

PROPERTY REPORT

Property ID: 1761008035

Property Name: 133 Grand Street
Address: 133 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 32 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 133 Grand Street is a four-story, four-bay structure built in the Neo-Grec-style ca. 1880 and is clad in brick. The primary (west) elevation fronts on Grand Street and features a modern first floor, replacing a historic storefront. A side-entry contains a replacement wood and glass door with a sidelight and full transom. Fenestration on the first floor consists of modern windows with brick sills containing six-over-six double-hung sashes. An original or early metal cornice is located above the first floor. Fenestration on the upper floors consists of six-over-six double-hung replacement sashes in the original window openings. Windows feature drip mold hooded lintels and bracketed sills. The building's flat roof is accented by a decorative bracketed wood cornice. The north elevation fronts on Second Street and is clad in brick. Fenestration and cornice details from the primary elevation repeat on this elevation. A one-story rear addition clad in a brick veneer features a secondary entry containing a replacement wood and glass door and windows with brick sills containing replacement six-over-six double-hung sashes. The rear addition's flat roof is accented by a metal cornice and a deck is located on top of the roof. A fire escape leading to the deck is located on the rear (east) elevation of the building. Alterations include the modern first floor facade replacing a storefront; rear addition; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The intersection of Grand and Second Streets is located within what was historically the Coster Tract -- a large tract of land that makes up much of what is now western Hoboken -- which was outside the Hoboken Land & Improvement Company's purview. By 1873 there was

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1761008035

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scattered development in the area, though the lot that is now 133 Grand Street was part of a group of undeveloped lots owned by Mike McDermott. A bird's eye view of Hoboken published in 1881 depicts two, four-story structures at the southeast corner of Grand and Second. Between 1891 and 1909, a one-story addition at the rear of 133 Grand along Second Street was erected. By 1932, this was in use as a store, while the main structure was labeled as a mixed-use building. Between the 1978 Zingman survey and 2007, the Grand Street storefront was removed.

Despite alterations, the building at 133 Grand Street retains character-defining features typical of a Neo-Grec-style mixed-use tenement in Hoboken, including classical window hoods; bracketed sills; and a bracketed decorative cornice. These elements help contribute to the historic nature and fabric of the Hoboken Historic District. Therefore, it is recommended that the building at 133 Grand Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 133 Grand Street is sited on a parcel (Block 32 Lot 17), located on the southeast corner of Grand and Second Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west on Grand Street and is largely surrounded by late 20th and early 21st century infill development.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

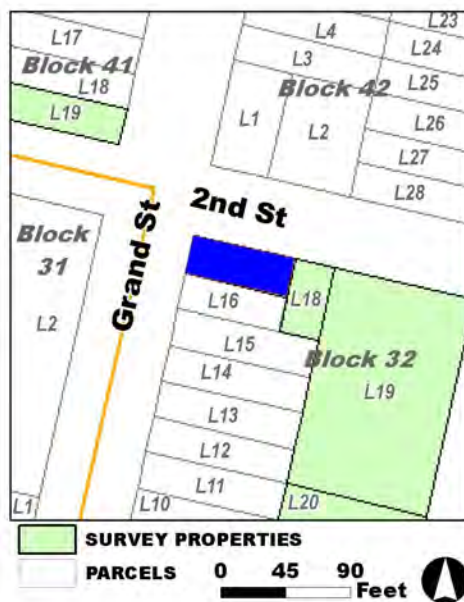
Other Designation Date:

☐ Eligibility Worksheet 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)

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Shaw, William H. | History of Essex and Hudson Counties, New Jersey | 1884 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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 | | |
| 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 | |
| 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: 14

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1761008035**

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PROPERTY REPORT

Property ID: **-360326395**

Property Name: 200 Grand Street
Address: 200 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 41 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 200 Grand Street is a five-story, four-bay structure built in the Renaissance Revival-style ca. 1900 and is clad in tan brick with stone beltcourses and a stucco and stone veneer clad restaurant on the first floor. The facade features a projecting restaurant addition on the first floor with an imitation tile roof. A recessed entry to the upper stories of the building is located on the north end of the facade. Accessed by two stone steps, it contains a wood panel door with a frosted glass transom. The main entrance contains a replacement plate-glass door flanked by plate-glass sidelights and capped by a transom. A modern pent roof clad in imitation tile is located above the first floor and wraps around to the south elevation of the building. Fenestration includes plate-glass windows with paired transoms on the projecting first floor restaurant; and four single windows on the second through fifth floors containing replacement, one-over-one, double-hung sashes. These windows all feature brownstone sills and window hoods capped by an entablature. The building's flat roof is accented by a decorative cornice with ornamental garland motifs and brackets.

The south elevation is clad in tan brick with stone beltcourses and a stucco and stone veneer clad restaurant on the first floor. The elevation features two projecting restaurant additions on the first floor with an imitation tile roof. Each features a restaurant entry containing a wood panel door. A secondary entry to the restaurant and a garage door are located toward the west end of the elevation, on a single-story portion. The secondary entry has a brick threshold and contains a metal storm door. Fenestration includes mostly modern fixed windows on the first floor, some of which have paired or arched transoms, though one window contains a one-over-one, double-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-360326395

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☐ (Primary Contact)

hung, vinyl sash. Windows on the second through fifth floors consist of single openings containing replacement, one-over-one, double-hung sashes. These windows all feature brownstone sills and window hoods capped by an entablature. The building's flat roof is accented by a decorative cornice with ornamental garland motifs and brackets.

The west elevation is clad in stucco and has a fire escape affixed to the upper stories. The windows, some of which have been partially filled, contain replacement, one-over-one, double-hung sashes and feature flush brownstone lintels and sills. Alterations include the modern restaurant façade on the first floor; combination with the single-story buildings at 404 and 406 Second Street; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The 200 block of Grand Street is located within what was historically the Coster Tract -- a large tract of land that makes up much of what is now western Hoboken -- the block was outside the Hoboken Land & Improvement Company's purview. Between about 1865 and 1873, two structures had been built on the lot at the northwest corner of Grand and Second Streets. By the time of the latter year, these structures, along with an adjoining structure at present-day 202 Grand Street, were the only development around the intersection. By 1891, according to the Sanborn-Perris fire insurance atlas published that year, the area was largely developed, with brick and frame tenements intermixed with small industrial structures. The atlas indicates that the two buildings on the lot were frame residential structures of two and three stories respectively. A 1904 bird's eye view of Hoboken depicts a four-story structure on the northwest corner that might be the present building, and in G. M. Hopkin's Co.'s 1909 Atlas of Hudson County, New Jersey, the present brick structure is depicted, as are two ancillary brick structures at 404 and 406 Second Street. The 1932 update to the fire insurance atlas published in 1906 by the Sanborn Map Co. indicates that a store occupied the first floor of the five story structure. The structures at 404 and 406 Second Street were one-story buildings occupied by a furniture store. These units and an open area formed by a rear ell of 200 Grand were filled with one-story frame fronts. No alterations were recorded on the 1938 revision to the Sanborns, but the 1951 revision depicts a unified structure, with the party wall between 404 and 406 removed and an internal doorway opened between 404 Second and 200 Grand. It was between these two revisions, in 1939, that the restaurant occupying the building's first floor was opened. Leo's Grandevous, opened by Leo and Tessie DiTerlizzi, has become a well-known Hoboken legacy business. The 1978 Zingman survey indicated that at the time Leo's Grandevous on the first floor was clad in permastone and a brick veneer. Aerial photographs appear to indicate that the projecting façade of the restaurant was added in the early 2000s.

Despite alterations, building at 200 Grand Street, retains character-defining features typical of a Renaissance Revival-style tenement in Hoboken, including cladding in a tan brick; brownstone lintels in a classical style; and garland motifs on the decorative cornice. These elements help contribute to the historic nature and fabric of the Hoboken Historic District. Therefore, it is recommended that the building at 200 Grand Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

200 Grand Street is sited on a parcel (Block 41 Lot 19), located at the northwest corner of Grand Street and Second Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is almost entirely surrounded by modern infill construction of similar height and massing.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Kaitlin Pluskota

Organization: AECOM

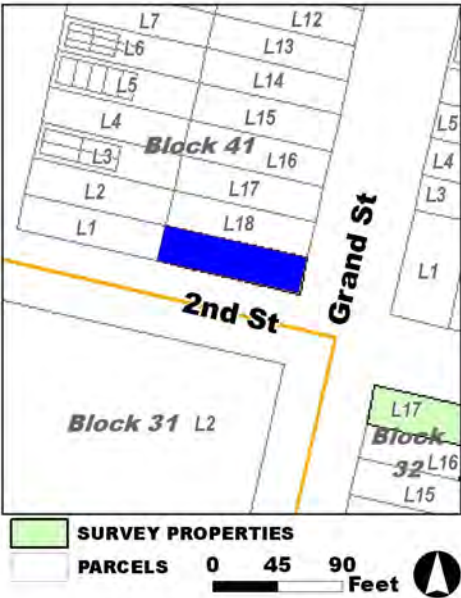
☐ (Primary Contact)

Property ID:

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Kaitlin Pluskota
Organization: AECOM

☐ (Primary Contact) **Property ID:**
-360326395

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 | 1997 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 3 | 1978 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2007 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Skontra, Alan | Legendary Locals of Hoboken, New Jersey | 2014 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 15

PARCEL DATA (BLDG_DESC: 5B-7U-1C-X-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 |

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-360326395**

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0 Object 0 Industry
Historic District ? ☒

District Name: 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

☐ (Primary Contact)

Property ID:

-360326395

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PROPERTY REPORT

Property ID: **-756665575**

Property Name: Former Engine Company #5 Firehouse
Address: 412 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 61 | 17 |

Property Photo:



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

Description:

The former Engine Company #5 Firehouse located at 412 Grand Street is a two-story, three-bay, Chateausque-style detached firehouse constructed in 1898. The brick building features stone beltcourses between stories, quoins, and is flanked by alleyways with original iron gates. The facade features a recessed central wood and glass garage door set within a round arch opening. The main pedestrian entry is composed of a replacement single-leaf wood and glass door and glass transom with original wood surrounds. Fenestration includes three eight-over-twelve replacement windows within segmental arch openings with continuous stone sill on the second floor; the first floor features a six-over-twelve windows with a stone sill. The zinc-clad mansard roof is flanked by end chimneys and pierced by a large stone dormer with triangular pediment. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

412 Grand Street is located in a mixed-use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. The block - located close the historic center of Hoboken- first developed ca. 1873, filling in with mostly residential rowhouses into the 20th century. Mapping indicates this parcel was developed ca. 1909, with the construction of Fire Engine No. 5. Hoboken Fire Department was established in 1848 and operated this firehouse until 1975. The building has since been adapted to residential use.

The former Engine Company #5 Firehouse at 412 Grand Street 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). It

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-756665575

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retains a high degree of architectural integrity, particularly given its adaption to residential use. It exhibits minor alterations, limited to replacement windows and doors. Given building's significance and retention of character defining features, such as the original massing, openings, and stylistic elements that contribute to the historic character of the greater Hoboken Historic District, it is recommended that Engine Company #5 Firehouse retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

412 Grand Street is sited on a mid-block rectangular parcel (Block 61 Lot 17), located on the west side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 412 Grand 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 Grand Street is characterized by residential four-to-five-story masonry rowhouses and multi-story apartments, in keeping with the rest of Grand Street.

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

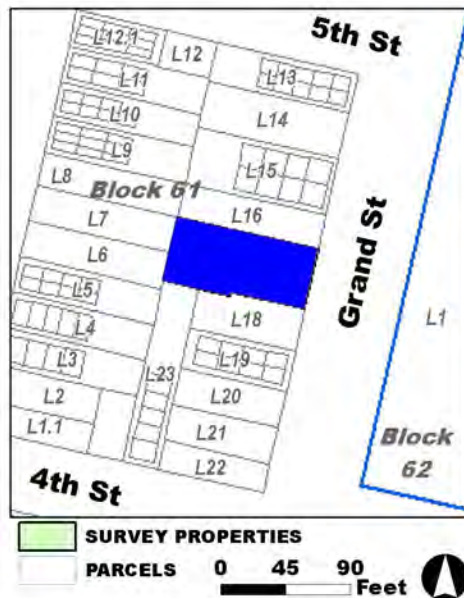
Other Designation:

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) |
|--------------------|--|-------|----------------------------------|
| 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 | |
| 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 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. | 1978 | |

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

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☒ (Primary Contact)

-756665575

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| | | |
|------------------------|--|------|
| Florio, Patricia | National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource" | 1983 |
| 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: 128

PARCEL DATA (BLDG_DESC: 3B-4U-H / FAC_NAME: / YR: 1901)

NOTES: fmr. Engine Company #5 Firehouse, now residential

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: Key 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:

-756665575

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PROPERTY REPORT

Property ID: -1857111031

Property Name: Grand Revoir
Address: 600 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 34 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Grand Revoir, located at 600 Grand Street is a three-and-one-half-story tall, three-bay wide, masonry building constructed ca. 2000. Quoining is highlighted on each corner of the building. The first floor of the building features four entrances and four windows, while the upper floors feature a single corner door (simply decorative) and nine windows. All of the first floor openings are set within plain rectangular-shaped surrounds with arched masonry detailing. The upper level openings also have plain rectangular surrounds with keystone lintels and plain sills. A five bay garage extends from the rear of the building. Three circular towers extend from the rooftop sheltered by pyramidal rooftops. The roof over the main block of the building is hipped. No exterior flood mitigation measures are evident.

600 Grand Street was built ca. 2000 on a parcel that had a small wood-frame building constructed on it that is visible in a 1934 map of the area. The footprint of this building substantially changes between 1997 and 2002.

600 Grand 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1857111031

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600 Grand Street is sited on the northwest corner of Grand and Sixth Streets, on a rectangular parcel (Block 78 Lot 34), located on the west side of Grand Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by similar multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is present, 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:

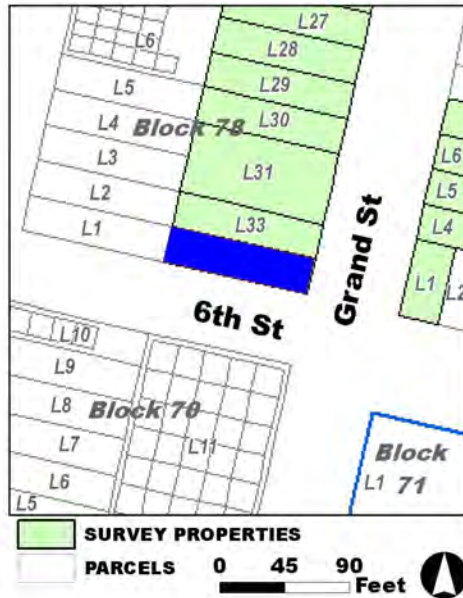
Other Designation Date:

☐ **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:

-1857111031

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 3B-2U-1C-3G / 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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1857111031

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PROPERTY REPORT

Property ID: **-619841240**

Property Name: 602 Grand Street

Ownership: Private

Address: 602 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 33 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

602 Grand Street is a one-story, one-bay wide, brick garage constructed ca. 1958. The façade is pierced by a large garage door. The roof is flat and highlighted by a stepped parapet detailing across the façade roofline. Alterations include a replacement garage door. No exterior flood mitigation measures are evident.

602 Grand Street was built during the mid-1950s on this parcel. The property appears vacant until this time. The footprint of this building at this location remains unchanged since its construction.

The building at 602 Grand Street was constructed within the Hoboken Historic District's Period of Significance (1838-1967) and would contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a contributing resource within the Hoboken Historic District.

Setting:

602 Grand Street is sited on the west side of Grand, on a rectangular parcel (Block 78 Lot 33), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is present.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-619841240

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Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

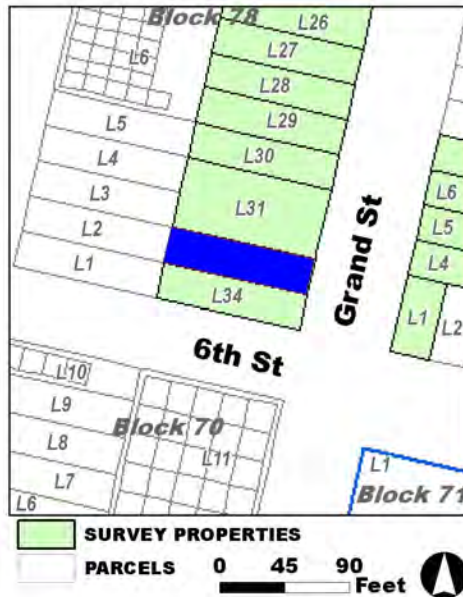
Other Designation Date:

☐ Eligibility Worksheet 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)

-619841240

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--|------------------|-------|------------------|-----------------|
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 1CBL.GARAGE / 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:* 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-619841240**

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PROPERTY REPORT

Property ID: **-1412291293**

Property Name: 604-606 Grand Street
Address: 604-606 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 31 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

604-606 Grand Street is a four-story tall, seven-bay wide, masonry building constructed ca. 2007. Vertical brick detailing rises between the primary bays. The first floor of the building features three entrances on the south end, a centralized garage bay, and three single windows on the north end. The upper floors contain a combination of single openings, canted bays with single openings, and centralized bay windows. The canted bays are sheathed in metal. The roof is flat and accented by a plain modern cornice sheathed in metal. No exterior flood mitigation measures are evident.

604-606 Grand Street was built at the beginning of the 21st century across two parcels that had a varied history of construction. This modern construction appears on aerials of the area between 2006 and 2007. The footprint of this building at this location remains unchanged since its construction.

The building at 604-606 Grand 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

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1412291293

Page 1

604-606 Grand Street is sited on the west side of Grand, on a large rectangular parcel (Block 78 Lot 31), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

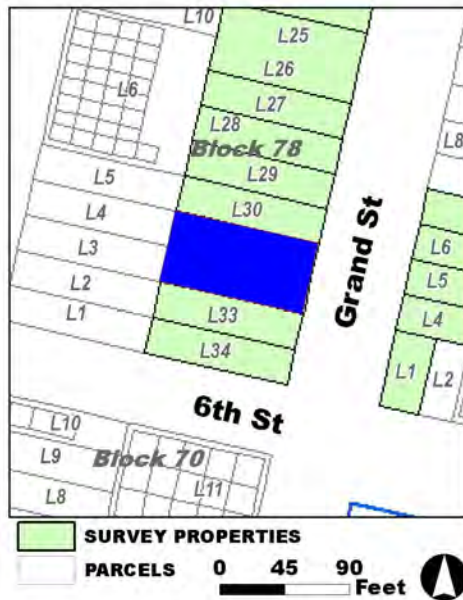
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

-1412291293

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--|------------------|-------|------------------|-----------------|
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2007 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2006 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2007 | | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: / 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)

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1412291293**

Page 3

PROPERTY REPORT

Property ID: **-1670299904**

Property Name: 605 Grand Street

Ownership: Private

Address: 605 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 79 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

605 Grand Street is a five-story, two-bay, modern rowhouse constructed ca. 1980. The first floor includes a roll-top garage door and offset main entry composed of a single-leaf fiberglass door flanked by sidelights. Fenestration includes sets of three one-over-one grouped windows with precast lintels and sills. An oriel window rises from the second through fifth floors. 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.

605 Grand 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. Originally swampland, mapping indicates that the 600 block first developed in ca. 1873 with residential structures. During that period of development the city block was cut diagonally by the Hoboken Land and Improvement Company, which led to angled rear lots. The rest of the street filled in ca. 1950 with commercial buildings. The north half of the street was torn down ca. 1979, as seen in aerial imagery, and replaced by a shopping center.

