page 1

features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1236 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1236 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.09), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

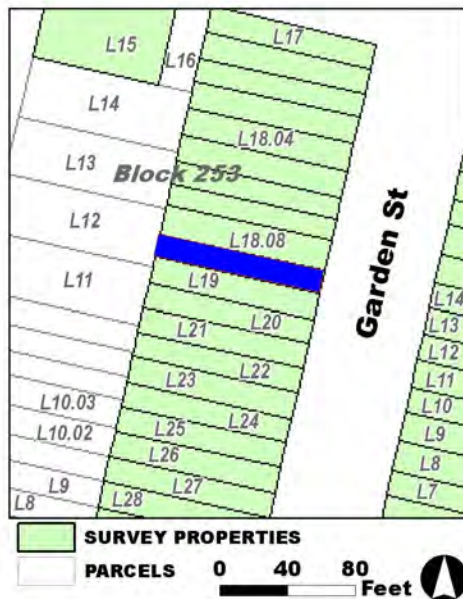
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1698227056

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1698227056**

Page 3

PROPERTY REPORT

Property ID: -1289486937

Property Name: 1237 Garden Street
Address: 1237 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1237 Garden Street is a two-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1885. The brownstone-clad building features rusticated brownstone blocks at the garden level and first floor, and a smooth exterior at the second floor. A high and narrow brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a slightly recessed entry topped by a decorative brownstone lintel. A window, set within a brownstone surround, sits opposite the door at the first floor. A carved brownstone band travels across the facade above the first floor. Beneath the stoop is a secondary garden-level entry; a rectangular window opening sits at the garden level as well. A cast iron handrail demarcates the garden area in front of the building. Fenestration on the second floor consists of rectangular window openings; the windows feature brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1237 Garden Street is first depicted on an 1891 insurance map of Hoboken, depicted as a two-story, masonry-clad, dwelling with a rectangular footprint. The building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1289486937

Page 1

1237 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; rusticated sections of the brownstone façade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1237 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1237 Garden Street is sited on a rectangular parcel (Block 250 Lot 14), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

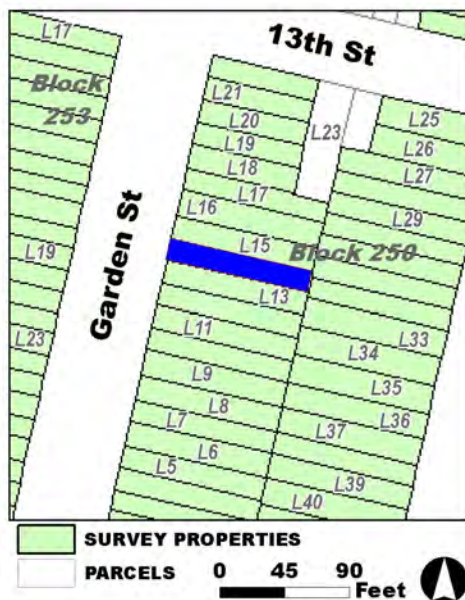
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1289486937

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-H-BA / FAC_NAME: / YR: 1882)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1289486937**

Page 3

PROPERTY REPORT

Property ID: 2086546827

Property Name: 1238 Garden Street
Address: 1238 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.08

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1238 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance with transom pierces the entrance level set within a segmental arched door surround. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is primarily single one-over-one replacement windows set within original openings framed by pedimented window hoods and bracketed stone sills. The first floor window to the south side of the entrance is set within a pedimented surround with similar detailing as the entry surround. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1238 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1238 Garden Street exhibits common late 19th century vernacular features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

2086546827

Page 1

features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1238 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1238 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.08), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

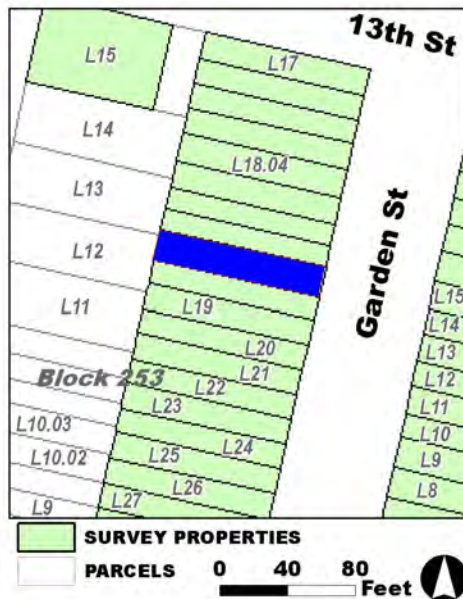
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

2086546827

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****2086546827**

Page 3

PROPERTY REPORT

Property ID: 972529756

Property Name: 1239 Garden Street
Address: 1239 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1239 Garden Street is a two-story, two-bay, Romanesque Revival-Style rowhouse constructed ca. 1885. The brownstone-clad building features rusticated brownstone blocks at the garden level and first floor, and a smooth exterior at the second floor. A high and narrow brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a slightly recessed entry topped by a decorative brownstone lintel. A window, set within a brownstone surround, sits opposite the door at the first floor. Beneath the stoop is a secondary garden-level entry; a rectangular window opening covered by an iron grate sits at the garden level as well. A cast iron handrail demarcates the garden area in front of the building. Fenestration on the second floor consists of rectangular window openings; the windows feature brownstone surrounds with column details flanking the openings. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes and a cloth awning over the door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1239 Garden Street is first depicted on an 1891 insurance map of Hoboken, depicted as a two-story, masonry-clad, dwelling with a rectangular footprint. The building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

972529756

Page 1

1239 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; rusticated sections of the brownstone façade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1239 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1239 Garden Street is sited on a rectangular parcel (Block 250 Lot 15), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

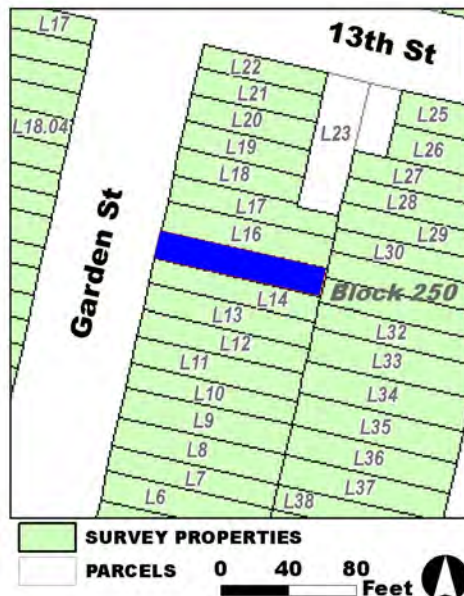
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

972529756

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****972529756**

Page 3

PROPERTY REPORT

Property ID: **-361475086**

Property Name: 1240 Garden Street
Address: 1240 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.07

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1240 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of alternating bands of brick and stone. A double-door side entrance with transom pierces the entrance level set within a stone door surround with decorative entablature and incised diagonal stonework. A stone stoop with cast iron hand rails and fencing front the property. A garden level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings featuring stone surrounds with entablature window hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. The flat roof is accented by wood cornice detailing that features a centralized segmental arch. Alterations include vinyl sash replacement windows within the upper levels. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1240 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on the Sanborn Insurance Map.

1240 Garden Street exhibits common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and maintains

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-361475086

Page 1

significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1240 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1240 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.07), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

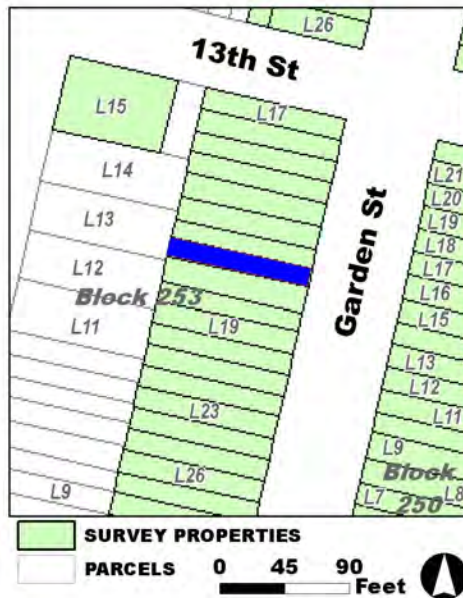
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-361475086

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-361475086**

Page 3

PROPERTY REPORT

Property ID: **-174467027**

Property Name: 1241 Garden Street
Address: 1241 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1241 Garden Street is a three-story, three-bay, Neo-Grec-Style rowhouse constructed ca. 1895. The brownstone-clad building, with an alternating smooth and rusticated brownstone first floor, is fronted by an original brownstone stoop with cast-iron railings, areaway fence, and cast-iron newel posts. The main entry features a replacement wood door with transom and non-original enframent set beneath decorative brownstone lintel. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement windows set within original openings that feature rusticated brownstone surrounds above decorative panels; the upper floors feature a trio of window separated by fluted columns. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows, door, and brownstone entry enframent. No exterior flood mitigation measures are evident.

1241 Garden Street is located in a primarily residential neighborhood surrounded by properties dating from the late-19th century. Mapping indicates that the parcel - originally located outside of the Hoboken city line - first developed in ca. 1881 with the construction of denserowhouses. Constructed ca. 1885, 1241-1243 Garden Street are a pair of two-story Neo-Grec-Style rowhouses.

1241 Garden Street features cosmetic updates, including replacement windows, door, and brownstone entry enframent. The building retains character-defining features, including the rusticated brownstone first floor; original window and door openings; decorative cornice; and window and door surrounds, which contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore it

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-174467027

is recommended that 1241 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1241 Garden Street is sited on a rectangular parcel (Block 250 Lot 16), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

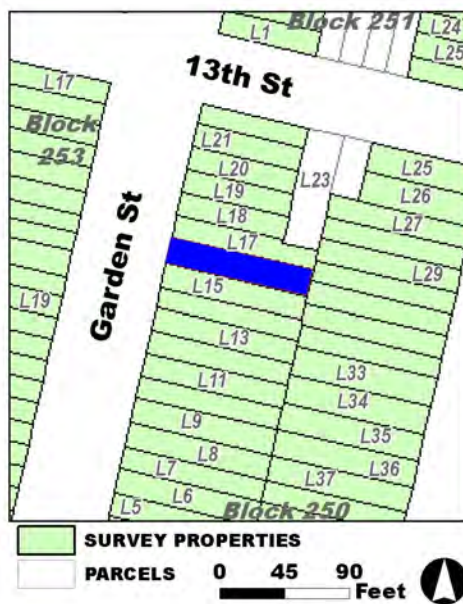
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-174467027

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Bachmann, John	Birds Eye View of Hoboken	1860	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-174467027

Page 3

PROPERTY REPORT

Property ID: **-1211702443**

Property Name: 1242 Garden Street
Address: 1242 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.06

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1242 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of brick. A side double-door entrance pierces the entrance level set within a pedimented door surround with incised diagonal stonework. A stone stoop with cast iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is single one-over-one replacement windows set within original openings framed by stone window hoods and bracketed stone sills. The first floor window is set within a surround matching the entrance. Bands of continuous stone span each floor of the facade. The flat roof is accented by wood cornice detailing that features a centralized segmental arch. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1242 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1242 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden level entry; decorative cornice; original fenestration; and framed openings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1211702443

Page 1

Therefore, it is recommended that 1242 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1242 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.06), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

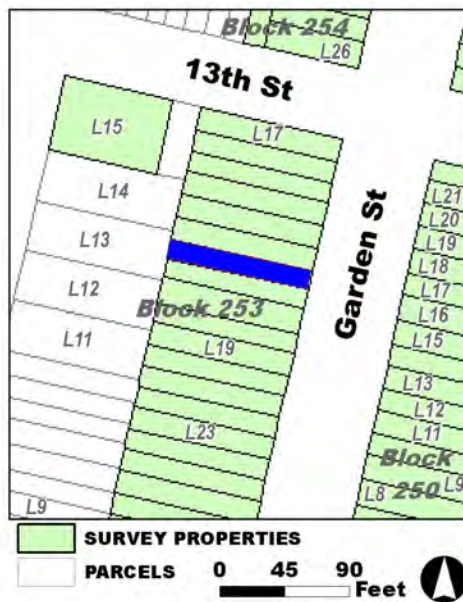
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1211702443

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1211702443**

Page 3

PROPERTY REPORT

Property ID: 1317236202

Property Name: 1243 Garden Street
Address: 1243 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	250	17	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1243 Garden Street is a three-story, two-bay, Neo-Grec-Style rowhouse constructed ca. 1895. The brownstone-clad building has features altering rusticated and smooth brownstone bands at the first floor, and a smooth exterior on the second and third floors. A modest brownstone stoop with cast iron handrails and newel posts fronts a wood door with a transom, set within a recessed entry topped by a decorative brownstone lintel. A pair of windows set within rectangular openings, separated by a fluted column detail, sit opposite the door at the first floor; brownstone panels with incised details sit under each window on the first floor. Beneath the stoop is a secondary entry below street level; two window openings covered by iron grates sit at street level. An iron handrail demarcates the garden area in front of the building. Fenestration on the upper floors of the facade consists of rectangular window openings at the second and third floor; all window openings feature brownstone lintels, and rusticated brownstone surrounds. The flat roof is accented by a decorative, bracketed, wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1243 Garden Street is first depicted on a 1904 birds eye view image of Hoboken. The building first appears on an 1909 atlas of Hoboken, depicted as a three-story, masonry-clad, dwelling.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1317236202

Page 1

1243 Garden Street maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the entry below street level; rusticated sections of the brownstone facade; brownstone door and window surrounds; and decorative cornice. Therefore, it is recommended that 1243 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1243 Garden Street is sited on a rectangular parcel (Block 250 Lot 17), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

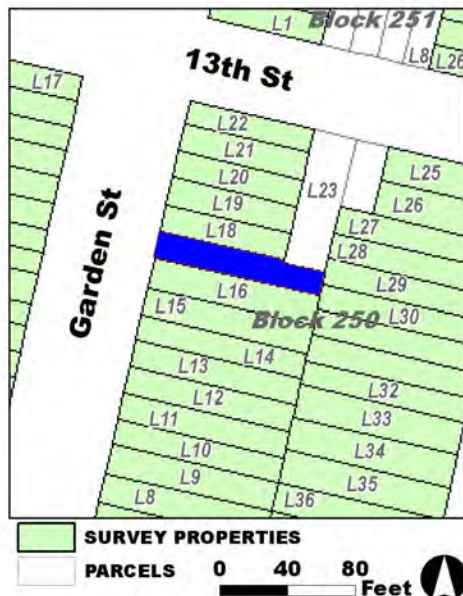
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1317236202

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1317236202**

Page 3

PROPERTY REPORT

Property ID: -275728092

Property Name: 1244 Garden Street
Address: 1244 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1244 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level, accented by a decorative door surround with incised stone detailing. A stone stoop with cast iron hand railing and fencing front the property. A garden-level entrance is located below the main entrance. Fenestration includes single one-over-one replacement windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1244 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in the Sanborn Insurance Map.