The building at 605 Grand 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: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1670299904

Page 1

Setting:

605 Grand Street is sited on a rectangular parcel (Block 79 Lot 4), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 605 Grand Street is located in an architecturally diverse neighborhood surrounded by residential, commercial, and industrial properties dating from the late-19th to the early 20th centuries. This block of Grand Street is characterized by residential three-to-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:

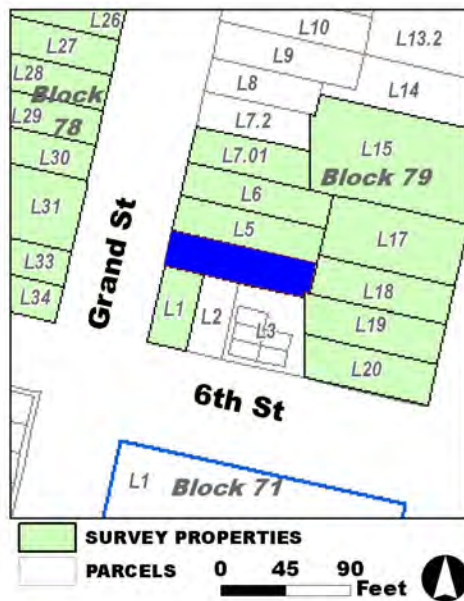
Other Designation:

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:

-1670299904

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 | |
| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 5B-2BX-5U-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:** 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**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1670299904**

Page 3

PROPERTY REPORT

Property ID: **-25029887**

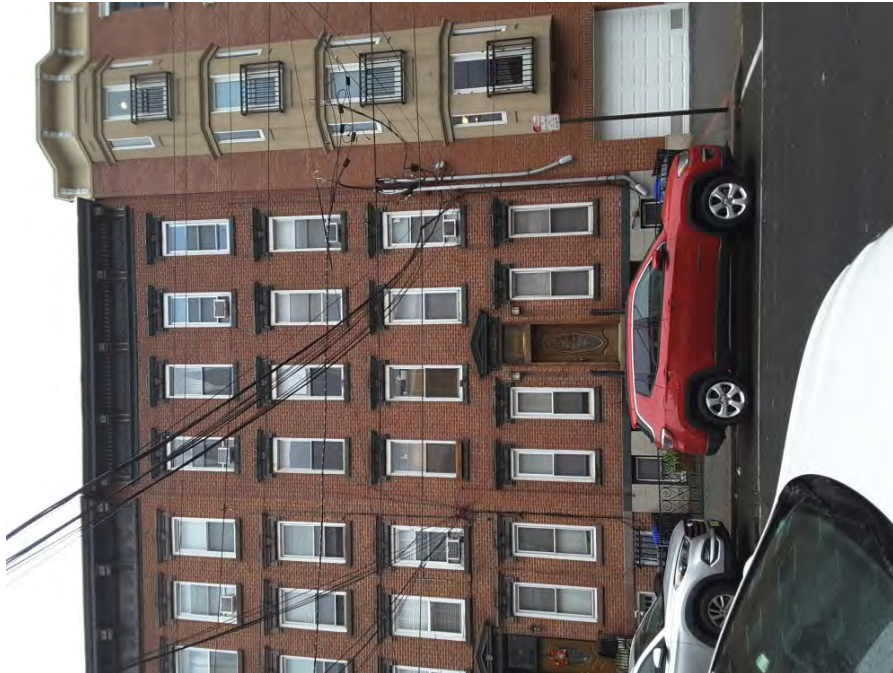
Property Name: 607 Grand Street
Address: 607 Grand St

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 79 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

607 Grand Street is a four-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1900. The brick facade features a central entry with a parged ground floor. The building is fronted by a stone and brick stoop with original iron railings, newel posts, and areaway fence. The main entry is composed of a modern single-leaf wood and glass door with transom set beneath a pedimented hood. A secondary, garden-level entry is located beside the stoop. Fenestration includes replacement two-over-one windows set within the original openings with stylized stone lintels and simple stone sills. The flat roof is accented by a stylized wood cornice. Alterations include replacement windows; replacement stoop; and replacement door. No exterior flood mitigation measures are evident.

607 Grand 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. Originally swampland, mapping indicates that the 600 block first developed in ca. 1873 with residential structures. During that period of development the city block was cut diagonally by the Hoboken Land and Improvement Company, which led to angled rear lots. This parcel was first developed ca. 1909. The rest of the street filled in ca. 1950 with commercial buildings. The north half of the street was torn down ca. 1979, as seen in aerial imagery, and replaced by a shopping center.

607 Grand Street exhibits cosmetic alterations, including replacement windows, stoop, and door. The building retains character-defining features, such as the window openings; original stone door hood and window lintels; garden level entry; and cornice; that contribute to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-25029887

historic character of Grand Street and the Hoboken Historic District. Therefore, it is recommended that 607 Grand Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

607 Grand Street is sited on a rectangular parcel (Block 79 Lot 5), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 607 Grand Street is located in an architecturally diverse neighborhood surrounded by residential, commercial, and industrial properties dating from the late-19th to the early 20th centuries. This block of Grand Street is characterized by residential three-to-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:

-25029887

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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 | | |
| 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 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 3 | 1978 | | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 4B-BX-8U-H / 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**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-25029887**

Page 3

PROPERTY REPORT

Property ID: 102154474

Property Name: 608 Grand Street
Address: 608 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 30 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

608 Grand Street is a three-story, three-bay wide, frame apartment building constructed ca. 1870. The façade is sheathed in smooth stucco. A single entrance pierces the south end of the entrance level, sided by two pairs of single windows. The upper level fenestration features three equally spaced single windows across each level. The openings appear original with replacement sashes. Plain, straight lintels hang above each opening, including the entrance. The flat roof lacks ornamentation. Alterations include replacement windows and doors, stucco cladding, and a small addition from the rear wall. No exterior flood mitigation measures are evident.

608 Grand Street was built as a wave of early residential, frame development on the west side of the 600 block of Grand Street. While the building footprint remains largely unchanged since its first appearance in the 1873 Hopkins Atlas, the facade exhibits signs of modern alterations.

Despite alterations, the building at 608 Grand Street is an example of Hoboken's early frame dwellings and it contributes to the historic character of the residential block. Therefore, it is recommended that the property be classified as a contributing resource within the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

102154474

Page 1

608 Grand Street is sited on the west side of Grand, on a narrow rectangular parcel (Block 78 Lot 30), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

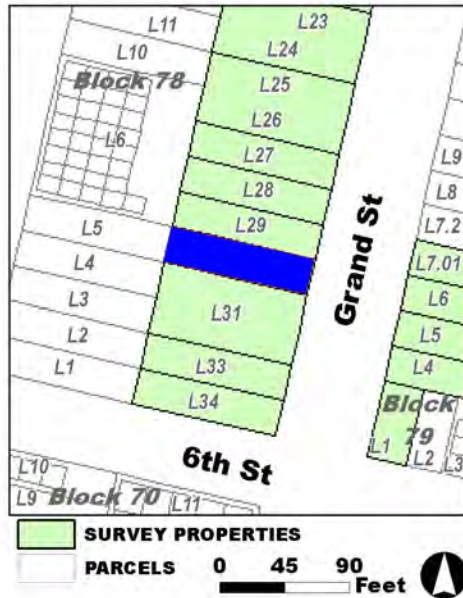
Other Designation Date:

☐ **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:

102154474

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 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |

Additional Information:

HPC LIST ID: 22

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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****102154474**

Page 3

PROPERTY REPORT

Property ID: 355482926

Property Name: 609 Grand Street

Ownership: Private

Address: 609 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 79 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

609 Grand Street is a four-story, four-bay, Neo-Grec-style rowhouse constructed ca. 1900. The facade features a central entrance fronted by a stone and brick stoop. The main entry is composed of a modern wood and glass door with transom set beneath a pedimented stone hood. A secondary, garden-level entry is located beside the stoop. Fenestration includes replacement two-over-one windows set within the original openings with stylized stone lintels and simple stone sills; the second floor features six-over-six replacement windows. The flat roof is accented by a stylized wood cornice. Alterations include replacement windows; stoop and railings; and door. No exterior flood mitigation measures are evident.

609 Grand 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. Originally swampland, mapping indicates that the 600 block first developed in ca. 1873 with residential structures. During that period of development the city block was cut diagonally by the Hoboken Land and Improvement Company, which led to angled rear lots. This parcel was first developed ca. 1909. The rest of the street filled in ca. 1950 with commercial buildings. The north half of the street was torn down ca. 1979, as seen in aerial imagery, and replaced by a shopping center.

609 Grand Street exhibits cosmetic alterations, including replacement windows and a replacement stoop and front door. The building retains character-defining features, such as the window and door openings; stone door hood and lintels; and original cornice; that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

355482926

Page 1

contribute to the historic character of Grand Street and the Hoboken Historic District. Therefore, it is recommended that 609 Grand Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

609 Grand Street is sited on a rectangular parcel (Block 79 Lot 6), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 609 Grand Street is located in an architecturally diverse neighborhood surrounded by residential, commercial, and industrial properties dating from the late-19th to the early 20th centuries. This block of Grand Street is characterized by residential three-to-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:

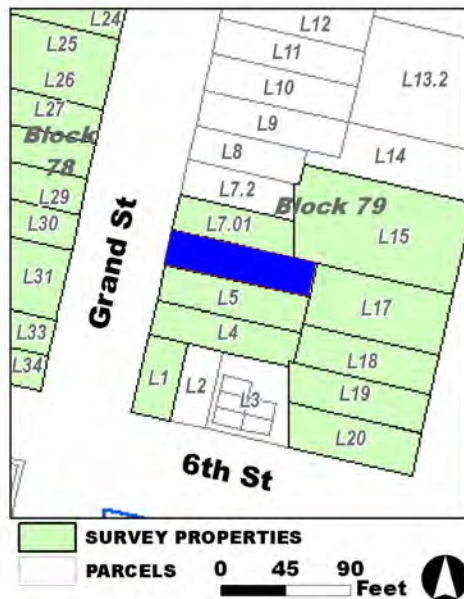
Other Designation Date:

☐ **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

☒ (Primary Contact)

Property ID:

355482926

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 | | |
| 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-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: 22

PARCEL DATA (BLDG_DESC: 4B-8U-H-BA / 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:** 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****355482926**

Page 3

PROPERTY REPORT

Property ID: 1500075821

Property Name: 610 Grand Street
Address: 610 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

610 Grand Street is a three-story, three-bay wide dwelling constructed ca. 1870. The entrance and garden level of the façade are sheathed in brick veneer and the upper levels in vinyl siding. Wrought iron fencing encloses the garden level entrance across the lower façade level. A single entrance pierces the south end of the entrance level, sided to the north by a tri-partite and single window. The upper level fenestration features three equally spaced single windows across each level. The roof is flat, highlighted by a cornice sheathed in metal. Alterations include replacement windows throughout; replacement door; the application of replacement siding across the façade; and fenestration alterations. No exterior flood mitigation measures are evident.

610 Grand Street was built as a wave of early residential, frame development on the west side of the 600 block of Grand Street. While the building footprint remains largely unchanged since its first appearance in the 1873 Hopkins Atlas, the facade exhibits signs of modern alterations.

Despite alterations, the building at 610 Grand Street is an example of Hoboken's early frame dwellings and it contributes to the historic character of the residential block. Therefore, it is recommended that the property be classified as a contributing resource within the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1500075821

Page 1

610 Grand Street is sited on the west side of Grand Street on a narrow rectangular parcel (Block 78 Lot 29), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

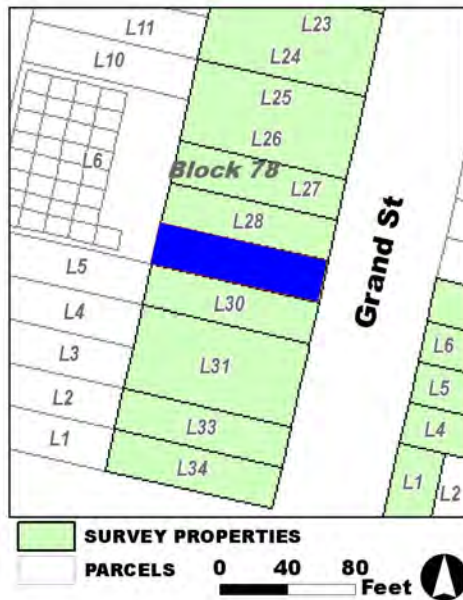
Other Designation Date:

☐ 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)

1500075821

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, 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. | 1934 | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 3F-4U-1B-X / 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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1500075821**

Page 3

PROPERTY REPORT

Property ID: **-168684265**

Property Name: 611 Grand Street

Ownership: Private

Address: 611 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 79 | 7.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

611 Grand Street is a four-story, two-bay, modern semi-detached rowhouse constructed ca. 2003. The brick building features precast stone trim and a metal-clad oriel window. The main entry is composed of a single-leaf glass and metal door flanked by sidelights within a round arch opening. Fenestration includes paired six-over-one windows; the first floor features a picture window. The mansard roof is accented by a pediment dormer with paired windows. No exterior flood mitigation measure are evident.

611 Grand 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. Originally swampland, mapping indicates that the 600 block first developed in ca. 1873 with residential structures. During that period of development the city block was cut diagonally by the Hoboken Land and Improvement Company, which led to angled rear lots. The rest of the street filled in ca. 1950 with commercial buildings. The north half of the street was torn down ca. 1979, as seen in aerial imagery, and replaced by a shopping center.

The building at 611 Grand 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:

-168684265

Page 1

611 Grand Street is sited on an end-block rectangular parcel (Block 79 Lot 7.01), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 611 Grand Street is located in an architecturally diverse neighborhood surrounded by residential, commercial, and industrial properties dating from the late-19th to the early 20th centuries. This block of Grand Street is characterized by residential three-to-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:

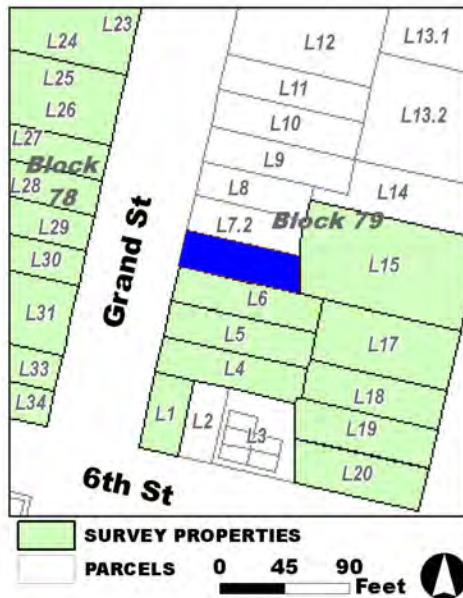
Other Designation Date:

☐ 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

☒ (Primary Contact)

Property ID:

-168684265

Page 2

BIBLIOGRAPHY:

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 22

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-168684265**

Page 3

PROPERTY REPORT

Property ID: 870021980

Property Name: 612 Grand Street

Ownership: Private

Address: 612 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

612 Grand Street is a three-story, three-bay wide, dwelling constructed ca. 1890. The entire façade is sheathed in brick veneer. Wrought iron fencing encloses the garden-level entrance across the lower façade level. A single entrance pierces the south end of the entrance level, sided to the north by two single windows. The upper level fenestration features three equally spaced single windows across each level. Each opening features brick lintels and sills, with the original lintel and sills removed. The third floor window openings have been altered to accommodate smaller windows. The roof is flat and highlighted by a stepped parapet across the roofline, the original cornice has been removed. Alterations include replacement windows throughout; replacement doors; the application of modern brick veneer on the façade; alteration of window openings; and the removal of the original cornice. No exterior flood mitigation measures are evident.

612 Grand Street was built as a wave of early residential, frame development on the west side of the 600 block of Grand Street. While the building footprint remains largely unchanged since its first appearance in the 1873 Hopkins Atlas, the facade exhibits signs of modern alterations.

Despite alterations, the building at 612 Grand Street is an example of Hoboken's early frame dwellings and it contributes to the historic character of the residential block. Therefore, it is recommended that the property be classified as a contributing resource within the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

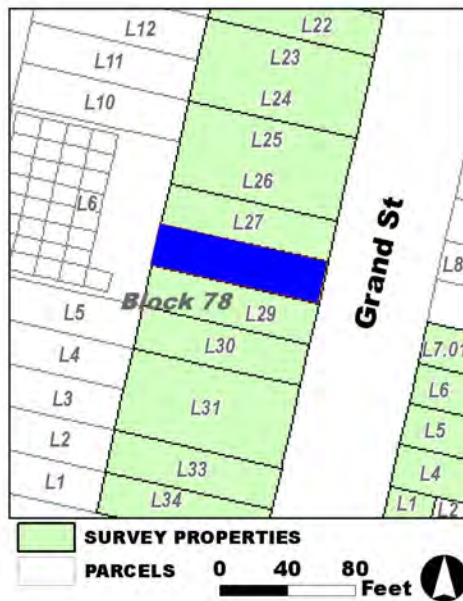
Property ID:

870021980

Page 1

Setting:

612 Grand Street is sited on the west side of Grand Street, on a narrow rectangular parcel (Block 78 Lot 28), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:****870021980**

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|---|-------|----------------------------------|
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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| 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: 22

PARCEL DATA (BLDG_DESC: 3F-3U-BA/2F-1U / 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: 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:

870021980

Page 3

PROPERTY REPORT

Property ID: **-1004329817**

Property Name: 614 Grand Street

Ownership: Private

Address: 614 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

614 Grand Street is a three-story, four-bay wide dwelling constructed ca. 1870. The entire façade is clad in vinyl siding. Wrought iron fencing encloses the garden level entrances across the lower façade level. A centralized entrance pierces the entrance level, flanked by two tri-partite windows. The upper level fenestration features four equally spaced single windows across each level. Each opening appears original with replacement sashes. The roof is flat and features a small fourth level addition, sheltered by a shed roof. Alterations include replacement windows throughout; replacement doors; the application of replacement siding across the facade; and the construction of the rooftop addition. No exterior flood mitigation measures are evident.

614 Grand Street was built as a wave of early residential, frame development on the west side of the 600 block of Grand Street. While the building footprint remains largely unchanged since its first appearance in the 1873 Hopkins Atlas, the facade exhibits signs of modern alterations.

Despite alterations, the building at 614 Grand Street is an example of Hoboken's early frame dwellings and it contributes to the historic character of the residential block. Therefore, it is recommended that the property be classified as a contributing resource within the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1004329817

Page 1

614 Grand Street is sited on the west side of Grand, on a narrow rectangular parcel (Block 78 Lot 27), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

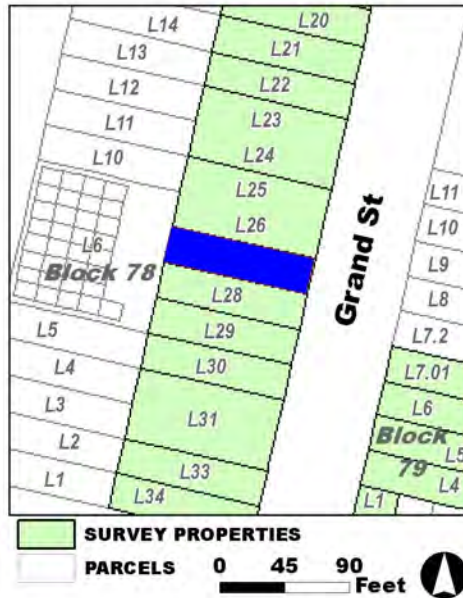
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

-1004329817

☐ (Primary Contact)

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: 22

PARCEL DATA (BLDG_DESC: 3F-5U / 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

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1004329817

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PROPERTY REPORT

Property ID: **-1038592770**

Property Name: 616 Grand Street
Address: 616-618 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 25 |
| HUDSON | Hoboken | | Newark | 78 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 616-618 Grand Street (more appropriately referred to as 616 Grand Street based on 2019 parcel data) contains a one-and-a-half-story, four-bay wide commercial building constructed ca. 1950. The façade is primarily constructed of brick, largely obscured by wood panel cladding, and fronted by a wrought iron areaway fence. Two recessed entrances pierce the facade, flanked by small single, commercial-glass windows. The top half-story is separated from the ground-level entrances by a retractable fabric awning; it features replacement, modern square windows and wood paneling. The roof is flat and accented by a stepped parapet roofline. Alterations include replacement windows and doors throughout, and the application of wood paneling across the majority of the facade. No exterior flood mitigation measures are evident.

The 600 block of Grand Street developed in the mid-19th century, predominantly filled with frame dwellings. The tax parcel at 616 Grand Street is first documented with a building on site in the 1891 Sanborn Map, which shows a four-story building that - unlike its neighbors - is of brick construction. The brick building is still present in Sanborn's 1932 depiction, at which point it is denoted as "Flats." Between 1932 and 1951, however, the building was either severely modified or rebuilt entirely, as it is reportedly a single-story garage with an earthen floor in the 1951 Sanborn. The footprint of the building today is largely unchanged since the midcentury, though it is now used by Willie McBride's Irish Pub and Restaurant.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1038592770

Page 1

The building at 616 Grand Street no longer conveys its historic appearance due to extensive modern alterations. Therefore, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

616 Grand Street is sited on the west side of Grand, on a rectangular-shaped parcel (Block 78 Lot 26), in the City of Hoboken, Hudson County, New Jersey. The buildings are oriented with their primary elevations facing east and surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

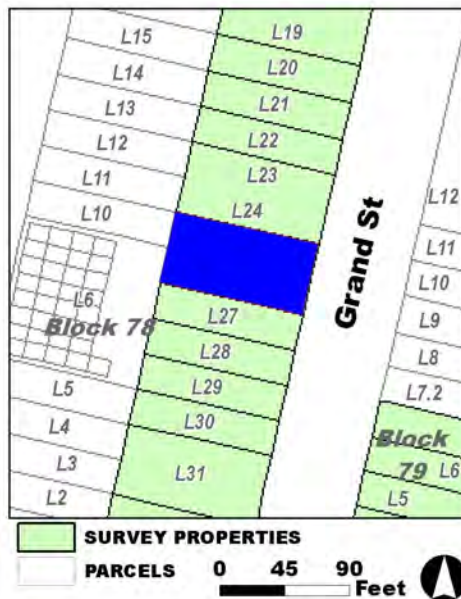
Other Designation:

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:

-1038592770

Page 2

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| 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. | 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |

Additional Information:

HPC LIST ID: 22

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

NOTES:

AECOM 2019:

Additional Notes Field in Database: Parcel incorrectly listed as Block 78, Lots 25, 26 in database; should be changed to Block 78 Lot 26 to reflect 2019 recorded parcel data.