1244 Garden Street exhibits the common late 19th century features for a Romanesque Revival construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-275728092

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1244 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1244 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.05), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

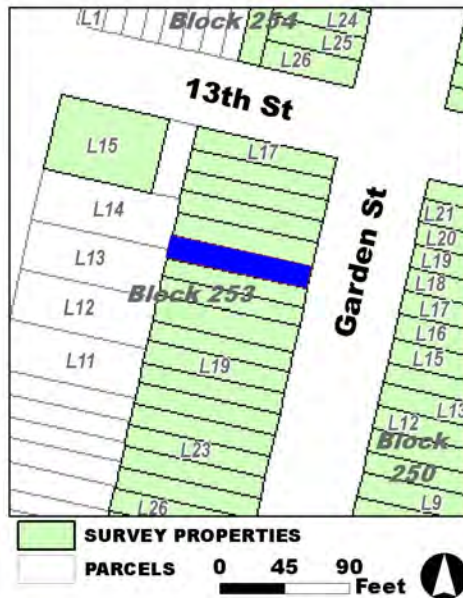
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

-275728092

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-275728092**

Page 3

PROPERTY REPORT

Property ID: 1247448611

Property Name: 1245 Garden Street
Address: 1245 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	250	18	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1245 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1895. The vernacular brick building has a high and narrow brownstone stoop with wrought iron handrails. The front entry is composed of a wood door with a transom set within a recessed entry topped by a brownstone lintel with incised floral designs. Beneath the stoop is a secondary entry at the garden level; a single window opening sits at this level as well and a wrought iron handrail demarcates the garden area in front of the building. A brownstone water table is located just below the first floor. Fenestration on the facade consists of rectangular window openings with brownstone lintels with incised floral designs and brownstone sills. Two raised brick belt courses travel across the facade at the lintels of each set of windows. The flat roof is accentuated by a decorative wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1245 Garden Street is first depicted on a 1904 aerial image of Hoboken, and first appears on a map of Hoboken from 1909. The building is depicted as a two-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1247448611

Page 1

1245 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; decorative cornice; and decorative window and door lintels. Therefore, it is recommended that 1245 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1245 Garden Street is sited on a rectangular parcel (Block 250 Lot 18), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

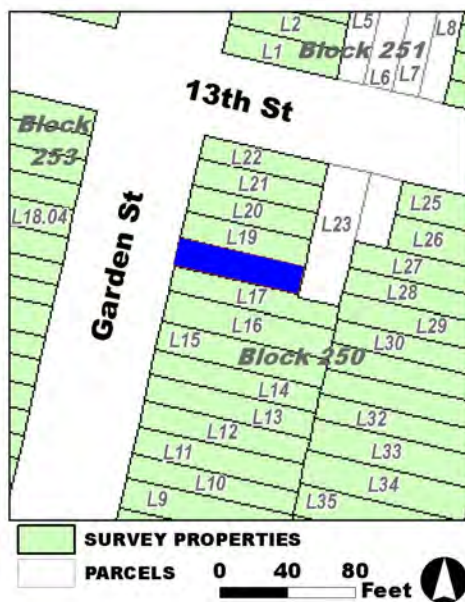
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

1247448611

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1247448611**

Page 3

PROPERTY REPORT

Property ID: 853442191

Property Name: 1246 Garden Street
Address: 1246 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1246 Garden Street is a three-story tall, two-bay wide Romanesque Revival rowhouse, constructed ca. 1890. The façade is constructed of stone. A side double-door entrance pierces the entrance level, accented by a decorative stone surround with decorative entablature and incised stone detailing. A stone stoop with wrought iron hand railing and cast iron fencing front the property. A garden level entrance is located below the main entrance. Fenestration includes single one-over-one windows set within original openings. The upper level window openings are framed by rock-faced arched detailing, whereas the first floor opening is set within a surround matching the entrance. Continuous stone sills span both the second and third floors. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows across the third floor. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1246 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint in a Sanborn Insurance Map.

1246 Garden Street exhibits late 19th century features for Romanesque Revival construction. It retains integrity and maintains significant

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

853442191

Page 1

☐ (Primary Contact)

features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings it is recommended that 1246 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1246 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.04), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

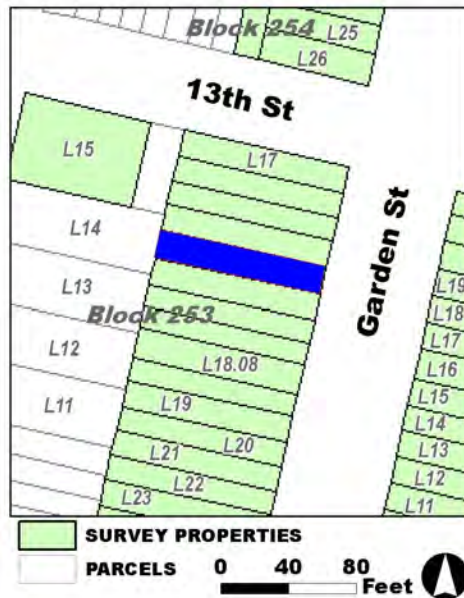
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

853442191

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****853442191**

Page 3

PROPERTY REPORT

Property ID: **-2023854552**

Property Name: 1247 Garden Street
Address: 1247 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1247 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1895. The vernacular brick building has a high and narrow brownstone stoop with cast iron handrails that fronts a wood door with a transom set within a recessed entry topped by a brownstone lintel with incised floral designs. Beneath the stoop is a secondary entry at the garden level; a single window opening sits at this level as well and a cast iron handrail demarcates the garden area in front of the building. A brownstone water table is located just below the first floor. Fenestration on the facade consists of rectangular window openings with brownstone lintels with incised floral designs and brownstone sills. Two raised brick belt courses travel across the facade at the lintels of each set of windows. The flat roof is accentuated by a decorative wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1247 Garden Street is first depicted on a 1904 bird's-eye view illustration of Hoboken, and first appears on a map of Hoboken from 1909. The building is depicted as a two-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2023854552

Page 1

1247 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; decorative cornice; and decorative window and door lintels. Therefore, it is recommended that 1247 Garden Street be considered a contributing resource to the Hoboken Historic District.

Setting:

1247 Garden Street is sited on a rectangular parcel (Block 250 Lot 19), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-2023854552

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2023854552**

Page 3

PROPERTY REPORT

Property ID: **-1421152378**

Property Name: 1248 Garden Street
Address: 1248 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1248 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is clad in brownstone on the first floor and brick and the second and third floor. A side double-door entrance pierces the floor and is set within a pedimented door surround, currently sheltered by a fabric awning. A stone stoop with wrought iron hand railing and fencing front the property. A garden-level entrance is present below the main entrance. The majority of the fenestration is single one-over-one replacement windows set within original bay openings. The upper level window openings are framed by stone window hoods and console and bracketed window sills. A large multi-bay window pierces the south side of the first floor, and is highlighted by incised stonework and a decorative panel relief. Brick corbeling spans the area between the second and third floors of the facade. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows in the upper levels; the first floor window replacement; and the application of the awning over the entrance. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1248 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1421152378

Page 1

1248 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden level entry; decorative cornice; brownstone treatment of first floor; and decorative lintels, sills, and surrounds. Therefore, it is recommended that 1248 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1248 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.03), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

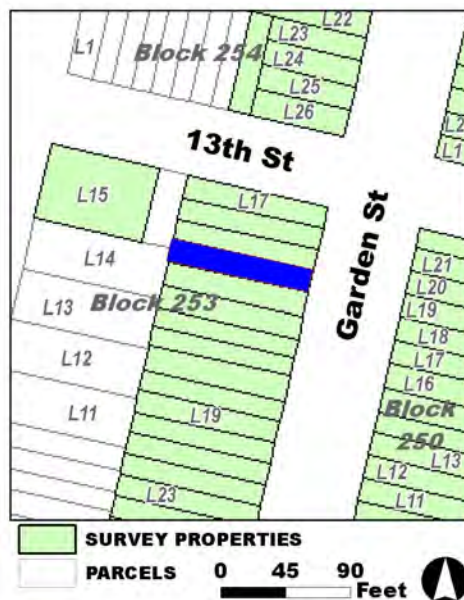
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1421152378

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA-LE / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1421152378**

Page 3

PROPERTY REPORT

Property ID: **-1319127550**

Property Name: 1249 Garden Street
Address: 1249 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1249 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1895. The brick building has a high and narrow brownstone stoop with cast iron handrails that fronts a wood door with a transom set within a recessed entry topped by a brownstone lintel with incised floral designs. Beneath the stoop is a secondary entry at the garden level. A single window opening sits at this level as well, and a cast iron railing demarcates the garden area in front of the building. A brownstone water table is located just below the first floor. Fenestration on the facade consists of rectangular window openings with brownstone lintels with incised floral designs and brownstone sills. Two raised brick belt courses travel across the facade at the lintels of each set of windows. The flat roof is accentuated by a decorative wood cornice featuring heavy brackets and decorative panels. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1249 Garden Street is first depicted on a 1904 bird's-eye view illustration of Hoboken, and first appears on an map of Hoboken from 1909. The building is depicted as a two-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1319127550

Page 1

1249 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; decorative cornice; and decorative window and door lintels. Therefore, it is recommended that 1249 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1249 Garden Street is sited on a rectangular parcel (Block 250 Lot 20), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two- and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1319127550

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1319127550**

Page 3

PROPERTY REPORT

Property ID: **-452485703**

Property Name: 1250 Garden Street
Address: 1250 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		253	18.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1250 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of brick; however, the entrance level is sheathed in stone. A side entrance set within a stone door surround pierces the entrance level. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is located below the main entrance. The fenestration consists of single one-over-one replacement windows throughout set within original openings framed by stone surrounds with entablatures and bracketed window sills. Brick corbeling spans the area between the second and third floors of the facade. The flat roof is accented a large pedimented wood cornice. Alterations include vinyl sash replacement windows throughout and a replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1250 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on a Sanborn Insurance Map.

1250 Garden Street exhibits the common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-452485703

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include its garden level entry; decorative cornice; and original window and door surrounds. Therefore, it is recommended that 1250 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1250 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.02), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

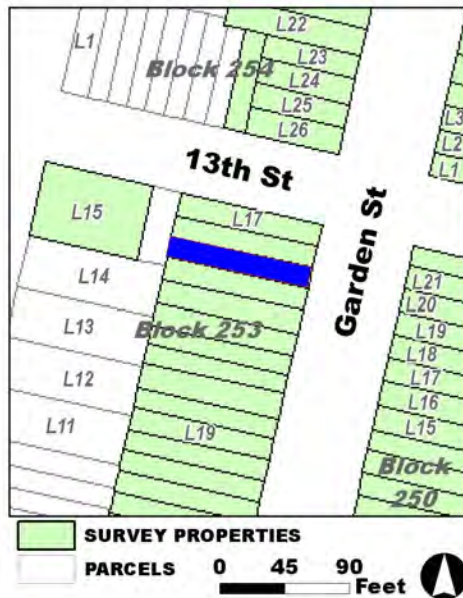
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-452485703

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-452485703**

Page 3

PROPERTY REPORT

Property ID: 567855707

Property Name: 1251 Garden Street
Address: 1251 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	250	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1251 Garden Street is a two-story, two-bay, Italianate-style rowhouse constructed ca. 1895. The brick building has a high and narrow brownstone stoop with cast iron handrails that fronts a wood door with a transom set within a recessed entry topped by a brownstone lintel with incised floral designs. Beneath the stoop is a secondary entry at the garden level; a single window opening sits at this level as well and a cast iron handrail demarcates the garden area in front of the building. A brownstone water table is located just below the first floor. Fenestration on the facade consists of rectangular window openings with brownstone lintels with incised floral designs and brownstone sills. Two raised brick belt courses travel across the facade at the lintels of each set of windows. The flat roof is accentuated by a decorative wood cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1251 Garden Street is first depicted on a 1904 aerial image of Hoboken, and first appears on a map of Hoboken from 1909. The building is depicted as a two-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

567855707

Page 1

1251 Garden Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the garden level entry; decorative cornice; and decorative window and door lintels. Therefore, it is recommended that 1251 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1251 Garden Street is sited on a rectangular parcel (Block 250 Lot 21), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

567855707

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Google	GoogleEarth Streetview			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****567855707**

Page 3

PROPERTY REPORT

Property ID: 1548591000

Property Name: 1252 Garden Street
Address: 1252 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	18.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1252 Garden Street is a three-story tall, two-bay wide rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance pierces the entrance level set within a pedimented door surround. A stone stoop with wrought iron hand railing and fencing front the property. A garden level entrance is noted below the main entrance. The fenestration is primarily single one-over-one replacement windows set within original bay openings framed by pedimented window hoods and bracketed stone sills. The first floor window to the south side of the entrance is set within a pedimented surround with similar detailing as the entry surround. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1252 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint.

1252 Garden Street exhibits common late 19th century vernacular features of Neo-Grec construction. It retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1548591000

Page 1

features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1252 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1252 Garden Street is sited on a rectangular parcel (Block 253 Lot 18.01), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

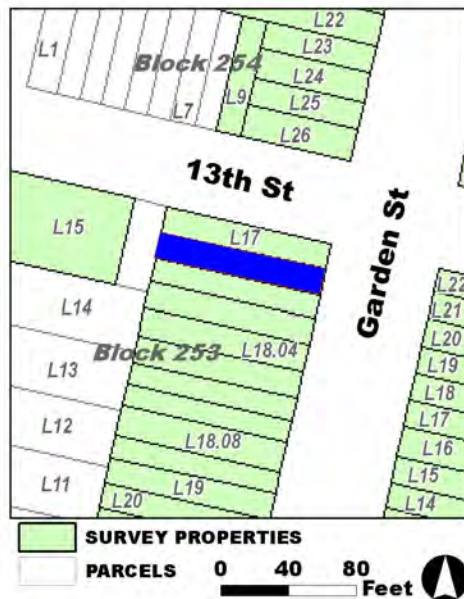
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1548591000