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1038592770**

Page 3

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1038592770

PROPERTY REPORT

Property ID: 683719697

Property Name: 618 Grand Street
Address: 620-622 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 23 |
| HUDSON | Hoboken | | Newark | 78 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 620-622 Grand Street (more appropriately referred to as 618 Grand Street based on 2019 parcel data) contains a three-story, three-bay wide dwelling constructed ca. 1890. The building features a modernized façade clad in brick veneer with sidewalls sheathed in stucco and diamond-shaped asphalt siding. The primary facade is fronted by a wrought iron areaway fence and a concrete patio; the side (north) elevation abuts a narrow, surface parking lot fronted by a chain-link fence. A recessed garden-level entrance is located between the patio and the wide stoop, fronting both main entrances. The two entrances include a side door with flanking sidelights and an arched transom highlighted by an arched masonry-trimmed door surround, and a centralized door topped by a flat keystone lintel. Centralized balcony doors pierce the upper levels decorated with keystone lintels and wrought iron false balcony railing. Pairs of windows are located on all three levels framed by keystone lintels and sills. The roof is flat and fronted by a simple masonry cornice. No exterior flood mitigation measures are evident.

The 600 block of Grand Street developed in the mid-19th century, predominantly filled with frame dwellings. The building at 618 Grand Street appears on fire insurance maps as early as 1891, as a three-story, frame building. This structure retains its footprint throughout the early and mid-20th century. It is likely that the building standing at 618 Grand Street today is the same, ca. 1890s frame structure; however, substantial modifications to the facade have rendered the building illegible as a late-19th century frame building.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

683719697

Page 1

The building at 618 Grand Street was constructed within the Hoboken Historic District's Period of Significance (1838-1967). However, the building's architectural style and character defining features have been greatly altered to the point that they no longer convey the historic architectural character of the original building form. As such, it is recommended that the building at 618 Grand Street, along with the associated surface parking lot, be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

618 Grand Street is sited on the west side of Grand, on a rectangular-shaped parcel (Block 78 Lots 24, 25), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevations facing east and surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

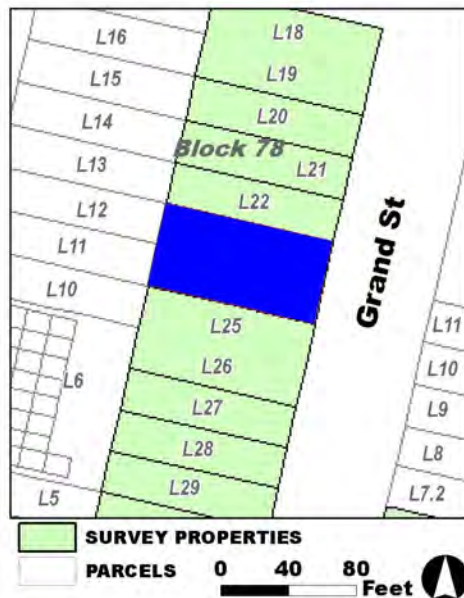
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

683719697

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 | 1987 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: PAVED LOT / 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 Boundary Increase

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

683719697

Page 3

PROPERTY REPORT

Property ID: 1702544976

Property Name: 620-622 Grand Street
Address: 626 Grand ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 78 | 22 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 626 Grand Street (more appropriately referred to as 620-622 Grand Street based on 2019 parcel data, though "626" is displayed as the address on the facade) contains a four-story, two-bay, modern residential dwelling constructed ca. 2013. The primary facade is clad in brick with metal sheathing on the projecting, four-story, box bay on the northern end of the facade; it is fronted by a raised concrete planter and a brick stoop with modern iron railings. The side (south) elevation is clad in metal siding and abuts a narrow, surface parking lot fronted by a chain-link fence. The deeply recessed main entry is located on the south bay of the building, facing east, and features two modern doors; it is flanked by a narrow, single opening. All fenestration consists of large, modern casement bays. The roof is flat and unadorned. No alterations or exterior flood mitigation measures are evident.

The 600 block of Grand Street developed in the mid-19th century, predominantly filled with frame dwellings. 620-622 Grand Street was initially built at this time, documented on the 1891 Sanborn map as a two-story, frame building. The frame building remained on site until the 21st century and is shown in 2007 modern street-view mapping as a sunken, two-story, frame building with vinyl siding. Around 2012-2013, the historic frame building was removed from the parcel and the modern, extant building was constructed in its place.

620-622 Grand 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-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1702544976

Page 1

contributing resource to the Hoboken Historic District.

Setting:

620-622 Grand Street is sited on the west side of Grand, on a rectangular-shaped parcel (Block 78 Lots 22, 23), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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:

1702544976

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|---|-------|----------------------------------|
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2013 | |

Additional Information:

HPC LIST ID: 22

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

NOTES:

AECOM 2019:

Additional Notes: Parcel incorrectly listed as Block 78, Lot 22 in database; should be changed to Block 78, Lots 22, 23 to reflect 2019 recorded parcel data.

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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1702544976**

Page 3

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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1702544976

Page 4

PROPERTY REPORT

Property ID: 418727915

Property Name: 628 Grand Street
Address: 628 Grand St

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

628 Grand Street is a two-story, three-bay, vernacular building constructed ca. 1928. The façade is constructed of brick and features a brick soldier course beltcourse between floors. A centralized garage bay pierces the facade, and is flanked by pedestrian entries on both sides. Fenestration across the upper level consists of four, equally-spaced, single window openings. Each of the openings features stone sills. The roof is flat and highlighted by a stepped parapet roofline. Alterations include replacement windows on the second floor and boarded up openings on the ground floor. No exterior flood mitigation measures are evident.

Development at 628 Grand Street first appears on fire insurance maps as early as 1923, illustrating two small side-by-side buildings at the east end of the property. By 1928, a newspaper clipping details a real estate transaction for the property, noting 'a two-story brick storage building at 628 Grand Street' as being sold to Pasquale Lisi for \$9,000.00. Historic mapping from 1932 denotes a single two-story brick automotive building with rear concrete block Automotive Repair extension on the property. Insurance maps from 1938 and 1951 continue to illustrate the same building with rear extension. The footprint of the building appears to have remained unchanged since its mid-to-late 1920s construction, and the architectural evidence noted at the time of this survey appears to match this period of construction.

The building at 628 Grand Street retains integrity as a small-scale, auto-related building intended to service the immediate neighborhood. Its mid-century architectural style and character-defining features have not been altered, thus; it is recommended that the property be

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

418727915

Page 1

classified as a contributing resource within the Hoboken Historic District.

Setting:

628 Grand Street is sited on the west side of Grand Street, within a narrow, rectangular-shaped parcel (Block 78 Lot 21), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is present.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

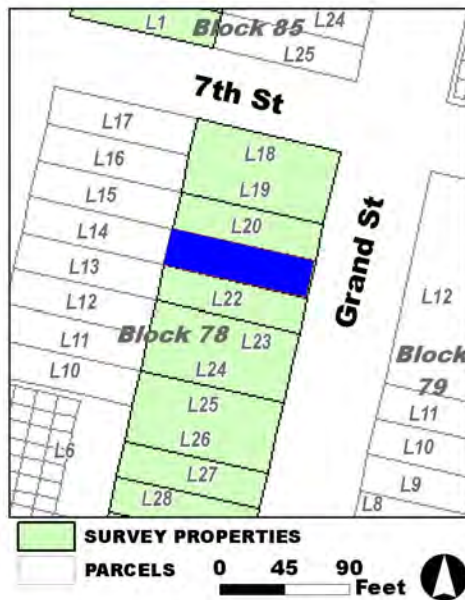
Other Designation:

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:

418727915

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1953 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1997 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Jersey Journal | Insurance Maps of Hoboken, Hudson County, New Jersey | | | |
| | "Real Estate Transactions throughout Hudson County" | 1928 | | |
| | February 23, 1928, 30. | | | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 2B-1U-H-G / FAC_NAME: / YR: 1915)

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

Attachments Included:

| | | | |
|---|-----------|---|-----------|
| 0 | Building | 0 | Bridge |
| 0 | Structure | 0 | Landscape |
| 0 | Object | 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****418727915**

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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:

418727915

Page 4

PROPERTY REPORT

Property ID: **-1153190958**

Property Name: 630 Grand Street

Ownership: Private

Address: 630 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

630 Grand Street is a four-story, five-bay wide dwelling constructed ca. 1900. The entire façade is clad in vinyl siding. A centralized entrance pierces the entrance level, flanked by two single windows on both sides. The upper level fenestration features four equally spaced single windows across each level. Each opening appears original, but the original lintels and sills have been removed and the openings feature replacement sashes. The roof is flat, and the original cornice has been removed. Alterations include replacement windows and doors throughout; removal of original lintels, sills, and cornice; and the application of vinyl siding across the façade. No exterior flood mitigation measures are evident.

630 Grand Street was built during the late-19th to early-20th century. Development on this parcel is noted on a map of the area as early as 1909. The footprint of this building at this location is slightly altered since its original construction. A small addition is apparent from the rear wall of the building with swimming pool.

While the building at 630 Grand Street was constructed within the Hoboken Historic District's Period of Significance (1838-1967), its architectural style and character defining features have been greatly altered including the removal of original lintels, sills, and cornice, and the application of vinyl siding. Therefore, 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: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1153190958

Page 1

Setting:

630 Grand Street is sited on the west side of Grand, on a narrow rectangular parcel (Block 78 Lot 20), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is present.

**Registration
and Status
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

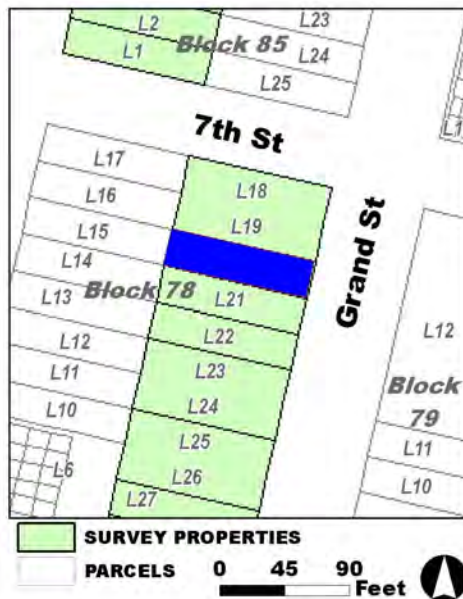
Certification of Eligibility:

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: Samantha Kuntz

Organization: AECOM

Property ID:

-1153190958

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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: 22

PARCEL DATA (BLDG_DESC: 4F-8U-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:** Not 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**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1153190958**

Page 3

PROPERTY REPORT

Property ID: 1980010165

Property Name: 632 Grand Street

Ownership: Private

Address: 632 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 78 | 18 |
| HUDSON | Hoboken | | Newark | 78 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

632 Grand Street is a five-story, four-bay wide apartment building constructed ca. 2007. The building is primarily constructed of brick with elements clad in metal. Iron fencing encloses areas of landscaping across a portion of the façade and sidewalk. A side entrance pierces the south end of the entrance level, sided by a garage bay, a pedestrian garage entrance, and a paired. The upper level fenestration features paired windows throughout. A multi-level extended bay, clad in metal extends above the garage bay. Each opening features large stone lintels and thin stone sills. The roof is flat and highlighted by large metal capped cornice. No exterior flood mitigation measures are evident.

632 Grand Street was built during the early 21st century. Development on this parcel is noted on a map of the area as early as 1909. The footprint of this building at this location matches that of the present-day construction. The building at 632 Grand Street was constructed well beyond the Hoboken Historic District's Period of Significance (1838-1967) and therefore would not contribute to its historic development or historic architectural character. Therefore, 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

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1980010165

Page 1

☐ (Primary Contact)

632 Grand Street is sited on the southwest corner of Grand and Seventh Streets, on a rectangular parcel (Block 78 Lot 19), in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by multi-story, multi-family tenements. Grand Street was developed in the late-19th and early-20th century and is predominately residential. Some modern residential infill is 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1980010165

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BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 2006 | | |

Additional Information:

HPC LIST ID: 22

PARCEL DATA (BLDG_DESC: 5B-10U-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: Not 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

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1980010165

Page 3

PROPERTY REPORT

Property ID: 1301027097

Property Name: 1015 Grand Street

Ownership:

Address: 1015 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 155 | 2.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1015 Grand Street is a five-story tall, five-bay wide former industrial building constructed ca. 1900. The brick building consists of a four-story original main block with a one-story rooftop addition. The main block contains a wide central bay with three-part, six-over-six aluminum replacement windows, and infilled transoms beneath a jack arch lintel. Fenestration throughout the rest of the building is primarily six-over-six aluminum replacement windows with jack arch lintels and bluestone sills. Larger openings on the north and south elevations are fronted by modern metal balconies. The primary elevation also contains original bluestone banding beneath the fenestration on the second, third, and fourth floors. The original corbelled cornice separates the original block from the modern brick addition, which features a modest stepped parapet. The building is accessed via a vestibule entry located on south end of the west elevation. A brick garage bay is located at the northwest corner of the property, on the ground floor. The brickwork appears original and suggests an early stable or loading area associated with the former manufacturing complex. A second, modern garage bay has been added to the west elevation. Alterations include replacement windows; a remodeled vestibule and brick entry steps; metal balconies; projected glass and metal sunrooms on the first floor of the north elevation; and the modern rooftop addition. Flood mitigation measures include the conversion of the ground-floor into a garage, which places residential use above the base flood elevation.

The property located at 1015 Grand Street is one half of a 20th-century manufacturing facility that spanned 1015 and 1021 Grand Street. According to historic industrial directories, it was the base of operations for more than one business, including the Diamond Fabric

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1301027097

Company of America in 1909, and Chares A. Reade Manufacturing in 1918. Reade Manufacturing maintained a longer tenancy at the property, as it was still referenced as the tenant in Hopkin's 1934Atlas of Hudson County. Between 1979 and 1987, according to historic aerials, the former manufacturing complex at 1015 and 1021 Grand Street was converted for residential purposes, and additional stories were added.

1015 Grand Street is currently located within the boundaries of the Hoboken Historic District. The property reflects the late 20th-century trend of converting manufacturing facilities into residential properties in the City of Hoboken. With its retention of character-defining features, such as bluestone sills and banding, brick jack arch lintels, and original corbelled cornice that clearly differentiates the original structure from the modern addition, 1015 Grand Street is a strong example of adaptive reuse that preserves the integrity of the original structure, and maintains the ability to convey its industrial heritage. As such, it is recommended that 1015 Grand Street be considered a contributing resource to the Hoboken Historic District.

Setting:

1015 Grand Street is sited on a rectangular parcel (Block 155, Lot 2.02), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west toward a historic stone street. It is located on a block comprised entirely of former manufacturing facilities that were converted into multi-family residential properties around the 1980s. The property has off-street access via a private courtyard shared with 1021 Grand Street; however the primary entrance is located on the west elevation.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

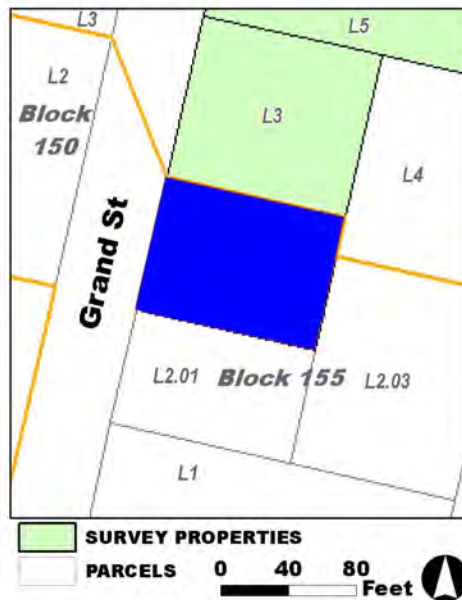
Other Designation Date:

☐ Eligibility Worksheet 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)

1301027097

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |

Additional Information:

HPC LIST ID: 17

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

NOTES: on the list 1015-1017 Grant 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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM☐ (Primary Contact)**Property ID:****1301027097**

Page 3

PROPERTY REPORT

Property ID: 158130022

Property Name: 1021 Grand Street

Ownership:

Address: 1021 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 155 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1021 Grand Street is a five-story tall, 10-bay wide former industrial property constructed ca. 1900. The brick vernacular building consists of a three-story original main block, with a two-story modern addition, with a pop-up single-story on the flat roof. The primary (south) elevation of the main block faces a private courtyard shared with 1015 Grand Street. The building is divided by brick pilasters into four sections, each which contains two to three window openings with jack arch lintels and bluestone sills. The primary entry with a modern concrete surround and a modern metal door is located in the center of the south elevation. The secondary (west) elevation is visually similar to the primary elevation, but contains 15 bays and no pedestrian entrance. It is divided by brick pilasters into five sections, each which contains three window openings with jack arch lintels and bluestone sills. The main block also includes a basement-level visible from the west elevation on Grand Street, which has been converted into parking with most of the window openings infilled. The original cornice features both dentils and corbel detailing, and separates the original block from the modern concrete addition, punctuated on the west elevation by four aluminum-sided, angular balconies. A decorative metal railing runs around the cornice of the addition. Alterations include infilled fenestration, replacement aluminum windows, concrete covering bluestone features, concrete infill of ground-floor openings, below-grade parking with two modern double garage doors, projecting angular balconies, and the two-story addition. Additional fenestration infill is visible on the north and south elevations. Flood mitigation measures include concrete infill of ground-level openings, as well as the conversion of the ground-floor into a garage, which positions residential use above the base flood elevation.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

158130022

Page 1

☐ (Primary Contact)

The property located at 1021 Grand Street is one half of a 20th-century manufacturing facility that spanned 1015 and 1021 Grand Street. According to historic industrial directories, it was the base of operations for more than one business, including the Diamond Fabric Company of America in 1909, and Chares A. Reade Manufacturing in 1918. Reade Manufacturing maintained a longer tenancy at the property, as it was still referenced as the tenant in Hopkin's 1934 Atlas of Hudson County. Between 1979 and 1987, according to historic aerials, the former manufacturing complex at 1015 and 1021 Grand Street were converted for residential purposes, and additional stories were added.

1021 Grand Street is located just outside the boundaries of the Hoboken Historic District. The property reflects the late 20th-century trend of converting manufacturing facilities into residential properties in the City of Hoboken. With its retention of character defining features, such as bluestone sills, brick jack arch lintels, and original cornice line that clearly differentiates the original structure from the modern addition, 1021 Grand Street is a strong example of adaptive reuse that preserves the integrity of the original structure; it is also historically and visually associated with its neighbor at 1015 Grand Street, which is currently located within the boundaries of the Hoboken Historic District. However, the two-story addition and projecting balconies impair the property's ability to convey its industrial heritage and render the overall property incompatible with the rest of the district. As such, it is recommended 1021 Grand Street remain outside of the boundaries of the Hoboken Historic District as it does not contribute to the historic district.

Setting:

1021 Grand Street is sited on a rectangular parcel (Block 155, Lot 3), located on the east side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south, and a secondary elevation facing south over a historic stone street. It is located on a block comprised entirely of former manufacturing facilities that were converted in to multi-family residences around the 1980s. The property has off-street access, and features a main entrance on the north elevation that is accessible via a private courtyard shared with 1015 Grand Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

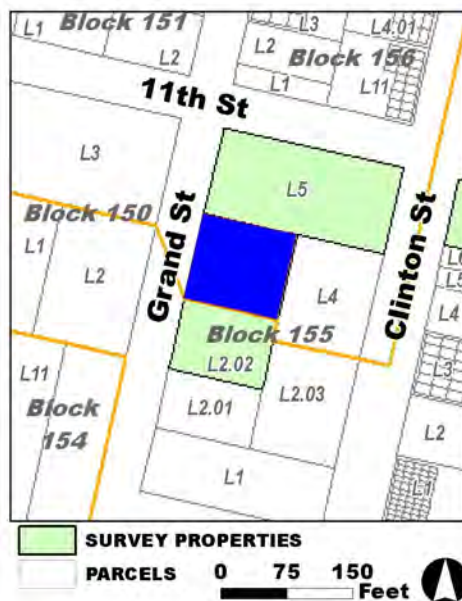
Other Designation:

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: Emily P. Everett

Organization: AECOM

Property ID:

☐ (Primary Contact)

158130022

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bureau of Industrial Statistics, Department of Lab | The Industrial Directory of New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Bureau of Industrial Statistics, Department of Lab | The Industrial Directory of New Jersey | 1918 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 18

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

NOTES: on the list 1021-1027 Grant Street

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

Attachments Included:

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

Historic District ? ☐**District Name:** not applicable**Status:****Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM☐ (Primary Contact)**Property ID:****158130022**

Page 3

PROPERTY REPORT

Property ID: 345360078

Property Name: 1422-1428 Grand Street

Ownership:

Address: 1422-1428 Grand ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 121 | 14 |
| HUDSON | Hoboken | | Newark | 121 | 15 |
| HUDSON | Hoboken | | Newark | 121 | 16 |
| HUDSON | Hoboken | | Newark | 121 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1422-1428 Grand Street is a five-story, seven-bay, former industrial building constructed ca. 1920. A ca. 1930 two-story addition extends from the west elevation. The brick-clad main block features a modern metal door and 36-light fixed metal windows set within evenly-spaced, former loading dock openings along the first floor; each opening has a steel I-beam lintel. Fenestration on the upper floors consists of paired and grouped six-over-six windows set within original openings with steel I-beam lintels. The north elevation features a vertical row of brick segmental arch openings that have been infilled with brick. The north elevation of the ca. 1930 addition features a set of metal double-doors set within a modified brick segmental arch opening; a single original nine-light industrial-sash window is located at the second floor of the addition. West of the addition is a set of brick arches and metal gates that form a courtyard. The flat roof is accented by terracotta coping. 'PILSENER HAUS' is painted in several locations on the building's exterior. Alterations include replacement window sashes and doors, modern courtyard, and the alteration of several openings on the exterior. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

345360078

Page 1

The area where 1422-1428 Grand Street is located, in the northern part of Hoboken, remained largely undeveloped until the 1910s; the land was marshy, which made it hard to build stable buildings. The primary development in this neighborhood centered around small manufacturing facilities, most of which are no longer extant. 1422-1428 Grand Street first appears on a 1932 atlas of Hoboken. The building is labeled as vacant in the atlas, but appears to be connected to a ca. 1900 wood-framed building that housed the Wilson Brothers Iron Works. The two-story fireproof addition to the main building was constructed by this point as well. During the mid-20th century the building was inhabited by the Gravure Cylinder Corporation, a company that manufactured printing press cylinders. The building is now the location of a German-themed restaurant.

1422-1428 Grand Street retains elements related to its historic function as an early 20th century manufacturing facility, including its overall height, massing, and rhythm of expansive window openings set between brick piers. Nevertheless, due to its distance from the current Hoboken Historic District boundaries and the lack of cohesion among the surrounding blocks, AECOM does not recommend expansion of the Hoboken Historic District boundaries to incorporate the subject property.

Setting:

1422-1428 Grand Street is sited on a rectangular parcel (Block 121 Lot 17), located on the west side of Grand Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The building is located in the northern part of Hoboken, which was originally developed as an industrial area. Most industrial facilities in the area have been demolished and replaced with large modern commercial and residential 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:

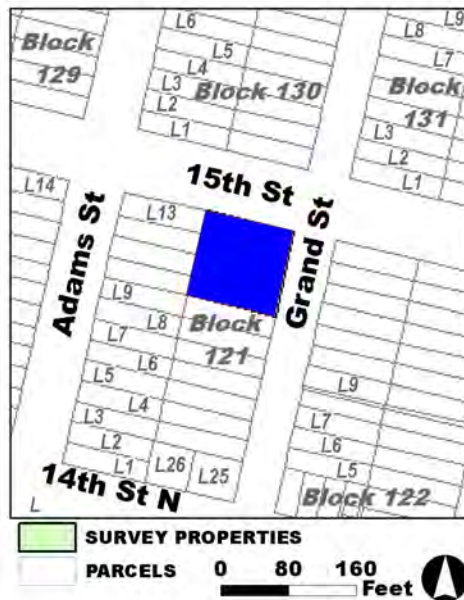
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

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☐ (Primary Contact)

345360078

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
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| Google | GoogleEarth Streetview | | | |
| Hoboken Historical Museum | "Columbus Park" | | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1953 | | |

Additional Information:

HPC LIST ID: 21

PARCEL DATA (BLDG_DESC: 5B-COMMERCIAL / 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:** not applicable**Status:****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:** Samantha Kuntz**Organization:** AECOM**Property ID:**

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☐ (Primary Contact)**345360078**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

345360078

Page 4

PROPERTY REPORT

Property ID: **-171254793**

Property Name: Baker Waterfront Plaza/Two Hudson Place
Address: 2-10 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 6.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Baker Waterfront Plaza/Two Hudson Place at 2-10 Hudson Place is an eight-story, five-bay, modern commercial office structure erected in 1987. The first two stories of the facade are clad in a granite veneer while the upper stories are primarily clad in a brick veneer, with granite in the central bay. The building features a centralized entrance on the facade containing double-leaf metal and glass doors. Fenestration consists of banks of plate glass windows, many of which have stone lintels. The cross-gable roof is clad in metal. These fenestration and entry details repeat on the north and east elevations, while the west elevation, partially obscured by neighboring structures, features depressed panels mimicking the window arrangement on the other elevations. No exterior alterations or exterior flood mitigation measures are evident.

The site of Baker Waterfront Plaza/Two Hudson Place is at least partially made-land, and by 1881 was the site of the Duke's House restaurant. In 1891 the site of the present structure was occupied by a two-story frame building used by a hay and feed business. By the mid-20th century it was the site of several structures of varied height and a parking lot. In the 1980s the site was cleared for the erection of the present structure.

The Baker Waterfront Plaza/Two Hudson Place at 2-10 Hudson Place, 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

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-171254793

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

Setting:

Baker Waterfront Plaza/Two Hudson Place is sited on a large parcel (Block 230 Lot 6.01), located on the north side of Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south, and is sited along a brick street close to the waterfront and railyards of Hoboken.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

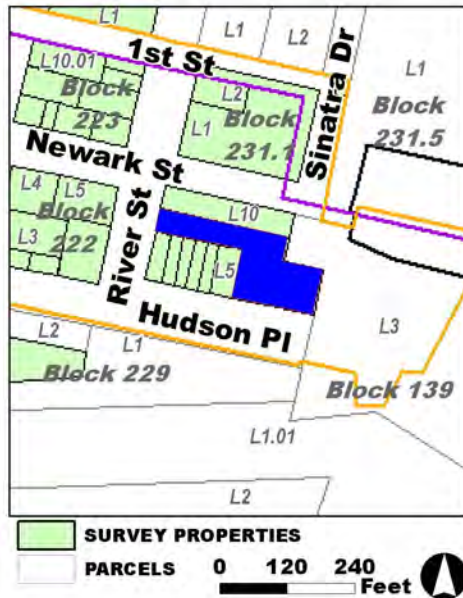
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-171254793

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 7B-COM OFFICES / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-171254793**

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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-171254793

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PROPERTY REPORT

Property ID: 457984910

Property Name: Trust Company of New Jersey Building
Address: 12-14 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

12-14 Hudson Place is a two-story Classical Revival-style former bank building, currently used commercially for retail space, constructed ca. 1905. The masonry façade is detailed in etched block across two levels of the façade and includes two circular, centralized columns and pilasters at both corners. The tops of the columns and pilasters feature detailed, decorative capitals. Both levels measure three bays in width. The openings appear original with replacement commercial bay sashes. Decorative iron panels are noted between the window openings, as well as decorative faux balcony handrailing fronting the window bays across the second level. The entrance level is pierced by a centralized double-door entrance topped by a wide transom and a large panel of decorative ironwork. Large multi-sash commercial windows flank the entrance. The second level features large multi-sash commercial windows in all three openings. The roof of the building is primarily flat, though a large gable feature and hvac equipment is noted across the middle section of the rooftop. A tall parapet trims the perimeter edges of the roofline. Decorative masonry details highlight both the front and rear roofline. The fascia area of the façade, above the column capitals, is incised with lettering that reads, The Trust Company of New Jersey, topped by dentil moulding and an extended cornice. Above the cornice is a paneled balustrade topped with a centralized scrolled cartouche with flanking antefix details. Alterations include the insertion of replacement windows throughout, and replace entrance doors. No exterior flood mitigation measures are evident.

This section of Hudson Place started developing during the late-nineteenth century. Historic mapping illustrates a sizable concrete, fireproof building constructed at this location as early as 1909, affiliated with the Trust Company of New Jersey. The same two-story

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

457984910

Page 1

☐ (Primary Contact)

masonry construction appears on mapping from 1932. Mapping from 1951 continues to denote the same building under the same ownership. The footprint of the building appears to have remained unchanged since its construction.

12-14 Hudson Place retains integrity and maintains features that contribute to the historic character of Hudson Place, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its size and scale; low-profile roof; decorative masonry detailing; and decorative ironwork across sections of the façade. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 12-14 Hudson Place be classified as a contributing resource to the Hoboken Historic District.

Setting:

12-14 Hudson Place is sited along the north side of Hudson Place, on a rectangular-shaped parcel (Block 230 Lot 5), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces south. This two-block area of Hudson Place is the southern end of the City limits. This two-block is primarily surrounded by open parking lots, commercial businesses, and resources related to Hoboken's Transportation (bus, rail and water) Terminal. The buildings in this area range from mid-nineteenth-century to the modern, 21st century construction.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

457984910

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|---|-------|----------------------------------|
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| 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 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 221

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

NOTES: Trust Company of New Jersey

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****457984910**

Page 3

PROPERTY REPORT

Property ID: -63455648

Property Name: 16 Hudson Place
Address: 16 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 230 | 3.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

16 Hudson Place (presently known as 16-18 Hudson Place) is a two-story commercial building, originally constructed ca. 1900, but added to and combined with the adjacent property ca. 1965. Iron fencing stands across the front of the property enclosing space for outdoor dining. The façade of the building is constructed of brick veneer. Both levels measure three bays in width and all openings are sheltered by individual cloth awnings. Boxed-shaped brick detailing is noted between the two levels, highlighting the exterior mounted light fixtures. The entrance level is pierced by a centralized, augmented double-door opening fronted by decorative iron-work. Floor-to-ceiling three-sash window bays flank the entrance. The second level features a centralized side-by-side double-door opening, top by a wide transom and fronted by decorative faux balcony handrailing. Large three-sash commercial window bays flank the center opening, both featuring brick sills. The roof of the building is flat and features a stepped parapet capped in metal across the roofline. Alterations include the construction of a new façade across the front of the building with new fenestration and materials. No exterior flood mitigation measures are evident.

This section of Hudson Place started developing during the late-nineteenth century. Historic mapping illustrates a frame building at this location as early as 1909. The same one-story frame construction appears on mapping from 1932, and by this time the building is noted as being used as a printing building/business. By 1951, the use of the building changed to a store. Aerial imagery of the area from 1966 appears to reflect the building combining with its adjacent neighboring property (#18) as one combined building footprint. Architectural

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-63455648

evidence reflects a newer, more modern façade across the front of the building, believed to have been added ca. 1995. The footprint of the building appears to have remained unchanged since the mid-1960s.

16 Hudson Place no longer conveys its historic appearance due to extensive modern alterations, including the total loss of its historic scale and massing as well as loss of historic fabric. These alterations render the original design intent indiscernable. Therefore, it is recommended that 16 Hudson Place be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

16 Hudson Place is sited along the north side of Hudson Place, on a narrow rectangular-shaped parcel (Block 230 Lot 3.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces south. This two-block area of Hudson Place is the southern end of the City limits. It is primarily surrounded by open parking lots, commercial businesses, and resources related to Hoboken's Transportation - bus, rail and water - Terminal. The buildings in this area range from mid-nineteenth-century to the modern, 21st century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

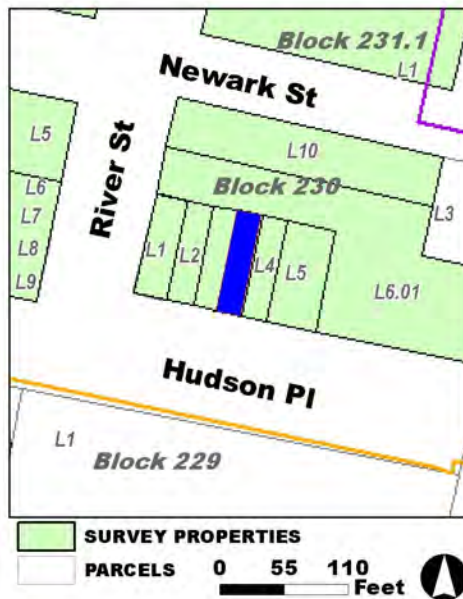
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-63455648

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| 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 | 1979 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

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

NOTES: Lots 3.02 and 4 under same ownership, but appear as different buildings

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-63455648**

Page 3

PROPERTY REPORT

Property ID: 584496865

Property Name: 18 Hudson Place
Address: 18 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

18 Hudson Place (presently known as 16-18 Hudson Place) is a two-story commercial building, originally constructed ca. 1890, but added to and combined with the adjacent property ca. 1965. Iron fencing stands across the front of the property enclosing space for outdoor dining. The façade of the building is constructed of brick veneer. Both levels measure three bays in width and all openings are sheltered by individual cloth awnings. Boxed-shaped brick detailing is noted between the two levels, highlighting the exterior mounted light fixtures. The entrance level is pierced by a centralized, augmented double-door opening fronted by decorative iron-work. Floor-to-ceiling three-sash window bays flank the entrance. The second level features a centralized side-by-side double-door opening, top by a wide transom and fronted by decorative faux balcony handrailing. Large three-sash commercial window bays flank the center opening, both featuring brick sills. The roof of the building is flat and features a stepped parapet capped in metal across the roofline. Alterations include the construction of a new façade across the front of the building with new fenestration and materials. No exterior flood mitigation measures are evident.

This section of Hudson Place started developing during the late-nineteenth century. Historic mapping illustrates a five-story masonry building at this location as early as 1891. The same five-story masonry construction appears on mapping from 1932, and by this time the rear of the building has been extended and the property is noted as being used as Terminal Lodging House. The same is noted for property on mapping from 1951. Aerial imagery of the area from 1966 appears to reflect the building combining with its adjacent

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

584496865

Page 1

☐ (Primary Contact)

neighboring property (#16) as one combined building footprint. Architectural evidence reflects a newer, more modern façade across the front of the building, believed to have been added ca. 1995. The footprint of the building appears to have remained unchanged since the mid-1960s.

18 Hudson Place 16 Hudson Place no longer conveys its historic appearance due to extensive modern alterations, including the total loss of its historic scale and massing as well as loss of historic fabric. These alterations render the original design intent indiscernable. Therefore, it is recommended that 16 Hudson Place be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

18 Hudson Place is sited along the north side of Hudson Place, on a narrow rectangular-shaped parcel (Block 230 Lot 4), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces south. This two-block area of Hudson Place is the southern end of the City limits. It is primarily surrounded by open parking lots, commercial businesses, and resources related to Hoboken's Transportation - bus, rail and water - Terminal. The buildings in this area range from mid-nineteenth-century to the modern, 21st century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

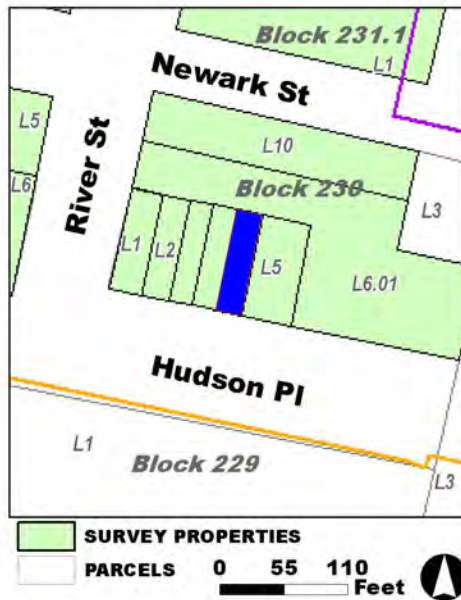
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

584496865

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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 | 1979 | |

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

584496865

Page 3

PROPERTY REPORT

Property ID: **-1696679365**

Property Name: 20 Hudson Place
Address: 20 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 3.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 20 Hudson Place is a two-story, one-bay commercial structure built ca. 1960 that is clad in a red brick veneer. The facade features a modern storefront with a side entry containing a glass plate door, and a centered storefront window features a replacement, folding three-leaf sash. A recessed side entry to the second floor of the building contains a plate glass door topped by a transom. Fenestration on the second floor consists of a centralized bank of windows with a brick sill containing two fixed sashes flanked by one-over-one sashes. The flat roof is accented by a brick parapet with stone coping.

The rear (north) elevation is clad in orange brick and features a side entry containing a metal door and a picture window with a brick sill, which contains a replacement, fixed center pane flanked by one-over-one sashes. A soldier course of brick spans the elevation above the first floor openings. Fenestration on the second floor consists of two windows with brick sills and lintels, each of which contains a pair of replacement, one-over-one sashes. Below each of these windows is an empty opening for a wall-mounted air-conditioning unit. The flat roof is accented by a parapet capped by a soldier course of brick and stone coping. Alterations include the recladding of the facade; installation of a new storefront; addition of a parapet; and replacement doors and sashes. No exterior flood mitigation measures are evident.

The building at 20 Hudson Place is located on the unit block of River Street in an area not developed until the 1880s. By 1891, a five-story

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1696679365

Page 1

☐ (Primary Contact)

structure had been erected at 20 Hudson Place. By 1932, the building -- along with the five-story structure at 18 Hudson Place -- was home to the Terminal Lodging House. The 1932 revisions to the 1906 fire insurance atlas produced by the Sanborn Map Company appear to depict the building at 20 Hudson Place as two five-story structures. No alterations are depicted in the 1938 or 1951 revisions, but by 1966 the building had been demolished and replaced by the present two-story structure. In the 1978 Zingman survey, a photograph of the facade shows different doors and sashes; a lighter-color brick cladding; no parapet; and signboards. Google Streetview images from September 2007 depict the building under renovation, likely resulting in the present facade.

The building at 20 Hudson Place is a structure built late in the Hoboken Historic District's period of significance (1838-1967), yet has undergone significant alterations, including the installation of a new facade; parapet; and replacement sashes and doors. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 20 Hudson Place be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

The building at 20 Hudson Place is sited on a parcel (Block 230 Lot 3.01), located on the north side of Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south, and is situated on a commercial block with buildings from the late 19th and 20th centuries across from the Hoboken Lackawanna Terminal.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

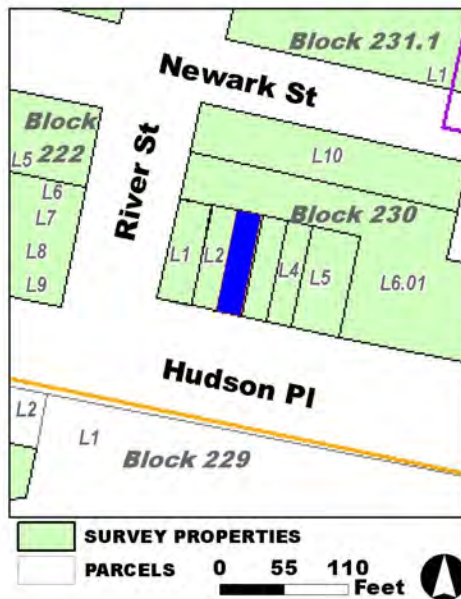
Other Designation Date:

☐ Eligibility Worksheet 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)

-1696679365

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-H-2C / 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**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:****-1696679365**

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☐ (Primary Contact)

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: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1696679365

Page 4

PROPERTY REPORT

Property ID: -1294454430

Property Name: Hoboken Evening News Building
Address: 22 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hoboken Evening News Building at 22 Hudson Place is a five-story, three bay structure built in the Renaissance Revival-style in 1887 and is clad in yellow brick with terra cotta ornamentation. A centered fire escape fronts the central bay of the facade. The facade features a pair of side entries containing replacement wood and glass doors surmounted by transoms. A centered storefront window features a replacement, folding three-leaf sash topped by a transom. Courses of painted, incised stone and ornate terra cotta tile are situated above the first floor storefront. Fenestration on the second and third floors consists of a central window opening containing three one-over-one replacement sashes, each of which is topped by a transom, and single windows with one-over-one replacement sashes and transoms in the outer bays. Similar fenestration is present on the fourth and fifth floors, though the windows in the center bay contain a pair of one-over-one replacement sashes with transoms. All windows have brownstone lintels and sills. The building's flat roof is accented by an ornate terra cotta frieze and a simplified modern cornice. The rear (north) elevation is clad in red brick on the first floor and yellow brick on the upper stories, and is fronted by a centered fire escape. It features a pair of side entries with arched openings containing replacement wood and glass doors surmounted by transoms. A centered, arched storefront window features a replacement, six-light sash. The entries and window all feature brownstone surrounds. Courses of painted, incised stone and ornate terra cotta tile are situated above the first floor storefront. A brownstone entablature is located above the first floor. Fenestration on the second, fourth, and fifth floors consists of a central window opening containing three one-over-one replacement sashes, each of which is topped by a transom, and single windows with one-over-one replacement sashes and transoms in the outer bays. The third floor features an arched, central window opening

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1294454430

Page 1

☐ (Primary Contact)

containing three one-over-one replacement sashes, each of which is topped by a transom, and smaller single windows with one-over-one replacement sashes below circular windows containing stained glass in the outer bays. Most windows have brownstone lintels and sills, though the arched central window on the third floor features a brick arch lintel and the circular windows have terra cotta surrounds. Alterations appear limited to a set-back penthouse-level addition; replacement of the original cornice; replacement doors; and replacement sashes and panes as well as a partially filled entry on the north elevation. No exterior flood mitigation measures are evident.

The Evening News Building is located on the unit block of Hudson Place in an area not developed until the 1880s. The Hoboken Evening News, founded in 1886, erected the Charles Reckie-designed building in 1887 to serve as its headquarters. The paper went out of business in 1898. By 1932, the building was home to stores on the ground floor and the Lackawanna Hotel on the upper floors. Though no changes were depicted in the 1938 revision to the 1906 fire insurance atlas produced by the Sanborn Map Company, in the 1951 revision, the building was shown as the Hudson Hotel on the upper floors. A penthouse-level addition was constructed atop the building between 1987 and 2004.