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1548591000**

Page 3

PROPERTY REPORT

Property ID: -928427008

Property Name: 1253 Garden Street
Address: 1253 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	250	22	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1253 Garden Street is a two-story, two-bay, Italianate-style corner rowhouse constructed ca. 1895. The brick facade is fronted by a high and narrow stone stoop with original cast iron railings, newel post, and wrap-around areaway fence. The main entry is composed of a replacement single-leaf, multi-lite wood and glass door and transom set beneath a flat brownstone lintel with incised floral designs. A brownstone water table is located just below the first floor. Beneath the stoop is a secondary entry at the garden level. Fenestration includes one-over-one replacement windows set within the original rectangular openings with brownstone lintels that include incised floral designs and brownstone sills. Two raised brick belt courses extend across the facade at the lintels of each set of windows. The flat roof is accentuated by a bracketed wood cornice with decorative fascia. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the Twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1253 Garden Street is first depicted on a 1904 aerial image of Hoboken, and first appears on a map of Hoboken from 1909. The building is depicted as a two-story, brick building with a rectangular footprint.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-928427008

Page 1

1253 Garden Street features cosmetic updates, including replacement windows and door. The building retains character-defining features, including the original window and door openings; incised floral designs on some brownstone lintels; decorative cornice; and garden-level entry, which contribute to the historic character of Garden Street and the Hoboken Historic District. Therefore, it is recommended that 1253 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1253 Garden Street is sited on a rectangular corner parcel (Block 250 Lot 22), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

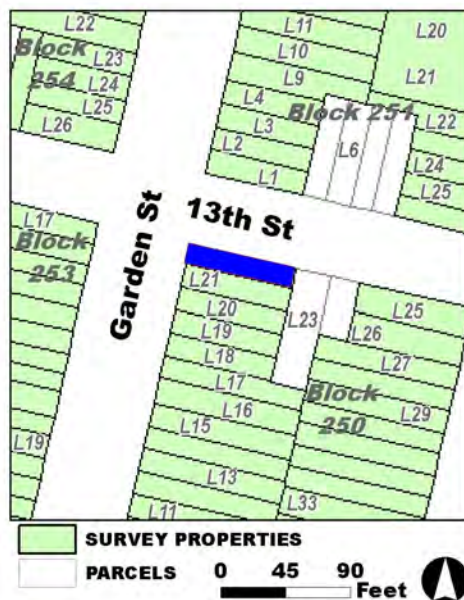
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-928427008

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Bachmann, John	Birds Eye View of Hoboken	1860	
Clerk & Bacot	Map of Jersey City, Hoboken & Suburbs	1851	
Spielmann & Brush	Santiary & Topographical Atlas of Hudson County New Jersey	1880	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Douglass, L. F.	Topographical map of Jersey City, Hoboken, and the adjacent country	1841	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1892)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-928427008**

Page 3

PROPERTY REPORT

Property ID: **-170566829**

Property Name: 1254 Garden Street
Address: 1254 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	253	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1254 Garden Street is a three-story tall, two-bay wide Neo-Grec-style rowhouse, constructed ca. 1890. The façade is constructed of stone. A side entrance topped with a transom pierces the entrance level set within a pedimented door surround. A stone stoop with wrought iron hand railing and fencing front the property. A garden-level entrance is located below the main entrance. The fenestration is single one-over-one replacement windows set within original openings featuring stone surrounds with window entablature hoods and bracketed stone sills. The first floor window is set within a surround with similar detailing as the entrance surround. The flat roof is accented by wood cornice detailing. Alterations include vinyl sash replacement windows throughout and a replacement door. No exterior flood mitigation measures are evident.

Until at least 1881, the area that is now the twelfth block of Garden Street, and the blocks surrounding, was uninhabited land. However, sometime between 1881 and 1891 the block was built up with dense masonry rowhouses. By this time the west side of the block had been completely developed, and the east side was approximately half-filled with buildings. 1254 Garden Street does not appear on the 1888 topographic map of the area; however, by 1891 the dwelling is depicted as a three-story, brick building with a rectangular footprint on a Sanborn Insurance Map.

1254 Garden Street exhibits the common late 19th century vernacular features of a Neo-Grec construction. It retains integrity and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-170566829

Page 1

maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Given its retention of character defining features which include its garden level entry; decorative cornice; original fenestration; and framed openings, it is recommended that 1254 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1254 Garden Street is sited on a rectangular parcel (Block 253 Lot 17), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1200 block of Garden Street is primarily comprised of high-integrity two and three-story single-family rowhomes, many with high-style ornamentation. While the buildings were constructed in a number of various architectural styles, they form a cohesive block due to the high concentration of brownstone-clad exteriors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

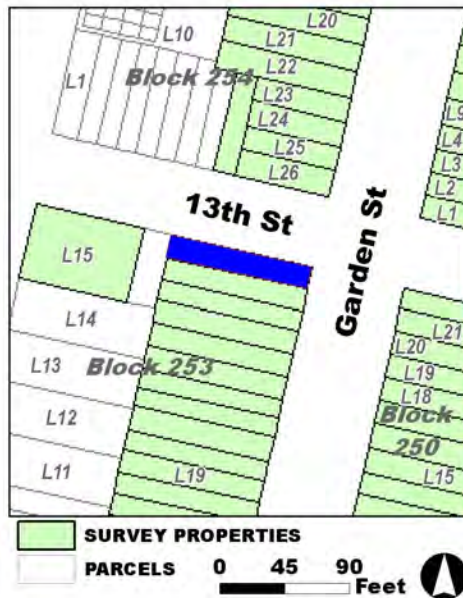
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-170566829

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-G / FAC_NAME: / YR: 1890)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-170566829**

Page 3

PROPERTY REPORT

Property ID: 632254319

Property Name: 1300 Garden Street
Address: 1300 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1300 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a chain-link fence. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. The first floor features a modern door set within an original opening; the entry is topped with a brownstone lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. All windows feature brownstone lintels with incised floral details and brownstone sills. The side (south) elevation features a vinyl-covered three-sided bay window with vinyl windows. The flat roof is accentuated by a vinyl-covered cornice. Alterations include replacement window sashes and doors; awning over the main and garden-level doorways; the vinyl-covered cornice and side bay; and painted exterior. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

632254319

Page 1

Despite modifications, 1300 Garden Street retains significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; original stone lintels and sills; garden area fronting the building; and garden-level entry. Therefore it is recommended that 1300 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1300 Garden Street is sited on a rectangular parcel (Block 254 Lot 26), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

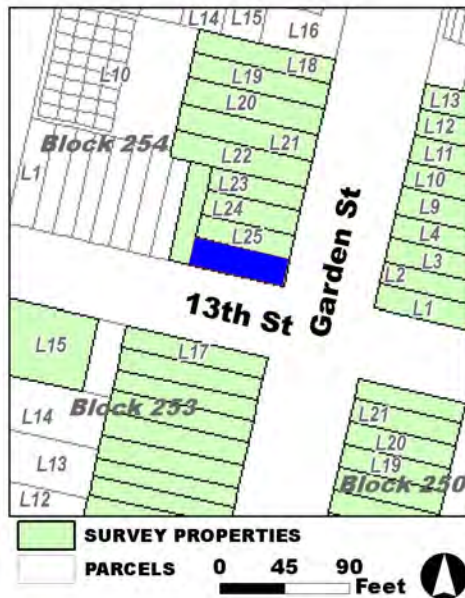
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

632254319

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 1	1978	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**632254319**

Page 3

PROPERTY REPORT

Property ID: **-450122098**

Property Name: 1301 Garden Street
Address: 1301 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1301 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. A three-sided bay window extends from the side (south) elevation. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-450122098

Page 1

footprint; the footprint has not changed.