The Hoboken Evening News Building at 22 Hudson Place has undergone alterations, most notably the addition of a modern penthouse level with a set-back and replacement of the original cornice, but maintains significant architectural features that contribute to the historic character of Hudson Place and the greater Hoboken Historic District. Surviving character-defining features include the yellow brick cladding; brownstone lintels and sills; and terra cotta tile ornamentation. Therefore, it is recommended that the Hoboken Evening News Building at 22 Hudson Place be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Hoboken Evening News Building at 22 Hudson Place is sited on a parcel (Block 230 Lot 2), located on the north side of Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south, and is situated on a commercial block with buildings from the late 19th and 20th centuries across from the Hoboken Lackawanna Terminal.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

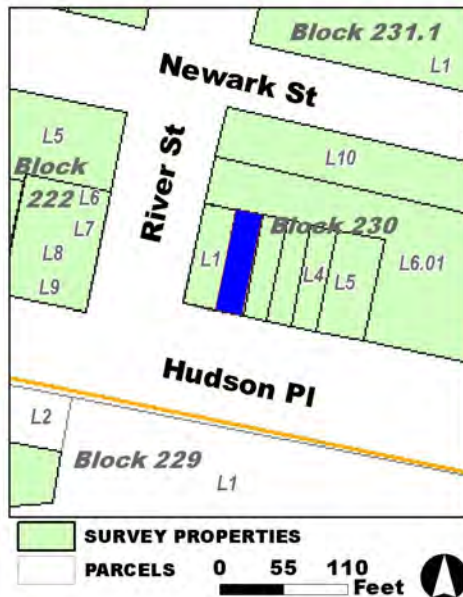
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-1294454430

Page 2

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1994 | |
| 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 | 1951 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1997 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 6B-5C-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**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1294454430**

Page 3

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: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1294454430

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PROPERTY REPORT

Property ID: **-1603504876**

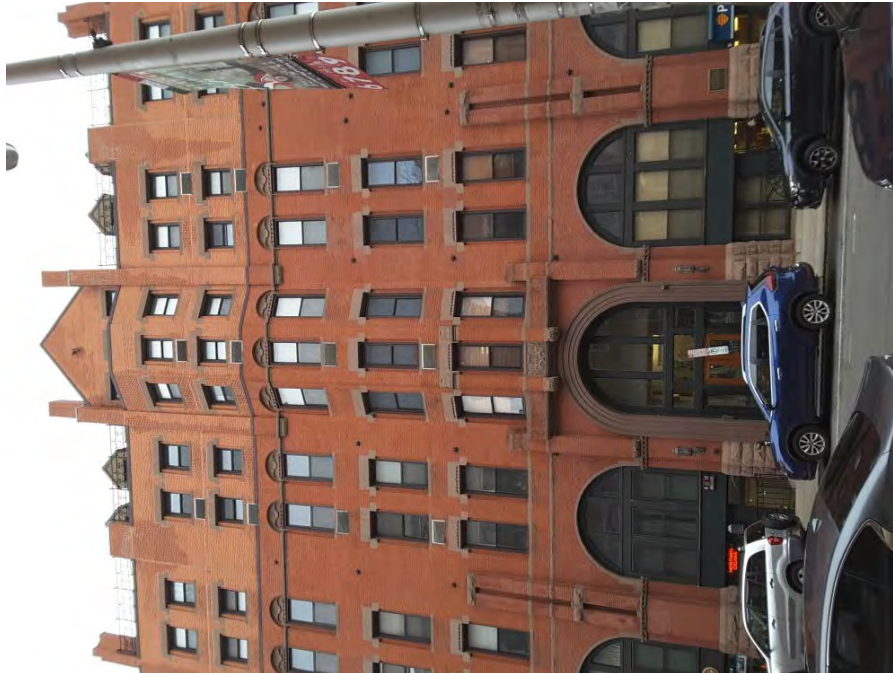
Property Name: Second National Bank Building
Address: 24 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Second National Bank Building, at 24 Hudson Place (alternately 77 River Street), is a six-and-one-half-story, five-bay, Romanesque Revival-style bank building built ca. 1889, with a two-and-one-half story addition added ca. 1989. The facade is clad in brick with stone detailing and stone bases to brick buttresses. The facade features a centered main entry located in the arched central bay of the first floor. The entry contains a replacement, double-leaf wood and glass door with sidelights and transoms. Above the central bay is a centrally placed datestone bearing the inscription "Second National Bank 1889". Three of the bays contain replacement storefronts with step-down entries containing wood and glass doors and transoms. The northernmost bay features only replacement windows without an entry. The fenestration on the second through the sixth floors consist of a central bay window and pairs of single windows in the outer bays. The windows contain replacement, one-over-one sashes and feature brownstone sills and lintels. The hipped roof is pierced by a cross-gable on the center of the facade, which is flanked by two dormers on each side. The roofline is accented by false chimneys and a decorative metal railing. The details repeat on the south and north elevations. Both are clad in brick, two bays wide, and feature metal fire escapes. The south elevation features a storefront in its east bay. Alterations include the two-and-one-half-story addition and replacement entrances and sashes. No exterior flood mitigation measures are evident.

The Second National Bank Building is located on the unit block of Hudson Place in an area not developed until the 1880s. The Second National Bank (founded in 1888) constructed this building ca. 1889, which according to the plaque on the side of the structure was the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1603504876

Page 1

tallest commercial building in Hoboken when it was completed. Early on, the bank leased portions of the building to other entities; in 1889 the basement of the Second National Bank became the first home of the Hoboken Public Library, and the building later appears in the 1891 Sanborn-Perris Map Co. fire insurance atlas as housing Hoboken's post office. The bank moved across the street to a building (Property ID 1017733592) at the southwest corner of River and Newark Streets in 1926. The 1938 revision to the 1906 fire insurance atlas published by the Sanborn Map Co. depicts the building with stores on the first floor and offices above. No alterations are depicted in the 1951 update to the fire insurance atlas. According to a plaque mounted on the building, ca. 1989 the Elysian Financial Services corporation added two-and-a-half-floors and converted the building into condominiums.

Though the Second National Bank Building at 24 Hudson Place (alternately 77 River Street) exhibits substantial modifications, including replacement sashes and the construction of a two-and-one-half-story modern addition, the resource retains significant features such as the original brownstone lintels and sills; arched first floor openings; and datestone. Additionally, the architecture of the addition seeks to emulate the architecture of the original structure in a compatible but differentiated fashion. The alterations have not diminished the building's overall integrity; and its architectural features contribute to the locally designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, despite modifications, it is recommended that the Second National Bank Building be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Second National Bank Building is sited on a parcel (Block 230 Lot 1), located on the northeast corner of River Street and Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is situated on a commercial block with buildings from the late 19th and 20th centuries across from the Hoboken Lackawanna Terminal.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

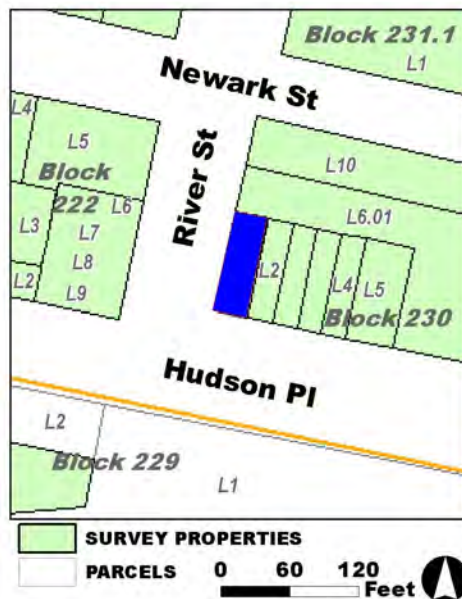
Other Designation Date:

☐ Eligibility Worksheet 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:

-1603504876

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | | |
| Jersey Journal | "Police Guard A Million As Bank Moves," February 1, 1926, 14. | 1926 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
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| New York Dawn | Hoboken Illustrated | 1909 | | |

Additional Information:

HPC LIST ID: 208

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

NOTES: Seaboard Building - inscription "Second National Bank 1889" (plaque)

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1603504876**

Page 3

PROPERTY REPORT

Property ID: **-405864675**

Property Name: 40-42 Hudson Place
Address: 40-42 Hudson PL

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 222 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 40-42 Hudson Place is a two-story, four-bay structure built ca. 1905 and later renovated with elements of the Art Deco-style. The facade is clad in painted brick and features two storefronts on the first floor -- one occupying the center two bays and the second occupying the left bay. The larger storefront has a centered entry in the right-center bay containing a plate glass door topped by a transom and flanked by two plate glass windows. Another plate glass window is located in the left-center bay. The second floor of the building is accessed by a side entry containing double-leaf glass plate doors with a metal surround and a transom filled with glass block. Second floor fenestration consists of large windows in the left and two central bays containing replacement fixed sashes with six panes. These windows feature concrete sills and brick surrounds with diamond ornamentation. The right bay is pierced by a smaller window with a brick lintel containing a replacement fixed sash with two panes of glass. The building's flat roof is accented by a brick parapet featuring crenellations and diamond motifs. Alterations include the historic installation of a new facade and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building at 40-42 Hudson Place is located on the unit block of Hudson Place in an area not developed until the 1880s. The lot was vacant into the 1890s, but by 1909 a brick structure had been erected on the east side of the lot, with the second floor serving as dressing rooms for the neighboring Lyric Theatre at 79 Hudson Street. This building's east bay provided an exit from the stage. Stylistic evidence suggests that the building was heavily modified with the installation of an Art Deco facade in the 1920s or early 1930s. At the time of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-405864675

renovations, a wall was erected enclosing the alley to the rear of the neighboring property (Property ID 1793272076). This wall matched the style of the easternmost bay of the building at 40-42 Hudson Place, giving it the appearance of a symmetrical, five-bay structure. While the parapet was later removed, the wall maintained a compatible appearance with 40-42 Hudson Place until after 2007.

The building at 40-42 Hudson Place has undergone alterations, most notably the historic installation of an Art Deco façade, but also the installation of modern storefronts and replacement sashes and doors. Despite this, the building retains character defining features including parapets; brick window surrounds; and diamond decorative motifs, which contribute to the historic and architectural character of Hudson Place and the locally-designated Central Business & Washington Street Historic District. Therefore, it is recommended that 40-42 Hudson Place additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 40-42 Hudson Place is sited on a parcel (Block 222 Lot 2), located on the north side of Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south and is situated among a mix of 19th and 20th century buildings on a primarily commercial block near the Hoboken Lackawanna Terminal.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

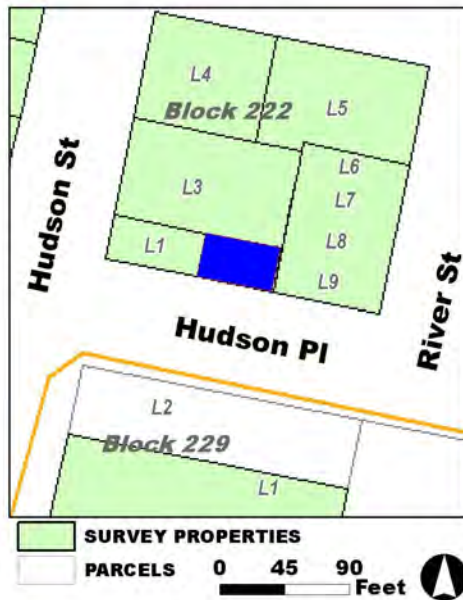
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-405864675

Page 2

BIBLIOGRAPHY:

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| 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 | 1987 | |
| 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. | 1923 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| 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-2C / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-405864675**

Page 3

PROPERTY REPORT

Property ID: **-756942670**

Property Name: Hudson And Manhattan Railroad Repair Shops

Ownership: Private

Address: 55 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 229 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

55 Hudson Street is a three-story brick building, constructed ca. 1907-1908. Iron fencing stands to the north side of the building, enclosing a parking lot. The west end of the building is pierced by ten bays and the north side by twenty bays. All of the augmented openings are now boarded over. A pedestrian opening and large garage entrance pierce the southwest corner of the west wall. All of the window openings are also highlighted by three-course arched lintels and masonry sills. The openings appear to be original. A band of brickwork is noted between the top level and roofline, along all sides building. A short brick parapet trims the roof topped with terra cotta coping. The roof is flat. Rooftop details include a small one-story hipped-roof penthouse at the west end, and gable monitors towards the center of the building. No exterior flood mitigation measures are evident.

The Hudson and Manhattan Railroad (H&M) Repair Shops was built circa 1907-1908. It was the first repair and maintenance facility for the H&M. An innovative rail car elevator lift is located inside the building that allowed rail cars to be hoisted from the subway tunnel up into the shops for repairs. The H&M Shops is historically associated with the Hudson and Manhattan Railroad Company which initiated rapid transit from Manhattan to New Jersey in 1908. It is also associated with William Gibbs McAdoo, builder of the first trans-Hudson rapid transit tunnel. The building first appears on bird's eye imagery of the area in 1904. Detailed illustrations of the building appear on 1923 and 1932 maps of the area. The last known use of the building was by the Port Authority Trans-Hudson Corporation (PATH) as a shop facility, offices, and locker room facility for PATH employees. The footprint of the building has remained unaltered since the time of its

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-756942670

Page 1

construction.

The Hudson and Manhattan Railroad Repair Shop building is located within the boundaries of the local Central Business & Washington Street Historic District (08/15/2012), the National Register-Eligible Old Main Delaware, Lackawanna and Western Railroad Historic District (SHPO Opinion 9/23/1996), and the National Register-Eligible Hoboken Historic District (SHPO Opinion 12/11/2016; COE 1/25/217). It retains a high degree of architectural integrity and maintains character-defining features including size and scale; low-profile roof with terra cotta coping, original augmented fenestration, and decorative brick detailing. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 55 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

55 Hudson Street is sited on the east side of Hudson, on an irregular-shaped parcel (Block 229 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This section of Hudson Street is the southern end of the City limits. The block is surrounded by open parking lots and resources related to Hoboken's Transportation – bus, rail and water- Terminal. These buildings range from the late 19th century to the modern, 21st century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

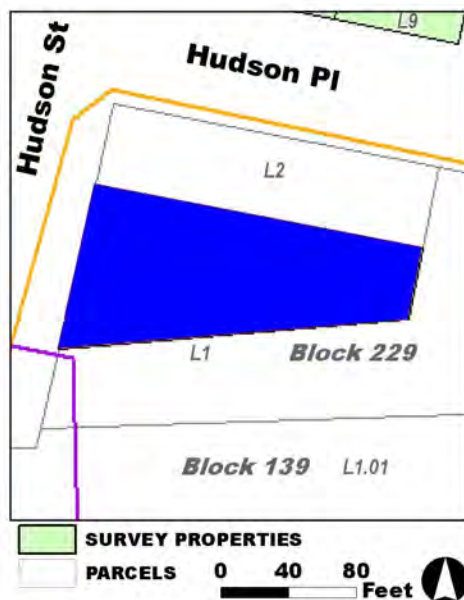
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-756942670

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Jacobs, Charles M., et al. | Hudson & Manhattan Railroad Repair Shops, 55 Hudson Street, Hoboken, Hudson County, NJ | 1997 | |

Additional Information:

HPC LIST ID: 186

PARCEL DATA (BLDG_DESC: BUS TERMINAL / FAC_NAME: VEHICLE TERMINL / YR:)

NOTES: fmr. Erie Lackawanna railroad car repair shop/train shed

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote: Null

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-756942670**

Page 3

PROPERTY REPORT

Property ID: 332110363

Property Name: Wilson Walton Building
Address: 66 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210.01 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

66 Hudson Street is a three-story office building, currently known as the Wilson Walton Building. The building was constructed circa 1850. The façade is constructed of blonde brick and the sidewalls are parged. The south side of the building features a three-sided extended bay that is noted across each level. The basement level of the building is pierced by three opening (within the extended bay), a centralized entrance flanked by single openings on both sides. The upper levels of the building each measure four bays in width. The entrance, fronted by a masonry stoop, pierces the north end of the façade and is filled by a commercial glass-plate door with sidelight and transom. Three, single window openings pierce the extended bay area. The second and third levels are pierced by four, single window openings. All of the openings appear to be original with replacement sashes. Each opening is topped by a straight brick lintel and sill. The roof is flat. Decorative brickwork spans a large portion of the façade roofline. Alterations to the building include the application of a brick façade; replacement windows throughout; and replacement door. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-nineteenth century. Historic mapping illustrates a building at this location as early as 1851. By 1856, mapping further details the building as part of a rowhouse construction known as Hudson Terrace. Mapping from 1873 denote ownership or affiliation of the building to Charles Clinton. The masonry building continues to be illustrated in 1891, by this time, denoted as being three-story in height. Mapping from 1909 through 1923 note the building as being used as the Eagan Business School. By 1932, the building is noted as vacant. The footprint of the building appears to have remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

332110363

Though altered, 66 Hudson Street retains architectural integrity and maintains features that contribute to the historic character of the Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include its low-profile roof; detailed brickwork across the roofline of the façade; three-sided extended bay across the façade; and original fenestration. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 66 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

66 Hudson Street is sited along the west side of Hudson Street, on a rectangular-shaped parcel (Block 210.01 Lot 25), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by open parking lots and resources related to Hoboken's Transportation – bus, rail and water-Terminal. Just a block north is commercial buildings flanking the roadway. The buildings in this area range from mid-nineteenth-century to the modern, 21st century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

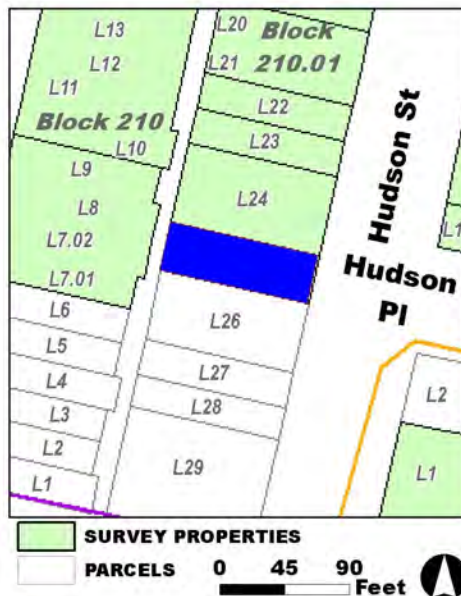
Other Designation Date:

☐ **Eligibility Worksheet 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)

332110363

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--------------------------|---|-------|----------------------------------|
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| 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 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3B-H-4C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****332110363**

Page 3

PROPERTY REPORT

Property ID: 228154562

Property Name: Terminal Building
Address: 68-70 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210.01 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Terminal Building at 68-70 Hudson Street is a seven-story, three-bay, commercial property constructed ca. 1910-1911. The city's first skyscraper is designed in primarily in the Chicago style, with Sullivan-esque detailing and Egyptian Revival motifs. The main entry is composed of a modern, double-leaf glass and aluminum door with sidelights and a large transom. Its modest, denticulated surround was reconstructed in the 1980s to evoke its original, "monumental," early 20th century form. The main entry is flanked by wood-framed, glass storefronts with central entries, transoms, and fixed and non-fixed awnings. The stucco-clad building is distinctively divided into three bays of vertical window bands, with are consistent from the second through seventh floors. Each bay contains a set of three one-over-one, aluminum sash windows separated by thin stucco pilasters; denticulated sills are present at all openings from the third to seventh floors. Unlike the rectangular fenestration through the building, the windows at the northern and southern bays of the seventh floors sit beneath a segmental arch, accented by incised detailed panels in the stucco. The roofline is the most distinctive portion of the façade: a central panel features a carving bearing the name "TERMINAL BUILDING;" the denticulated parapet enclosed at each end by two projecting sculptural representations of the Egyptian goddess Hathor. Gold-painted aspects of Egyptian iconography associated with Hathor such as volutes (for bovine ears) and sun disks, adorn the top of the skyscraper. Alterations include a reconstructed entry, replacement doors and windows, removal of a character-defining and metaphor-laden canopy above the seventh floor windows, and modified storefronts. No exterior flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

228154562

Page 1

The Terminal Building, designed by Newark-based architect Ferdinand H. Koenigsberger, was constructed ca. 1910-1911. Located near the Hoboken Terminal and visible from the Hudson River, the city's first skyscraper was a strategically developed business opportunity benefitting from the increased ease of access between Manhattan and New Jersey at the beginning of the 20th century. In its early years, the building's roof supported a large billboard for Prudential Life Insurance – the Rock of Gibraltar – highly visible to ferry commuters. The building was rehabilitated in 1985 in accordance with a façade easement to the Preservation Alliance of Greater Philadelphia and remains largely unchanged. (See Property Eligibility Worksheet)

The Terminal Building is a significant resource located at the southern end of the city, near its historic ferry terminal. The building expresses character-defining features of the Chicago style in its three-bay form, vertical windows banding, denticulation, and sculptural ornamentation, however, the Egyptian Revival-style forms at its cornice demonstrate a stylistic transition from heavier, classical architectural forms to lighter, modern styles such as the forthcoming Art Deco movement. Due to its intact integrity and architectural style, it is recommended that the early skyscraper is potentially individually eligible for listing on the National Register of Historic Places. As such, it is recommended that Terminal Building at 68-70 Hudson Street be classified as a key-contributing resource within the Hoboken Historic District in which it is located. (See Property Eligibility Worksheet)

Setting:

The Terminal Building at 68-70 Hudson Street is sited on a midblock, rectangular parcel (Block 210.01 Lot 24), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is located on an eclectic block of Hudson Street near the historic ferry terminal, surrounded by late 19th and early 20th century commercial, institutional, industrial, and residential development (Photograph 5).

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

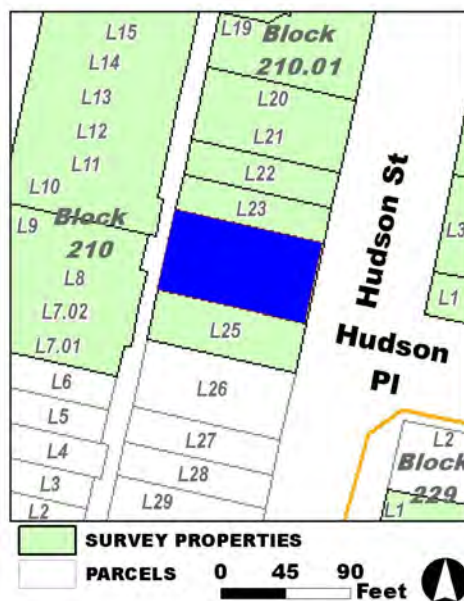
Other Designation:

Other Designation Date:

☒ Eligibility Worksheet 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:

228154562

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Jersey Journal | "Signs of Times in Hoboken," March 14, 1910, 7. | 1910 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Jersey Journal | "Terminal Building Hoboken, N. J.," [advertisement] February 26, 1910. | 1910 | |
| Karschner, Terry | National Register of Historic Places Nomination, "Erie-Lackawana Railroad Terminal at Hoboken" | 1973 | |
| Hoboken Historical Museum | "B+W photo of Public Service Railway of streetcars west of the Hudson Place Terminal loading platform, Hoboken, no date, ca. 1910-1911." | 1910 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Jersey Journal | "Terminal Co. Gets \$110,000 Loan," November 20, 1909. | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Hoboken Historical Museum | "Postcard: Terminal Building, Hoboken, N.J. No date, ca. 1911-1925." | 1911 | |
| Hudson County | Deeds, var. | | |
| Jersey Journal | "Hoboken's Terminal Building Sold," December 14, 1948. | 1948 | |
| Gabrielan, Randall | "Hoboken History and Architecture at a Glance." | 2010 | |
| Hoboken Historical Museum | "B+W photos, 12, of Hoboken streets, buildings, banks, churches, ca. 1976" | 1976 | |
| Jersey Journal | "The Terminal Building," [advertisement] April 27, 1912, 10. | 1912 | |
| Hoboken Historical Museum | "Sepia tone photos, 2, of Hudson St.; from Newark St. to Ferry St.; Hudson to Washington Sts., Hoboken, n.d., (1933.)" | 1933 | |
| Hoboken Historical Museum | "B+W photo of the Terminal Building, 68-70 Hudson St., Hoboken, 1915." | 1915 | |
| Jersey Journal | "Killers Elude Police as Dunn Dies in Hoboken Beer Shooting," March 8, 1930, 1-3. | 1930 | |
| Hoboken Historical Museum | "Letter: Mayor Martin Cooke to Hoboken City Council, Nov. 11, 1913 protesting the granting of a cabaret license." | 1913 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| R. L. Polk & Co. | R. L. Polk & Co.'s Jersey City, Hoboken and Bayonne Directories 1922-23 | 1922 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| Jersey Journal | "Holding Co. Buys Terminal Bldg., Hoboken," July 22, 1944, 11. | 1944 | |
| Jersey Journal | "Trades Terminal Building and a Lot for N. Y. Apartment," January 13, 1913, 7. | 1913 | |

Additional Information:

HPC LIST ID: 220

PARCEL DATA (BLDG_DESC: 7B-C-H-BA / FAC_NAME: / YR:)

NOTES: Terminal Building

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****228154562**

Page 3

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: 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: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

228154562

Page 4

BUILDING ATTACHMENT

Common Name: Terminal Building

Historic Name: Terminal Building

Present Use: Commercial, office activity - private business

Historic Use: Commercial, office activity - private business

ConstructionDate:

Source:

Construction Start Date: 1910

Construction End Date: 1911

Style: Sullivanesque

☐ Vernacular Style?

Form: Other

Physical Condition: Good

Type:

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 7

Exterior Finish Materials: Stucco

Bays: 3

Exterior Description:

Located at 78-80 Hudson Street, the Terminal Building is a seven-story, three-bay, steel and concrete commercial property constructed in 1910 (Photograph 1). The city's first skyscraper is designed primarily in the Chicago style, with vertical bands of windows set into three, stucco-clad bays; ornamental sculpture along the decorative cornice; and distinct (though reserved) top, middle, and bottom sections (Photograph 2). Beginning at the street level, the bottom section features entrances in each of the building's three bays. The main entry is located in the central bay and composed of a modern, double-leaf glass and aluminium door with sidelights and a large transom (Photograph 3) (ref. Figure 9). It is situated within a simple entablature with a denticulated lintel that bears a raised, modern, gold-painted "TB 70." The main entry sits between wood-framed, glass storefronts that are located within the north and south bays. Each contains a recessed central entrance composed of a wood framed glass door and large transom sandwiched between fixed windows; the storefronts sit beneath a non-fixed awning, a stretched transom (covered with a wooden panel in the southern bay, broken transom lights in the northern bay) and a hipped, standing seam metal roof.

The central section extends from the second to seventh floors and is contains the vertical window banding that dominates the façade. The Terminal Building's fenestration is symmetrical and repetitious from floor to floor. The southern and northern bays are identical, each containing replacement, tripartite windows composed of one-over-one, aluminium sash set into the molded concrete frames and separated by thin stucco pilaster-like mullions. The fenestration within the central bay is a similar, but more condensed, version of the outer bays. Windows are rectangular from the second to six floors; on the seventh floor, however, windows at the northern and southern bays are segmentally arched and topped with arched stucco panels with incised details. Denticulated stucco sills are present at all openings from the third to seventh floors.

The top section contains the most distinctive portion of the façade: the ornately designed and metaphorically laden cornice (Photograph 4). Expressing elements of the Egyptian Revival style, the cornice is composed of a denticulated parapet surrounding a central panel bearing the name "TERMINAL BUILDING" in raised, gold-painted lettering. It is capped by piers from which terminal figures depicting the Egyptian goddess Hathor project east toward Hudson Street. The roofline is adorned with associative, gold-painted symbols of the Egyptian goddess, including voluted bovine ears, sun disks, and what appears to be a sort of multi-pipe flute. However, the most striking symbol associated Hathor to grace the façade and the element that defined the top section of the three-part, Sullivanesque design - a menat-inspired, projecting, arched canopy draped over the seventh floor windows from the necks of the termini - was removed in the 20th century (ref. Figures 4, 5). Along with the canopy removal, additional alterations include replacement windows and doors; a reconstructed central entry surround; reconstructed wooden storefronts and replacement transoms; and stucco repair.

Interior Description:

Interior access was not available at time of survey.

Alteration Dates:

| Alteration(s): | Circa Date: | Date Range: | Source: |
|----------------|-------------|-------------|---------|
|----------------|-------------|-------------|---------|

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| Survey Name: Hoboken City Architectural Survey 2018 | | | |
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| Researcher: Samantha Kuntz | | | |
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|----------------------------|--|--|--|
| Organization: AECOM | | | |
|----------------------------|--|--|--|

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|---|--|--|--|
| <input checked="" type="checkbox"/> (Primary Contact) | | | |
|---|--|--|--|

Property ID:

228154562

Page 5

1985 to

Architect/Designer::

| Type: | Name: | Person/Firm Description: |
|-----------|----------------------------|--------------------------|
| Architect | Ferdinand H. Koenigsberger | Architect |

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

228154562

Page 6

PROPERTY REPORT

Property ID: **-451550875**

Property Name: 72 Hudson Street
Address: 72 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 210.01 | 23 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

72 Hudson Street is a five-story apartment building, constructed ca. 1915. The building is constructed primarily of brick. The entrance level of the façade features horizontal bands of etched masonry and the upper levels blonde brick. Paneled brickwork is noted below the window openings in the extended bay and brick quoining highlights the corners of the building. The entrance level measures three bays wide, featuring two double-door entries at both corners with a single window opening centrally located between both entrances. An anchored boxed awning containing Hotel Edwards signage hangs above the north entrance. The name of the former hotel is also etched in the masonry above the awning. Fenestration across the upper levels measures two bays in width. A three-sided extended bay rises along the south side of the façade with three, single window openings. The north side the façade features a single window opening on each level highlighted by keystone lintels. Decorative wrought iron fire escapes front each opening. All of the openings appear to be original with replacement sashes. The entire roof of the building is flat. A decorative cornice hangs across the roofline of the façade. Alterations to the building include replacement windows throughout; and replacement doors. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates this building at this location as early as 1923, noted at that time as "Martha Apts". By 1932, mapping details the masonry building as Hotel Edwards. The footprint of the building appears to have remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-451550875

Page 1

☐ (Primary Contact)

72 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its decorative cornice; detailed brickwork and quoining at the corners of the building; etched masonry work across the entrance level; three-sided extended bay across the façade; and original fenestration -- all common elements of 20th century Renaissance Revival-style construction. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 72 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

72 Hudson Street is sited along the west side of Hudson Street, on a rectangular-shaped parcel (Block 210.01 Lot 23), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

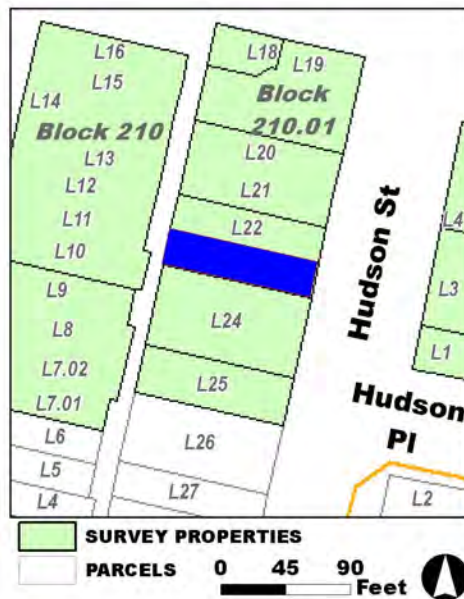
Other Designation Date:

☐ **Eligibility Worksheet 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)

-451550875

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 | | |
| 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: 154

PARCEL DATA (BLDG_DESC: 5B-19U-1C-BA / FAC_NAME: / YR:)

NOTES: fmr. Hotel Edwards, since 1923 Martha Apartments

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-451550875**

Page 3

PROPERTY REPORT

Property ID: 900598132

Property Name: 74 Hudson Street.

Ownership: Private

Address: 74 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210.01 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

74 Hudson Street is a commercial and apartment building, constructed ca. 1930. Iron fencing stands across the front of the property enclosing a small outdoor eating area. The one-story block across the facade is primarily used for commercial use, currently the Spa diner. A residential entrance pierces the south corner, flanked by a large, three-sash commercial window and commercial entrance at the north corner. Arched parapet roofing highlights the two entrance areas. The middle section of the building, also constructed of brick, stands three-stories tall. The second and third levels both measure three bays in width. All of the openings appear to be original with replacement sashes. Brick column detailing highlights each bay and flat, masonry lintels and sills frame each opening. A simple band of horizontal brickwork is noted between the top level and the roofline. The rear of building features a two-story extension sheathed in stucco. The rear, west wall features a garage door entrance topped by a paired window opening. The entire roof of the building is flat. Alterations to the building include replacement windows throughout; and replacement doors. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates this building at this location as early as 1932. At this time the masonry building is illustrated as having a one-story store across the façade, a three-story middle block, and a two and one-story rear block used as an apartment. The footprint of the building appears to have remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

900598132

Page 1

☐ (Primary Contact)

74 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its low-profile roof; decorative brickwork; commercial entity across the entrance level of the facade; and original fenestration. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 74 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

74 Hudson Street is sited along the west side of Hudson Street, on a rectangular-shaped parcel (Block 210.01 Lot 22), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

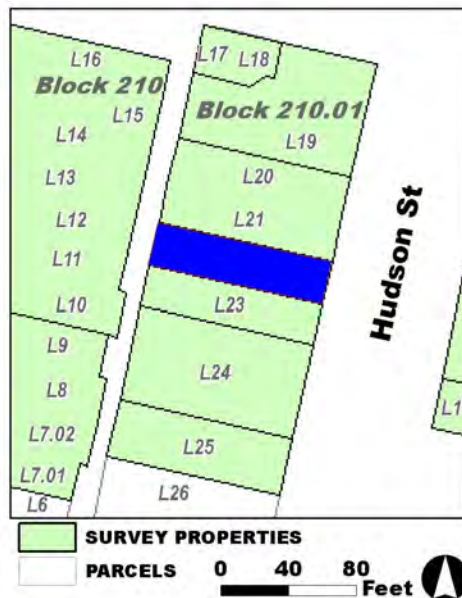
Other Designation Date:

☐ **Eligibility Worksheet 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)

900598132

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|---------------------|---|-------|------------------|-----------------|
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-H-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:** 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**900598132**

Page 3

PROPERTY REPORT

Property ID: **-334556641**

Property Name: 76-78 Hudson Street

Ownership: Private

Address: 76-78 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210.01 | 20 |
| HUDSON | Hoboken | | Newark | 210.01 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

76-78 Hudson Street contains a parking lot. Parking spaces are aligned in diagonal directions within the lot alongside the sides of the buildings that flank the property. Chain-link fencing fronts the entrance of the property having a centralized sliding gate to use as needed. No flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates development on this property from the late nineteenth century through the mid-twentieth century. By 1951, the property contains no buildings and is noted as being a parking lot.

As the original, historic resources once located on the parcel are no longer extant, it is recommended that 76-78 Hudson Street be considered a non-contributing resource to the Hoboken Historic District.

Setting:

76-78 Hudson Street is sited along the west side of Hudson Street, on a large rectangular-shaped parcel (Block 210.01 Lot 21), in the City of Hoboken, Hudson County, New Jersey. This section of Hudson Street is the southern end of the City limits. The block is surrounded by

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-334556641

commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

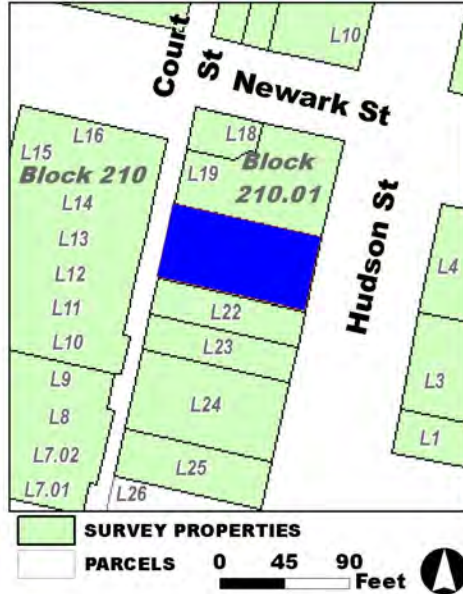
Other Designation Date:

☐ Eligibility Worksheet 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)

-334556641

Page 2

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: PARKINGLOT 15PS / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-334556641**

Page 3

PROPERTY REPORT

Property ID: 1793272076

Property Name: 77 Hudson Street
Address: 77 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 222 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

77 Hudson Street is a five-story tall commercial/residential building, constructed ca. 1890. Iron fencing stands across the front and side of the building, encompasses space for outdoor eating. The majority of the building is constructed of brick with the exception of the commercial space across the entrance level clad in square-shaped tile. Bands of brick detailing stretch horizontally and vertically across each of the upper levels. Large brick gables highlight the top level of the building, near the front southeast corner. Wrought iron fire escapes hang across the center bays of the upper level façade. The commercial space across the entrance level of the façade measures three bays in width and features a commercial window opening, a centralized commercial glass-plate entrance, and commercial folding doors. Fenestration across the upper levels measure four bays wide, with equally-spaced single window openings across each level. Flat, straight lintels and sills frame the openings. The openings appear original with replacement sashes. Openings across the south sidewall measure five bays in depth, with equally-spaced single window openings across each upper level. Like the openings across the façade, these openings also feature flat, straight lintels and sills. A decorative, circular window with brick surround detailing pierces the area between each fourth and fifth window. These openings also appear to be original with replacement sashes. A rear entrance, accessing the residential levels, is noted at the southeast corner of the building. This entrance is highlighted by a decorative, masonry surround with broken pediment across the top. The roof of this building is flat, and highlighted by a brick parapet with decorative arched, brick fascia. Alterations include the application of modern cladding and fenestration alterations across the entrance level; replacement windows throughout; and replacement doors. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1793272076

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This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates this five-story masonry building at this location as early as 1891. By 1932, the same building is noted as the Dukes Hotel. Mapping from 1951 denotes the property as Hotel Victor. The footprint of the building appears to have remained unchanged since its construction.

77 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its low-profile roof; decorative brick and masonry work; commercial neon signage; and original fenestration. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 77 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

77 Hudson Street is sited along the east side of Hudson Street, at the northeast corner of Hudson Street and Hudson Place, on a rectangular-shaped parcel (Block 222 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

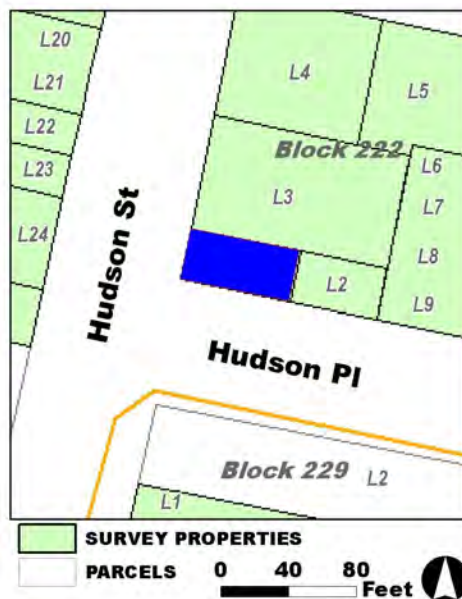
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

1793272076

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| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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: 155

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

NOTES: fmr. Hotel Victor, now Hotel Victor Bar and Grill ; 44 Hudson Place

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1793272076**

Page 3

PROPERTY REPORT

Property ID: **-1361648102**

Property Name: 79 Hudson Street
Address: 79 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 222 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 79 Hudson Street is a six-story, three-bay, modern commercial structure erected ca. 2004 with a brick veneer cladding on the facade and concrete quoins separating each bay. The first floor features a centralized projecting entry containing double-leaf plate glass doors topped by a stained-glass transom which bears the word "Lyric" in a cursive script. The entry bay is flanked by plate glass windows topped with stained-glass transoms and flanked by pilasters with Ionic capitals. The central projecting entry is flanked by two storefronts, each of which feature a centered entry containing double-leaf plate glass doors and flanking plate glass display windows. The storefront doorways are flanked by squared, fluted pilasters and capped by concrete pediments. A decorative balcony with metal railings and concrete piers with spherical finials is located above the projecting entry. Fenestration on the second floor consists of nine windows in groups of three, each of which contain two one-over-one sashes and feature concrete sills and concrete label mold hoods. The second floor is surmounted by a metal decorative cornice, atop which is a centered metal pediment with decorative metalwork in its open tympanum. Fenestration on the third through fifth floors consists of a central bank of fixed windows flanked by banks of one-over-one fixed windows with concrete sills and lintels. A concrete beltcourse separates the fifth and sixth floors on the outer bays. Fenestration on the sixth floor consists of a central bank of fixed windows above which is a large arched transom. This central bay is flanked by windows in groups of three, each of which contain two one-over-one sashes and feature concrete sills and concrete label mold hoods. Atop these are simplistic bracketed metal cornices with spherical finials on each end. One finial on the north cornice is missing. The building features a front gable roof with metal coping along the roofline. No exterior alterations or exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1361648102

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The site of the building at 79 Hudson Street was owned by the Hoboken Land & Improvement Company into the 1870s, and by 1891, Waring's Theatre had been erected on the site. Called the Lyric Theatre by 1909, it was vacant in 1938. By 1951 the theatre building had been demolished and replaced by a parking lot. The property appears to have remained an empty lot until about 2004 when the present structure was erected.

The building at 79 Hudson 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 to the Hoboken Historic District.

Setting:

The building at 79 Hudson Street is sited on a parcel (Block 222 Lot 3), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is situated among a mix of 19th and 20th century buildings on a primarily commercial block near the Hoboken Lackawanna Terminal.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

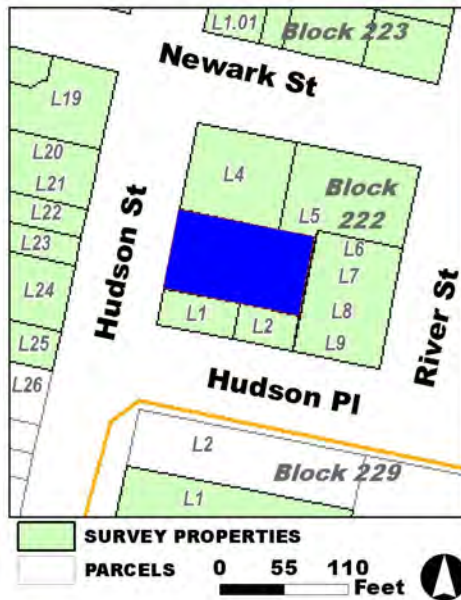
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1361648102

Page 2

☒ (Primary Contact)

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 6B-OFF/RETAIL / FAC_NAME: / YR: 2004)

NOTES: Lower 2 stories are historic; upper 4 are new (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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1361648102**

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1361648102

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PROPERTY REPORT

Property ID: **-1681450154**

Property Name: Hudson Trust Company Building
Address: 80-84 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 210.01 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hudson Trust Building at 80-84 Hudson Street is a five-story, five-bay, Beaux Arts-style corner building constructed in 1900. The building is clad in rusticate stone on the first floor and smooth stone on the upper floors; each story is distinctly decorated and separated by unique stone beltcourses. The building fronts both Newark Street to the north and Hudson Street to the east, with an original wrought iron areaway gate with unique starburst finials fronting the eastern elevation. The monumental main entry, fronted by a fanned stone stoop and modern wrought iron stoop rails, is composed of a modern steel and glass, double-leaf door set into the original round arched opening. The classical stone surround features a round arch decorated with egg-and-dart molding and capped with an ornamental keystone, supported by pilasters; it is situated beneath a rounded, balustraded balcony held up by unfluted Doric columns, topped with a non-original, copper clock. A secondary street-level entrance is located at the westernmost bay of the north elevation, composed of a double-leaf, wood and glass paneled door with a molded wood jamb and a wood framed fanlight with wrought iron detailing. The more modest stone surround includes inset panels and an ornamental keystone supported by pilasters; it is located beneath a heavy stone portico with a flat, overhanging roof, supported by unfluted Doric columns. Additional entries are located facing Hudson Street; the southernmost window on the first floor of the east elevation has been adapted into an entrance with modern steel and glass doors and a garden-level entry is located below street level.