1301 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1301 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1301 Garden Street is sited on a rectangular parcel (Block 251 Lot 1), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

☒ (Primary Contact)

-450122098

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2 1/2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-450122098**

Page 3

PROPERTY REPORT

Property ID: 1039405030

Property Name: 1302 Garden Street

Ownership: Private

Address: 1302 Garden ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1302 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative cornice. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1039405030

Page 1

1302 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1302 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1302 Garden Street is sited on a rectangular parcel (Block 254 Lot 25), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1039405030

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1039405030

Page 3

PROPERTY REPORT

Property ID: 1622527961

Property Name: 1303 Garden Street
Address: 1303 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1303 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of eighteen two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1622527961

Page 1

1303 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1303 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1303 Garden Street is sited on a rectangular parcel (Block 251 Lot 2), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1622527961

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1622527961**

Page 3

PROPERTY REPORT

Property ID: -2020942951

Property Name: 1304 Garden Street
Address: 1304 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1304 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well; all garden-level entries feature cast iron grates. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2020942951

Page 1

1304 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1304 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1304 Garden Street is sited on a rectangular parcel (Block 254 Lot 24), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

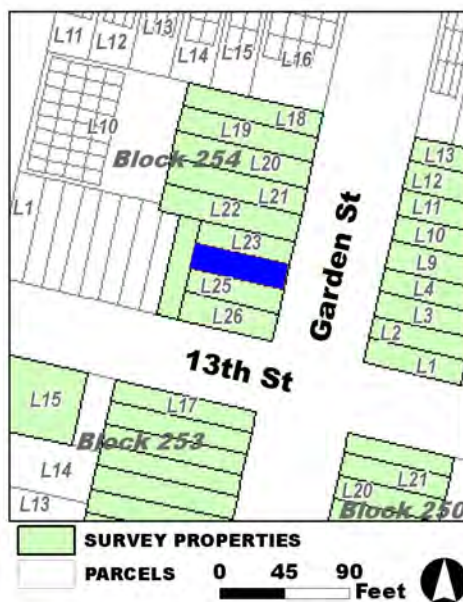
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2020942951

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA-DECK / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2020942951**

Page 3

PROPERTY REPORT

Property ID: **-1581955568**

Property Name: 1305 Garden Street
Address: 1305 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1305 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a wrought iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature decorative brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1581955568

Page 1

1305 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; decorative brick work; stone lintels and sills; and garden-level entry. Therefore, it is recommended that 1305 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1305 Garden Street is sited on a rectangular parcel (Block 251 Lot 3), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1581955568

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA-DECK / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1581955568

Page 3

PROPERTY REPORT

Property ID: 262627576

Property Name: 1306 Garden Street
Address: 1306 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1306 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a replacement wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative cornice. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

262627576

Page 1

1306 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1306 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1306 Garden Street is sited on a rectangular parcel (Block 254 Lot 23), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

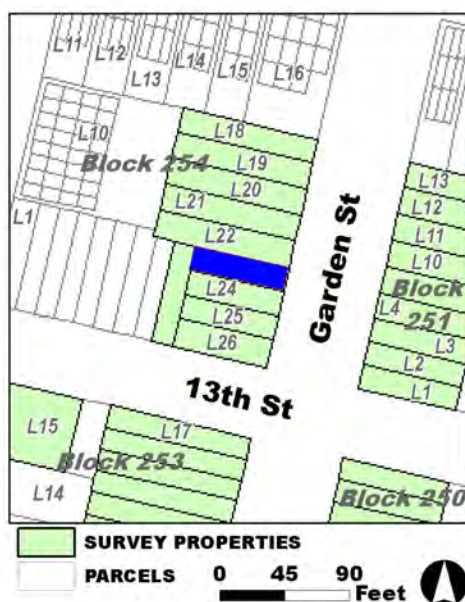
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

262627576

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:**

262627576

Page 3

PROPERTY REPORT

Property ID: 2110763217

Property Name: 1307 Garden Street
Address: 1307 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1307 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a wrought iron railing. There is a secondary garden-level entry within the stoop, a garden-level entry in a modified opening on the facade, and a modern window set within an original rectangular opening located at the garden level. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes and doors; modified doorway opening on the facade; and replacement railings around the garden. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of eighteen two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

2110763217

Page 1

footprint; a one-story rear extension was constructed in the late 1900s.

1307 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1307 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1307 Garden Street is sited on a rectangular parcel (Block 251 Lot 4), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

2110763217

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-2U-H-BA-DK / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

2110763217

Page 3

PROPERTY REPORT

Property ID: 1344888371

Property Name: 1308 Garden Street
Address: 1308 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1308 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-leaf wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative metal cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of eighteen two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1344888371

Page 1

1308 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1308 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1308 Garden Street is sited on a rectangular parcel (Block 254 Lot 22), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

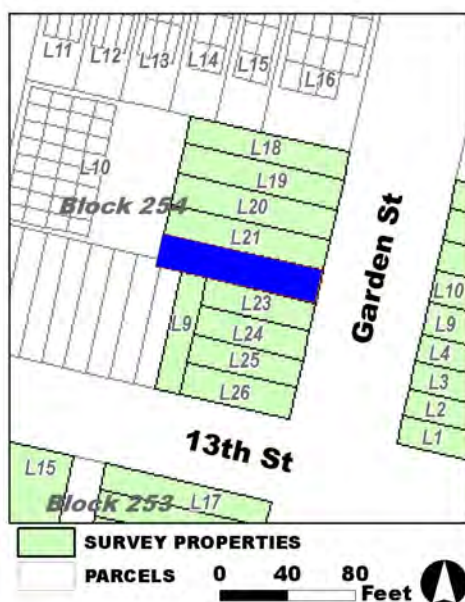
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1344888371

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1344888371**

Page 3

PROPERTY REPORT

Property ID: **-1784816962**

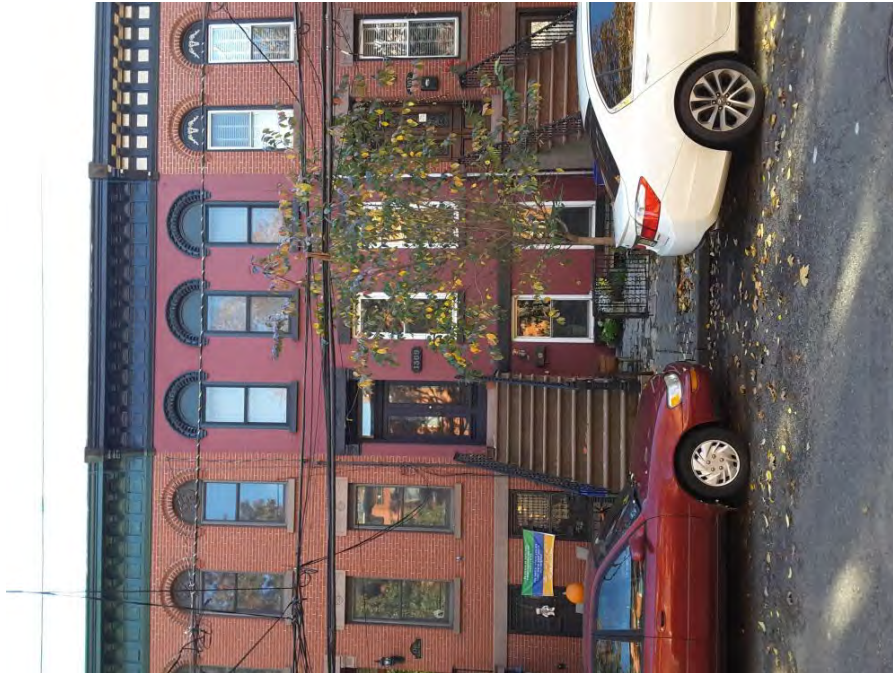
Property Name: 1309 Garden Street
Address: 1309 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1309 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The painted brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a wrought iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes and doors; replacement railings around the garden area; and painted facade elements. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1784816962

Page 1

footprint; a one-story wood-frame extension was added to the rear of the building ca. 1930.