Fenestration includes round arch windows with a double band of stone surrounds on the first floor; segmentally arched windows with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1681450154

Page 1

☐ (Primary Contact)

ornamental keystones on the second floor; rectangular windows topped with decorative panels on the third floor; round arched windows with molded surrounds and small keystones on the fourth floor; and rectangular windows separated by ornate incised panels featuring round cartouches on the fifth floor. A single ornately bordered, round window is located at the top corner of the building. Additional detailing throughout the facade includes pilasters with Corinthian capitals; wave pattern banding; carved swags; and a denticulated beltcourse. The flat roof is accented by a low concrete wall, replacing the original decorative balustrade. Alterations include replacement windows and doors; transom infill on the fourth floor; and the modified roofline. No exterior flood mitigation measures are evident. (See Building Attachment)

Hudson Street south of Newark developed in the mid-19th century when the Hoboken Land and Improvement Company developed Hudson Terrace (as well the mirror image Washington Terrace) along the stretch of Hudson Street from Ferry Street (now Observer Highway) to Newark Street. By the turn of the century, influenced by the accessibility to Manhattan from the Hoboken ports, the southeastern end of the city became a hub of commercial interests -- including banking. From 1899 to 1900, the Hudson Trust and Savings Institution of West Hoboken -- under the direction of President Myles Tierney -- constructed a fireproof, Beaux Arts-style, Hoboken branch building at the site of the former end of Hudson Terrace. Hudson Trust Company (later known as Hudson United Bank) retained the property for nearly a century before selling the building at 80-84 Hudson Street to a limited liability corporation in 1995. (See Property Eligibility Worksheet)

The Hudson Trust Building at 80-84 Hudson Street is a valued aspect of the eclectic Hudson Street streetscape south of Newark Street, as well as a contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). The building retains key character-defining features that convey the tenets of Beaux Arts architecture such as decorative patterns, keystones, and stonework; the symmetric façade; and monumental entrances. It can be seen as a local landmark, defining the intersection of Hudson and Newark Streets with its grand scale and curved corner entry. As such, it is recommended that The Hudson Trust Building at 80-84 Hudson Street retain its classification as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

Hudson Trust Company Building is sited on a corner parcel (Block 210.01 Lot 19), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The freestanding building is oriented with its primary elevation facing east. Located at the northwest corner of the intersection of Hudson Street and Newark Street near the historic ferry terminal, the monumental corner property is surrounded by late 19th and early 20th century commercial, institutional, industrial, and residential development (Photograph 8).

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

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: Samantha Kuntz

Organization: AECOM

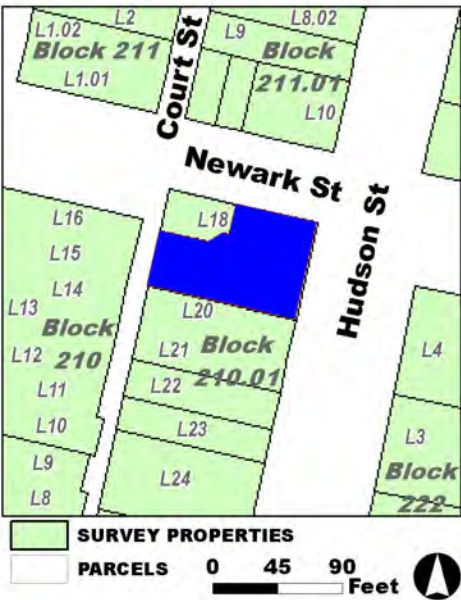
☐ (Primary Contact)

Property ID:

-1681450154

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Samantha Kuntz
Organization: AECOM

☐ (Primary Contact)

Property ID:
-1681450154

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Additional Information:**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:****-1681450154**

Page 4

☐ (Primary Contact)

HPC LIST ID: 158

PARCEL DATA (BLDG_DESC: 6B-C-1U / FAC_NAME: / YR:)

NOTES: Hudson Trust Co., now retail/comm -51 Newark Street

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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1681450154

Page 5

PROPERTY REPORT

Property ID: -1661354101

Property Name: 90 Hudson Street

Ownership: Private

Address: 90 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 211.01 | 9 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

90 Hudson Street is a four-story brick apartment and office building, built ca. 1880. Both the entrance and second levels of the building measure two bays wide, and the third and fourth levels measure three bays wide. The entrance level is clad in replacement brick veneer with a band of brick detailing spanning above the openings. A cornice hangs between the entrance and second levels. A large, flat bay window with brick sill pierces the south side of the elevation and an entrance pierces the north side. The entrance is flanked by sidelights and features a wood surround with broken pediment. The second level also features a large, flat bay window on the south side with masonry sill and single window opening on the north side framed by an arched lintel with bracketed sill. The remaining two levels of the façade features three, single window openings across each level; each opening framed by arched lintels and bracketed sills. The roof of this building is flat and features a wood cornice across the roofline of the façade. Alterations include the application of replacement siding across the entrance level; fenestration alterations across the entrance and second levels; replacement window sashes throughout; and a replacement door. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic bird's eye mapping illustrates this building at this location as early as 1881. Mapping from 1891 details the construction as four-story, masonry and rectangular-shaped. The same details appear on 1923 and 1932 mapping of the area; however, by this time it is noted as being used as an office. Mapping from 1951 denotes the property as a store. The footprint of the building appears to have remained primarily unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1661354101

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90 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its size and scale; low-profile roof with bracketed cornice; and original fenestration across the majority of the upper levels. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 90 Second Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

90 Hudson Street is sited along the west side of Hudson Street, on a rectangular-shaped parcel (Block 211.01 Lot 9), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

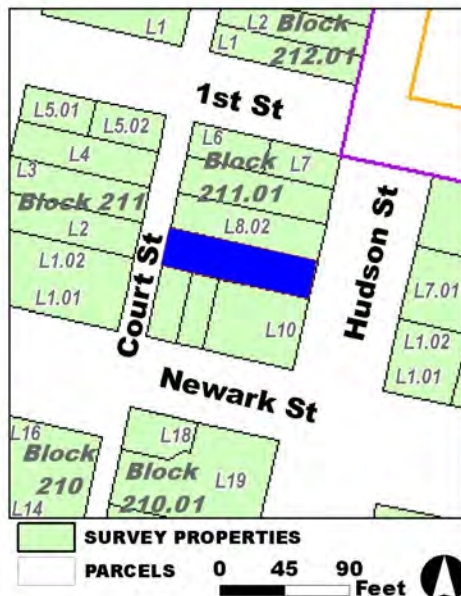
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1661354101

Page 2

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| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1661354101

Page 3

PROPERTY REPORT

Property ID: **-528781838**

Property Name: 92 Hudson Street

Ownership: Private

Address: 92 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 8.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

92 Hudson Street is a four-story brick commercial and apartment building, built ca. 1880. The entrance level of the building contains a commercial space measuring three bays in width. A centralized entrance accesses this space, inset between two large commercial bays. A secondary entrance flanked by decorative iron posts pierces the north corner of this level, presumably providing access to the upper level residential space. Fenestration across the upper levels consist of three, single window openings across each level; each opening equally-spaced from each other and framed by flat masonry lintels and bracketed sills. The roof of this building is flat and features a wood cornice across the roofline of the façade. The cornice is highlighted with brackets and decorative paneled woodwork across the fascia. Alterations include replacement window sashes throughout, and replacement side door. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic bird's eye mapping illustrates this building at this location as early as 1881. Mapping from 1891 details the construction as four-story, masonry and rectangular-shaped. The same details appear on 1923 and 1932 mapping of the area. Mapping from 1951 denotes the property as being used as a store. The footprint of the building appears to have remained primarily unchanged since its construction.

92 Hudson Street retains a high degree of architectural integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-528781838

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|---|-------|------------------|-----------------|
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| 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 | 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 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-H-BA / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-528781838

Page 3

PROPERTY REPORT

Property ID: 1394428107

Property Name: 93-95 Hudson Street
Address: 93-95 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 7.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

93-95 Hudson Street is a one-story commercial building, built ca. 1890. The façade of the building is constructed of brick and measures four bays in width. A commercial glass-plate double-door entrance pierces the north end, sheltered by an arched awning and flanked by narrow arched sidelights. Three, large arched commercial bays pierce the center and south end of the façade. All of the openings feature brick surrounds and lintels. Additional detailing includes an inset panel of brickwork detailed across the roofline of the façade. The entire roof of this building is flat. Alterations include replacement window sashes throughout, and replacement doors. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates a one-story frame building with masonry façade (with matching footprint as present-day) at this location as early as 1891, functioning as a Hay and Feed store. Mapping from 1909 continues to denote the same building footprint; however, by now the entire building is noted as masonry and simply functioning as a feed store. By 1932, the building is noted as functioning as a bowling alley, and by 1951 the Terminal Printing Publishing Company. The footprint of the building appears to have remained primarily unchanged since its construction.

93-95 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1394428107

Page 1

include its size and scale; low-profile roof; and early-to-mid twentieth century façade with brick detailing. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 93-95 Second Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

93-95 Hudson Street is sited along the east side of Hudson Street, on a large rectangular-shaped parcel (Block 223 Lot 7.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

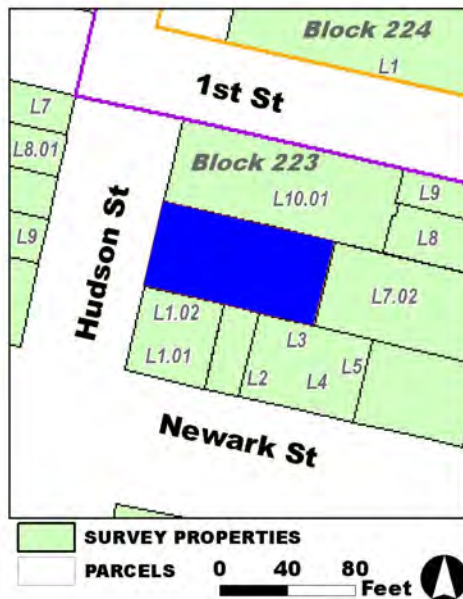
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

1394428107

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 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: 1B-1F-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1394428107

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PROPERTY REPORT

Property ID: **-1906006699**

Property Name: 94 Hudson Street

Ownership: Private

Address: 94 Hudson ST

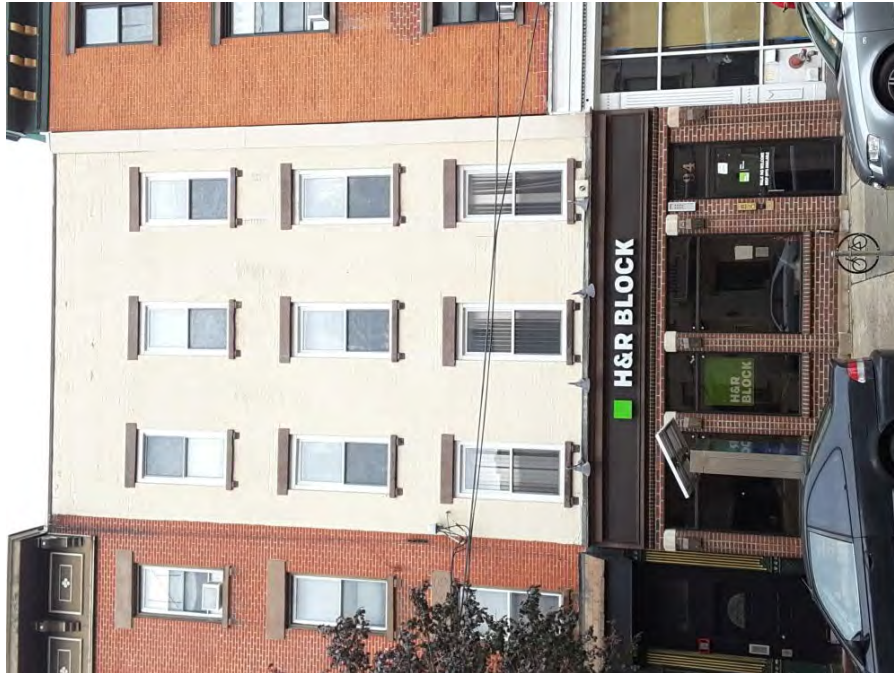
Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 8.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

94 Hudson Street is a four-story brick commercial and apartment building, built ca. 1880. The entrance level of the building is clad in a brick veneer and contains a commercial space measuring four bays in width. A glass-plate commercial entrance pierces the north end, flanked to the south by three large commercial bays. A large wood-paneled cornice is featured above this level of the façade with four, metal light fixtures spotlighting the signage affiliated with the business. Fenestration across the upper levels consist of three, single window openings across each level; each opening equally-spaced from each other and framed by flat masonry lintels and bracketed sills. The roof of this building is flat. Ghostmarks are noted across the roofline of the façade from a former cornice that once hung across this portion of the building. Alterations include the re-cladding and fenestration alterations across the entrance level; replacement window sashes throughout, a replacement door; and the removal of the cornice. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic bird's eye mapping illustrates this building at this location as early as 1881. Mapping from 1891 details the construction as four-story, masonry and rectangular-shaped. The same details appear on 1923 and 1932 mapping of the area. Mapping from 1951 denotes the property as being used as a store. The footprint of the building appears to have remained primarily unchanged since its construction.

94 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1906006699

Page 1

☐ (Primary Contact)

Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its size and scale; low-profile roof; and original fenestration across its upper levels. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 94 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

94 Hudson Street is sited along the west side of Hudson Street, on a rectangular-shaped parcel (Block 211.01 Lot 8.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

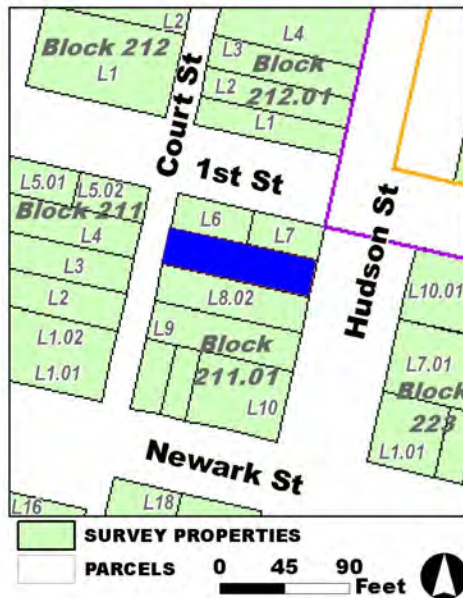
Other Designation Date:

☐ Eligibility Worksheet 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

☐ (Primary Contact)

Property ID:

-1906006699

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|---|-------|------------------|-----------------|
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| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1906006699

Page 3

PROPERTY REPORT

Property ID: **-1750023388**

Property Name: 96 Hudson Street

Ownership:

Address: 96 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

96 Hudson Street is a four-story brick commercial and apartment building, built ca. 1854. The entrance level of the building contains iron framework, retaining exposed iron posts between the commercial bays, a corner column support, and iron cornice. A glass-plate commercial entrance pierces the corner. Fenestration across the upper levels of the east wall consist of two, single window openings across each level; each opening equally-spaced from each other and framed by applied lintels and masonry sills. The side, north wall consists of five, single window openings across each level; each opening equally-spaced from each other, also framed by applied lintels and sills. Wrought-iron fire escapes hang towards the west end of each level. The roof of this building is flat, and features a bracketed cornice that hangs across the front of the roofline. Alterations include replacement window sashes throughout with the application of replacement lintels. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the mid-to-late nineteenth century. Historic mapping illustrates this building at this location as early as 1856. Mapping continues to detail the same construction through 1951, at which time the building is noted as being used commercially. The footprint of the building appears to have remained primarily unchanged since its construction.

96 Hudson Street retains integrity and maintains features that contribute to the historic character of Hudson Street, the locally-designated Central Business & Washington Street Historic District, and the greater Hoboken Historic District. Character-defining features include its

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-1750023388

Organization: AECOM

size and scale; low-profile roof; decorative cornice; original fenestration; and iron-framed commercial space across the entrance level 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 96 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

96 Hudson Street is sited along the west side of Hudson Street, at the southwest corner of First and Hudson Streets, on a rectangular-shaped parcel (Block 211.01 Lot 7), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This section of Hudson Street is the southern end of the City limits. The block is surrounded by commercial buildings flanking the both sides of the roadway. The buildings in this area range from mid-nineteenth-century to the mid-twentieth century constructions.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

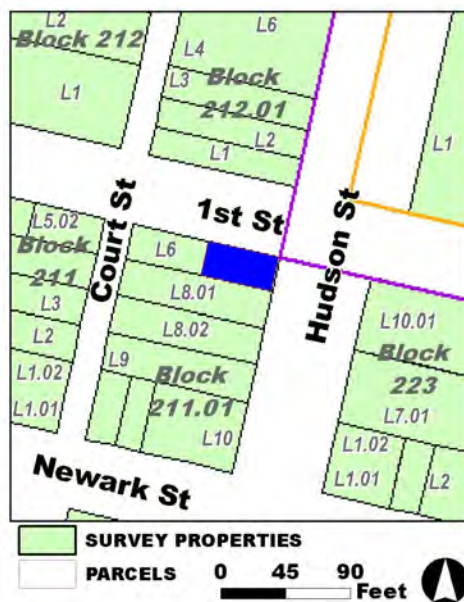
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1750023388

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1750023388**

Page 3

PROPERTY REPORT

Property ID: **-381722373**

Property Name: 100 Hudson Street
Address: 100 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212.01 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

100 Hudson Street is a four-story commercial building, built ca. 1950. The exterior walls of the building were refaced and an additional level was added to the building in ca. 1995. Iron fencing stands across the east end of the building, enclosing an outdoor eating area. The building is constructed of both decorative masonry and brick. The entrance and top levels are both clad in block etched masonry, whereas the second and third levels of the building are clad in brick highlighted with masonry details. Decorative garland motifs are noted between the second and third levels. A commercial glass-plate door pierces the corner, topped by three levels of single window openings above. The east wall (facing Hudson Street) measures one bay in width and the south sidewall measures approximately nine bays in depth. All of the windows are fixed, multi-sash openings. The entrance and second level surrounds are flanked by vertical band of masonry detailing and the third and fourth level surrounds are arched. Small squared-shaped windows pierce the rear, southwest corner of the building and feature plain surrounds around the entire openings. The entire roof of the building is flat and is trimmed along the perimeter edges by a metal parapet. Metal, gabled detailing tops each opening across the top level, a design feature set within the parapet. Alterations include new exteriors across the east and south walls; the addition of a fourth level to the building; fenestration alterations; and replacement window sashes and doors throughout.

This section of Hudson Street started developing during the late nineteenth century. Historic mapping first denotes the footprint of this construction in 1951; however, at this time the building is noted as a one-story cinder block construction with brick face. By 1987 aerial

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-381722373

Page 1

☐ (Primary Contact)

imagery shows the same footprint on the property, yet a taller construction. The footprint of the building appears to have remained primarily unchanged since its construction.

100 Hudson Street no longer conveys its historic appearance due to extensive modern alterations to both street-fronting elevations. These alterations render the building incompatible with the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that 101 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

100 Hudson Street is sited along the west side of Hudson Street, at the northwest corner of First and Hudson Streets, on a narrow rectangular-shaped parcel (Block 212.01 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This block of Hudson Street contains open parking lots and primarily buildings from the mid-to-late twentieth 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:

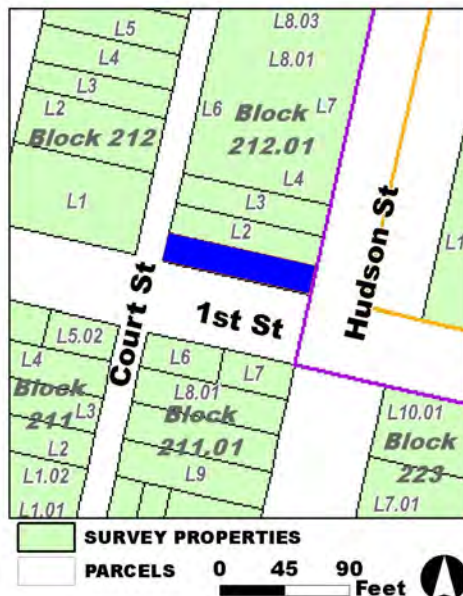
Other Designation Date:

☐ **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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

-381722373

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--|--|-------|------------------|-----------------|
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | | |
| 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: 4B-4C-BA / FAC_NAME: / YR: 2004)

NOTES:**More Research Needed?** ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-381722373**

Page 3

PROPERTY REPORT

Property ID: -72696927

Property Name: 102 Hudson Street
Address: 102 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212.01 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

102 Hudson Street is a five-story commercial and apartment building, built circa 1985. The exterior walls of the building were sheathed in stucco. Iron fencing stands across the facade of the building, enclosing an outdoor eating area. The entrance level measures three bays wide. A commercial glass-plate door pierces the south end, sided to the north by a modern curvilinear-shaped window. A residential entrance pierces the north end of the façade. This entire level is sheltered by a cloth awning acting as signage for the restaurant. Fenestrations across the upper levels consist of three, small, single windows across each level. Each opening features a decorative lintel and sill. A decorative cornice extends across the top of the fourth level, topped by an added fifth level to the building. Like the lower levels, this level also features three, single window openings with decorative lintels and sills. The roof of the building is flat and features a decorative cornice across the roofline of the façade. Alterations include the application of new cladding across the façade; the addition of the fifth level to the building; fenestration alterations across the entrance level; and replacement window sashes and doors throughout.