1309 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; stone lintels and sills; high brownstone stoop; cast iron stoop railings; and garden-level entry. Therefore it is recommended that 1309 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1309 Garden Street is sited on a rectangular parcel (Block 251 Lot 9), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

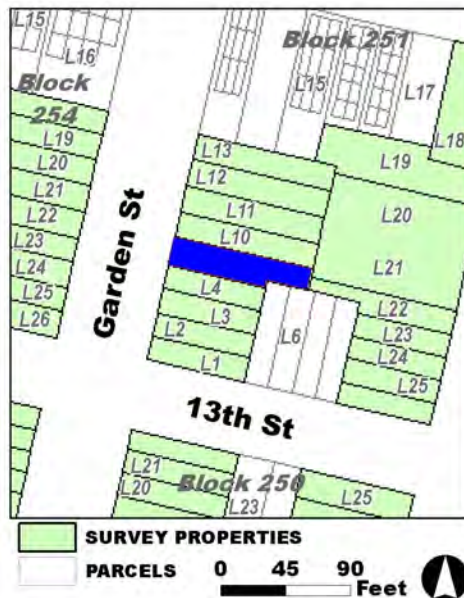
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1784816962

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1784816962**

Page 3

PROPERTY REPORT

Property ID: **-351987654**

Property Name: 1310 Garden Street
Address: 1310 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1310 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. A modern door within a modified opening and a modern window set within an original rectangular opening are located on facade at the garden level. A brownstone water table is located above the garden-level windows. The first floor features a replacement wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative cornice. Alterations include replacement window sashes; modern garden-level entry in facade; and a covered garden-level entry in the stoop. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-351987654

Page 1

Despite modifications, 1310 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; and cast iron railings. Therefore it is recommended that 1310 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1310 Garden Street is sited on a rectangular parcel (Block 254 Lot 21), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

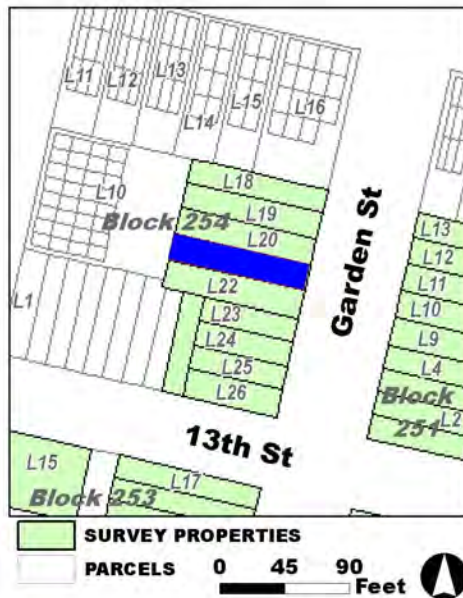
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-351987654

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-DECK / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-351987654**

Page 3

PROPERTY REPORT

Property ID: **-452902153**

Property Name: 1311 Garden Street
Address: 1311 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1311 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well; all garden-level openings are covered by iron grates. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-452902153

Page 1

footprint; a one-story rear addition was constructed in the late 1900s.

1311 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1311 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1311 Garden Street is sited on a rectangular parcel (Block 251 Lot 10), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

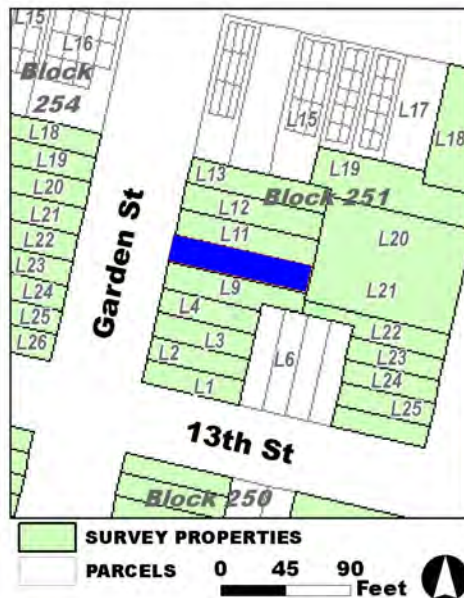
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-452902153

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-2U-H-BA / FAC_NAME: / YR: 1901)

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: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-452902153

Page 3

PROPERTY REPORT

Property ID: **-1933414979**

Property Name: 1312 Garden Street
Address: 1312 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1312 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The painted brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A painted brownstone water, incised with floral motifs, is located above the garden-level windows. The first floor features a replacement wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature painted brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative cornice. Alterations include replacement window sashes and door; and painted facade elements. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; a one-story rear extension was added during the late 1900s.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1933414979

Page 1

1312 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; stone lintels and sills; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1312 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1312 Garden Street is sited on a rectangular parcel (Block 254 Lot 20), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high-integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

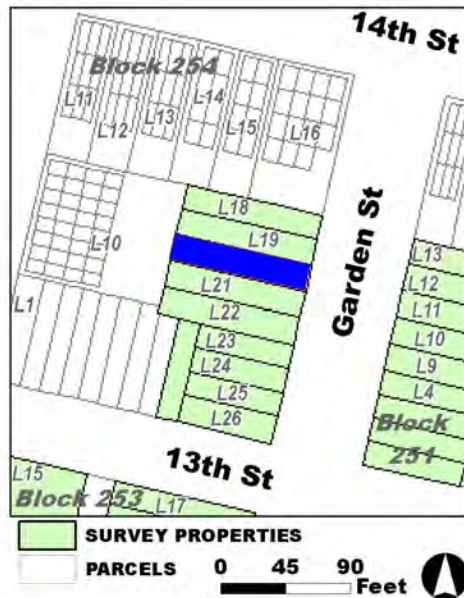
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1933414979

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1933414979**

Page 3

PROPERTY REPORT

Property ID: **-1910329492**

Property Name: 1313 Garden Street
Address: 1313 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1313 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two two-over-one windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels and sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills, with decorative panels featuring tracery within the arches. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; a one-story rear addition was constructed ca. 1930.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1910329492

Page 1

1313 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; stone lintel and sills; decorative brick work; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1313 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1313 Garden Street is sited on a rectangular parcel (Block 251 Lot 11), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

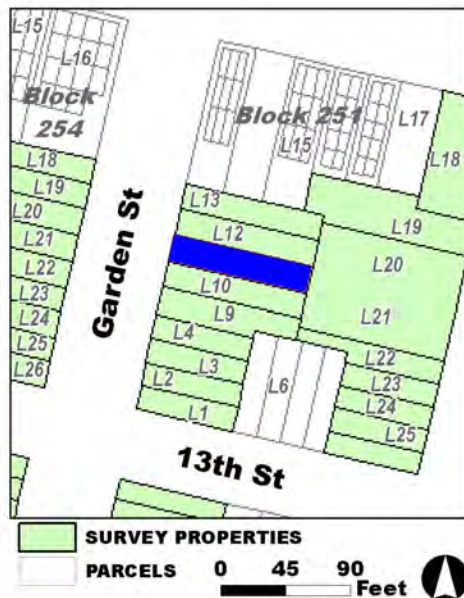
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1910329492

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Google	GoogleEarth Streetview		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-2U-X-H-BA / FAC_NAME: / YR: 1891)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/13/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1910329492**

Page 3

PROPERTY REPORT

Property ID: 1878988332

Property Name: 1314 Garden Street
Address: 1314 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1314 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative metal cornice. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of eighteen two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; the footprint has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1878988332

Page 1

1314 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore, it is recommended that 1314 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1314 Garden Street is sited on a rectangular parcel (Block 254 Lot 19), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1878988332

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1878988332**

Page 3

PROPERTY REPORT

Property ID: **-457974275**

Property Name: 1315 Garden Street
Address: 1315 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1315 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; a one-story rear addition was constructed in the late 1900s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-457974275

Page 1

1315 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron railings; and garden-level entry. Therefore it is recommended that 1315 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1315 Garden Street is sited on a rectangular parcel (Block 251 Lot 12), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high-integrity collection of late-19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

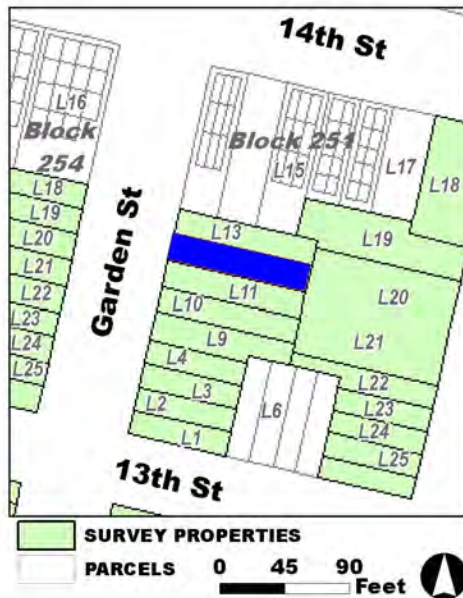
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-457974275

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-2U-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-457974275**

Page 3

PROPERTY REPORT

Property ID: 1783119031

Property Name: 1316 Garden Street
Address: 1316 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	254	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1316 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building has a high brownstone stoop with cast iron railings and newel posts that leads to the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a cast iron railing. There is a modern garden-level entry within a modified opening and a modern window set within an original rectangular opening located at the garden level. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door with a multi-pane transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original openings sit opposite the door at the first floor. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brownstone lintels with incised floral details and brownstone sills. The flat roof is accentuated by a decorative metal cornice. Alterations include replacement window sashes and door; a covered doorway in the stoop; and a new entry on the facade. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of eighteen two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular footprint; a two-story rear extension was added to the building during the late 1900s. Photographic documentation indicates that the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1783119031

Page 1

garden-level modification was completed after 1978.

1316 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; and cast iron railings. Therefore, it is recommended that 1316 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1316 Garden Street is sited on a rectangular parcel (Block 254 Lot 18), located on the west side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

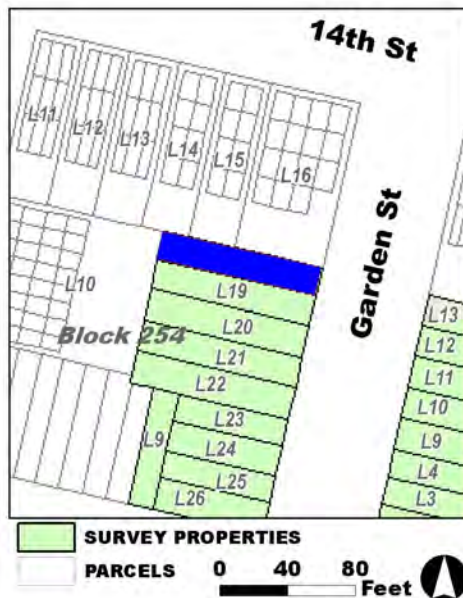
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

☒ (Primary Contact)

1783119031

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-DECK-B / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****1783119031**

Page 3

PROPERTY REPORT

Property ID: 458183546

Property Name: 1317 Garden Street
Address: 1317 Garden ST

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	251	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1317 Garden Street is a two-story, three-bay, residential rowhouse constructed ca. 1885. The brick building features Italianate, Neo-Grec, and Romanesque Revival architectural elements. A high brownstone stoop with cast iron railings and newel posts fronts the main entry at the first floor; next to the stoop is a garden area fronting the building, demarcated by a wrought iron railing. There is a secondary garden-level entry within the stoop and two modern windows set within original rectangular openings are located at the garden level as well. A brownstone water table is located above the garden-level windows. The first floor features a double-sided wood door with a transom set within an original opening; the entry is topped with a brownstone drip-mold lintel incised with floral details. Two modern windows set within original elongated openings sit opposite the door at the first floor; these windows have brownstone lintels incised with floral details and brownstone sills. Fenestration on the second floor consists of three evenly spaced modern windows set within original openings. The windows feature brick rounded arch lintels and brownstone sills. The flat roof is accentuated by a decorative wood cornice with brackets. Alterations include replacement window sashes and door; and replacement railings around the garden area. No exterior flood mitigation measures are evident.

In the 1870s, as is depicted on an 1873 Hopkins Map, the 1300 block of Garden Street was located outside of the Hoboken city line, and the land was part of the undeveloped Elysian Fields. This building is one of 18 two-story rowhouses constructed on either side of this block between 1881-1891. An 1891 insurance map depicts the building as a two-story, brick residential structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

458183546

Page 1

footprint; a one-story rear addition was constructed in the late 1900s.

1317 Garden Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District and to the character of the 1300 block of Garden Street. Character defining features include the original window openings; garden area fronting the building; decorative cornice; high brownstone stoop; cast iron stoop railings; and garden-level entry. Therefore it is recommended that 1317 Garden Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1317 Garden Street is sited on a rectangular parcel (Block 251 Lot 13), located on the east side of Garden Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Garden Street is a high integrity collection of late 19th century rowhouses featuring two-story brick buildings with minimal ornamentation.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

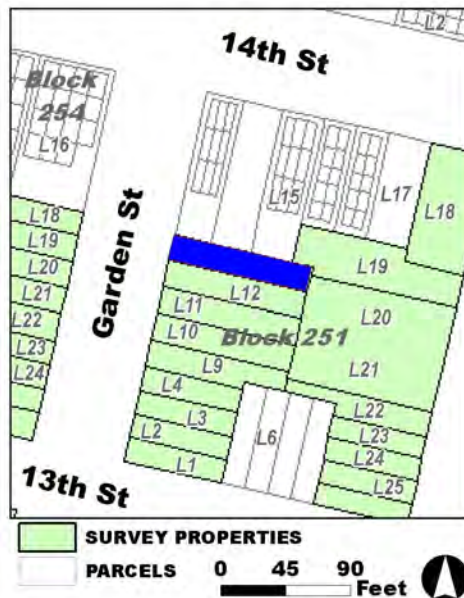
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

☒ (Primary Contact)

458183546

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 3	1978		
Google	GoogleEarth Streetview			
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 21/2B-1U-X-H-BA / FAC_NAME: / YR: 1901)

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:**

458183546

Page 3