This section of Hudson Street started developing during the late nineteenth century. Aerial imagery first denotes the footprint of this construction in 2002. The footprint of the building appears to have remained primarily unchanged since its construction.

102 Hudson 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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-72696927

Page 1

resource within the Hoboken Historic District.

Setting:

102 Hudson Street is sited along the west side of Hudson Street, on a narrow rectangular-shaped parcel (Block 212.01 Lot 2), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This block of Hudson Street contains open parking lots and primarily buildings from the mid-to-late twentieth 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-72696927

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4F-1C-4U/3B-1U / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-72696927

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PROPERTY REPORT

Property ID: 617980238

Property Name: 104 Hudson Street
Address: 104 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212.01 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

104 Hudson Street is a five-story commercial and apartment building, built ca. 1995. The façade of the building is clad in brick veneer and the sidewalls are parged. Vertical brick detailing appears on each level, and exposed iron beams are noted between each level of the building. Iron fencing stands across the facade of the building, enclosing an outdoor eating area. The entrance level measures three bays wide. A glass-plate double-door entrance pierces the south end, providing access to the residential areas of the building. A commercial glass-plate door pierces the center (providing access to the restaurant), sided by a multi-sash commercial bay at the north end. A cloth awning acting as signage hangs above commercial openings. Fenestrations across the upper levels consist of two, large, side-by-side multi-sash windows across each level, fronted by faux balcony handrailing. The roof of the building is flat and features a large, modern, bracketed cornice across the roofline of the façade. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the late nineteenth century. Aerial imagery first denotes the footprint of this construction in 2002. The footprint of the building appears has remained unchanged since its construction.

104 Hudson 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: Melanie Fuechsel

Organization: AECOM

Property ID:

617980238

Page 1

☐ (Primary Contact)

Setting:

104 Hudson Street is sited along the west side of Hudson Street, on a narrow rectangular-shaped parcel (Block 212.01 Lot 3), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This block of Hudson Street contains open parking lots and primarily buildings from the mid-to-late twentieth century.

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

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

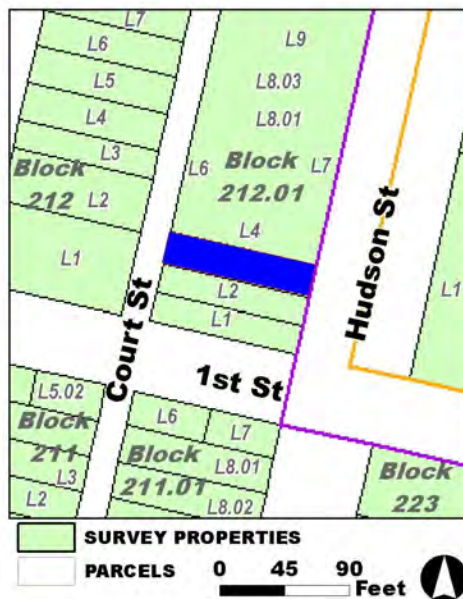
Other Designation Date:

Dates:

☐ Eligibility Worksheet 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)

617980238

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-COMMERCIAL / FAC_NAME: / YR: 2005)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL 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:* 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****617980238**

Page 3

PROPERTY REPORT

Property ID: **-1241944393**

Property Name: 106-124 Hudson Street
Address: 106-124 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 212.01 | 10.01 |
| HUDSON | Hoboken | | Newark | 212.01 | 10.02 |
| HUDSON | Hoboken | | Newark | 212.01 | 11 |
| HUDSON | Hoboken | | Newark | 212.01 | 4 |
| HUDSON | Hoboken | | Newark | 212.01 | 5 |
| HUDSON | Hoboken | | Newark | 212.01 | 6 |
| HUDSON | Hoboken | | Newark | 212.01 | 7 |
| HUDSON | Hoboken | | Newark | 212.01 | 8.01 |
| HUDSON | Hoboken | | Newark | 212.01 | 8.02 |
| HUDSON | Hoboken | | Newark | 212.01 | 8.03 |
| HUDSON | Hoboken | | Newark | 212.01 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

106-124 Hudson Street contains a two-story police station, built ca. 1970, and large parking lot to its north side. The façade of the building is clad in brick veneer and the sidewalls are parged. Diagonal parking is provided throughout the open lot and also across the front of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1241944393

Page 1

property. Iron handrailing stands along a handicap-accessible ramp that fronts one-half of the building, and concrete step front the other half. The building measures four bays wide by six bays deep. A glass-plate double-door entrance pierces the center of the facade, topped by a large multi-sash bay across the second level. Three single window openings pierce the north end of the façade, across the entrance and second levels. Blonde masonry detailing surrounds these openings. The roof of the building is flat and features a large, HVAC equipment. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the late nineteenth century. Aerial imagery first denotes the footprint of this construction in 1979. The footprint of the building appears has remained unchanged since its construction.

106-124 Hudson 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:

106-124 Hudson Street is sited along the west side of Hudson Street, on a large rectangular-shaped parcel (Block 212.01 Lot 7), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This block of Hudson Street contains open parking lots and primarily buildings from the mid-to-late twentieth 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)

-1241944393

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-POLICE HQ / FAC_NAME: POLICE HQ / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1241944393

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PROPERTY REPORT

Property ID: **-1996124640**

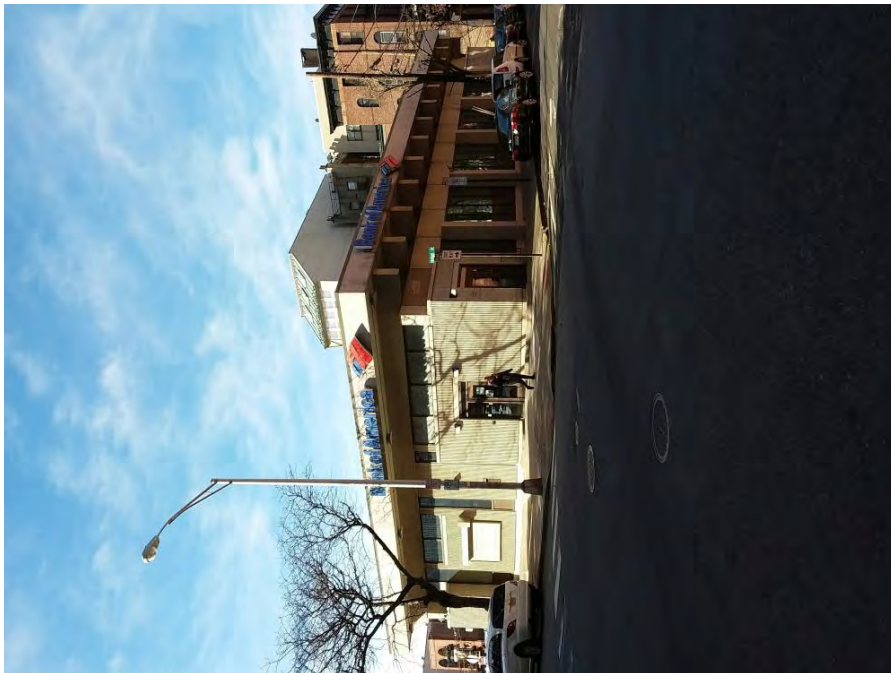
Property Name: 126-134 Hudson Street
Address: 126-134 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 212.01 | 12 |
| HUDSON | Hoboken | | Newark | 212.01 | 13 |
| HUDSON | Hoboken | | Newark | 212.01 | 14 |
| HUDSON | Hoboken | | Newark | 212.01 | 15.01 |
| HUDSON | Hoboken | | Newark | 212.01 | 15.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

126-134 Hudson Street contains a two-story bank building, built ca. 1965, and parking lot to its south side. The concrete construction has influences of Brutalism with block-like form, a broad, overhanging flat roof, and exposed concrete I-beams. The building measures two bays wide by seven bays deep. Glass-plate double-door entrances pierce the north end of the façade and the east end of the north sidewall (facing Second Street). Vertical and horizontal window openings pierce the areas of the façade. Large, multi-sash bays pierce both sidewalls. Alterations include the dis-use and filling-in of the openings that once serviced the building's drive-thru bay, located on the south sidewall, and the insertion of replacement windows and doors. No exterior flood mitigation measures are evident.

This section of Hudson Street started developing during the late nineteenth century. Aerial imagery first denotes the footprint of this construction in 1966. The property's associated parking lot appears in aerial imagery by 1979. The footprint of the building has remained unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1996124640

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This building, typical of mid-20th century bank design, lacks architectural distinction and integrity sufficient to contribute to the historic district at this time (particularly due to the loss of the drive-thru bay). Therefore, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

126-134 Hudson Street is sited along the west side of Hudson Street, at the southwest corner of Second and Hudson Streets, on a large rectangular-shaped parcel (Block 212.01 Lot 14), in the City of Hoboken, Hudson County, New Jersey. This block of Hudson Street contains open parking lots and primarily buildings from the mid-to-late twentieth 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:

-1996124640

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1B-C-H-BANK / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1996124640**

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PROPERTY REPORT

Property ID: 108199294

Property Name: 200 Hudson Street
Address: 200 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 1.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 200 Hudson Street is a four-story, three-bay multi-use structure constructed ca. 1890. The brick building has a facade that is clad in a light-colored brick veneer, and the first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed entry consisting of a wood and glass plate door flanked by wood-framed, multi-sided storefront windows. There is a secondary entry located adjacent to the storefront on the first floor. This entry is composed of a slightly recessed replacement wood door with a transom above set within an original opening with a decorative wood surround. Fenestration on the upper floors of the facade consists of replacement windows set within three evenly-spaced original openings at each floor; these windows feature heavy stucco-covered stone surrounds. The side (south) elevation features two entrances composed of replacement doors set within original openings with light-colored brick surrounds. Fenestration on the side elevation consists of replacement windows set within original openings with light-colored brick surrounds and bracketed brownstone sills. The corners of the building feature stucco quoin details and there is a brick Art Deco-style detail at the flat roofline. Alterations include replacement window sashes; replacement doors; removal of the cornice; brick-veneered facade; and altered window surrounds. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 200

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

108199294

Page 1

☐ (Primary Contact)

Hudson Street first appears on an 1891 fire insurance map where it is depicted as a four-story mixed-use masonry building with a stone-veneer facade. The building is shown with a large rectangular footprint; the footprint has not significantly altered. Historic photographs shows that the building had a decorative cornice at the roofline. Photographic documentation completed as part of a survey in 1978 shows that the facade alterations were completed prior to this date.

200 Hudson Street no longer conveys its historic appearance due to extensive modern alterations, including re-cladding of the façade and removal of the cornice. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 200 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

200 Hudson Street is sited on an end-block, rectangular parcel (Block 213.01 Lot 1.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

108199294

Page 2

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| 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:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**108199294**

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PROPERTY REPORT

Property ID: **-265724906**

Property Name: 202-204 Hudson Street
Address: 202-204 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 2.01 |
| HUDSON | Hoboken | | Newark | 213.01 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 202-204 Hudson Street is a five-story, six-bay multi-use Classical Revival-style structure constructed ca. 1915. The beige-colored brick building's first floor is primarily occupied by two commercial storefronts. There is a central main entry that provides access to the residential units on the upper floors. This entrance is composed of a recessed replacement steel-framed plate glass door set within an original opening with a classical-inspired surround consisting of a flat pediment supported by rounded columns. The centered entry is flanked by two separate commercial storefronts. The storefront on the south half of the facade is composed of a recessed pair of wood double-doors with a transom flanked by wood-framed multi-sided storefront windows; above this storefront is a first-story cornice with dentils. The storefront on the north half of the facade is composed of a wood and glass door set within an original opening, with a large single-pane wood-framed window sitting adjacent. This storefront is clad in paneled wood and has a small pitched roof with a dentiled cornice. Fenestration on the upper floors consists of replacement windows set within six original openings at each floor, all openings have straight limestone sills. The two outer openings at the first and third floors feature carved pedimented limestone lintels and the second floor outer windows feature thick straight limestone lintels. The outer openings at the fourth floor feature heavy carved limestone drip-lintels; the middle four windows of the third floor feature the same lintels. The middle four windows of the third through fifth floor feature limestone jack arch lintels with large keystones. The middle four bays of the building are slightly recessed, there are brick quoin details on either side of the two outer bays at each end of the facade and these outer bays feature white terracotta details beneath the second floor.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-265724906

There is a brick saw tooth belt course above the second floor, a molded terra cotta detail above the fourth floor, and recessed brick panels beneath each opening on the fourth floor. There is a wrought iron fire escape located on the center of the facade, and the flat roof is accented by a decorative cornice with dentils and a paneled fascia. Alterations include replacement window sashes and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 202-204 Hudson Street first appears on a 1923 atlas where it is depicted as a masonry building with an irregular footprint; the footprint has not been significantly altered. Prior to this building being constructed there were two three-story residences in its place. Historic photographs and postcards show that until at least 1914 the current building was not in its place, but by 1925 the current building had been constructed. Photographic documentation also shows that the building has not been significantly altered from its early form.

202-204 Hudson Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; double storefronts; central residential entry; decorative cornice; stone lintels and sills; brick and terracotta facade details; and fire escape. Therefore, it is recommended that 202-204 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

202-204 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 2.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

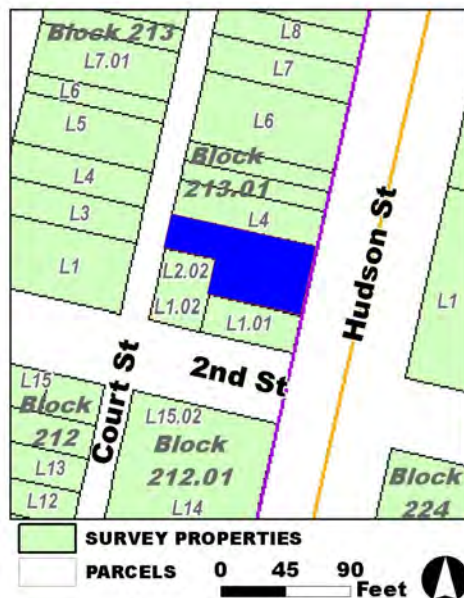
Other Designation Date:

☐ Eligibility Worksheet 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:

Page 2

☒ (Primary Contact)

-265724906

BIBLIOGRAPHY:

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| Google | GoogleEarth Streetview | | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |
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| 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 | | |
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| 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-13U-2C-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**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-265724906**

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-265724906

Page 4

PROPERTY REPORT

Property ID: 2004939743

Property Name: 206 Hudson Street
Address: 206 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 206 Hudson Street is a three-story, three-bay Italianate-style dwelling constructed ca. 1870. The stucco-covered brick building is fronted by a raised stone areaway demarcated with a wrought iron railing. There is a modest stone stoop that fronts the main side entry. The recessed entry is composed of a double-sided wood door with a transom set within an original segmental arch opening with a stucco-covered surround. Two replacement windows set within original openings with straight stucco-covered stone sills and lintels sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of replacement windows set within three original openings with straight stucco covered stone sills and lintels at each floor. The flat roof is accented by a decorative wood cornice. There is an alleyway entry that leads to the rear garden located on the side of the building. At the rear of the building there is a one-story garage building with brick segmental arch garage door openings and a flat roof. Alterations include replacement window sashes; replacement railings; altered door surround; and the stucco-covered facade. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 206 Hudson Street first appears on an 1873 atlas where it is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2004939743

Page 1

depicted with a rectangular main block and rear ell, there is also a secondary building located at the rear of the parcel; the footprints of the building on this parcel have not changed. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a two-story rear ell and a stone-clad facade. Historic photographs from the 1890s and early 1900s show that the facade has not been significantly altered from its early form. Photographic documentation from 1978 completed as part of a city-wide survey shows that the alterations to the building's exterior were completed before this date.

Despite alterations, 206 Hudson Street retains integrity as an early Italianate-style dwelling 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; modest stone stoop; segmental arch entry opening; areaway; and stone sills and lintels. Therefore, it is recommended that 206 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

206 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 4), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

2004939743

Page 2

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| Hopkins, G. M. | Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans | 1873 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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 | |
| 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 | |
| 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****2004939743**

Page 3

PROPERTY REPORT

Property ID: **-1182451660**

Property Name: 208 Hudson Street
Address: 208 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 5.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 208 Hudson Street is a three-story, two-bay Italianate-style dwelling constructed ca. 1880. The brick building is fronted by an areaway demarcated with a wrought iron railing and short stone wall. There is a modest stone stoop with stone railings that fronts the main side entry. The entry is composed of a replacement wood door with a transom set within an original opening with a stone lintel. A pair of steel-framed glass plate doors with a transom sits adjacent to the entry at the first floor, set within a modified entry that was formerly occupied by a bay window. Fenestration on the upper floors consists of replacement windows set within two original openings with straight brownstone sills and lintels at each floor. The flat roof is accented by a decorative wood cornice that is shared with 210 Hudson Street. At the rear of the building there is a one-story garage building with brick segmental arch garage door openings and a flat roof. Alterations include replacement window sashes; replacement railings; replacement doors; and the altered former bay window opening. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 208 Hudson Street first appears on an 1881 bird's eye view

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1182451660

Page 1

☐ (Primary Contact)

image of Hoboken. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a rectangular footprint; the footprint of this building has not been altered. Historic photographs from the 1890s and early 1900s show that there was a three-sided bay window at the first floor adjacent to the main entry, but that the façade is otherwise intact. Photographic documentation from 1978 completed as part of a city-wide survey shows that the alterations to the bay window opening was completed before this date.

Despite alterations, 208 Hudson Street retains integrity as an Italianate-style dwelling and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the majority of original openings; decorative cornice; modest stone stoop; areaway; and stone sills and lintels. Therefore, it is recommended that 208 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

208 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 5.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1182451660

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | |
| 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 | 1938 | |
| 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-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1182451660**

Page 3

PROPERTY REPORT

Property ID: 1441372453

Property Name: 210 Hudson Street
Address: 210 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 5.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 210 Hudson Street is a three-story, two-bay Italianate-style dwelling constructed ca. 1880. The brick building is fronted by an areaway demarcated with a wrought iron railing and short stone wall. There is a modest stone stoop with wrought iron railings that fronts the main side entry. The entry is composed of a replacement wood door with a transom set within an original opening with a stone lintel. There is a vinyl window with a vinyl-clad surround adjacent to the main entry at the first floor, set within a modified entry that was formerly occupied by a bay window. A secondary entry is located beneath the stoop. Fenestration on the upper floors consists of replacement windows set within two original openings with straight brownstone sills and lintels at each floor. The flat roof is accented by a decorative wood cornice that is shared with 208 Hudson Street. At the rear of the building there is a one-story garage building with brick segmental arch garage door openings and a flat roof. Alterations include replacement window sashes; replacement railings; replacement doors; and the altered former bay window opening. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 210 Hudson Street first appears on an 1881 bird's eye view

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1441372453

image of Hoboken. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a rectangular footprint; the footprint of this building has not been altered. Historic photographs from the 1890s and early 1900s show that there was a three-sided bay window at the first floor adjacent to the main entry, but that the facade is otherwise intact. Photographic documentation from 1978 completed as part of a city-wide survey shows that the alterations to the bay window opening was completed before this date.

Despite alterations, 210 Hudson Street retains integrity as an Italianate-style dwelling 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; modest stone stoop; areaway; and stone sills and lintels. Therefore, it is recommended that 210 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

210 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 5.02), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1441372453

Page 2

BIBLIOGRAPHY:

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Google | GoogleEarth Streetview | | |
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
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| 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-3U-H-BA-2G / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1441372453**

Page 3

PROPERTY REPORT

Property ID: 1239886210

Property Name: 212-214 Hudson Street
Address: 212-214 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 212-214 Hudson Street is a three-story, two-bay dwelling constructed ca. 1850. The brick building is set back from the street, and is fronted by a garden demarcated by a cast iron railing. There is a stone paved walkway that leads from the sidewalk to a stone porch that runs the length of the facade; there is a hipped roof porch cover with wood post supports. The main entry is composed of a wood door flanked by sidelights and topped by a transom. There are two replacement windows set within original openings with stone sills and lintels that sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of two-over-two wood-sash windows set within three original openings at each floor. The openings at the second floor feature carved stone drip-mold lintels, and the windows at the first floor feature carved straight stone lintels; all window openings have straight stone sills. Fenestration on the side (south) elevation consists of irregularly spaced original window openings with straight stone sills. There is a ca. 1880 three-story, five-bay secondary structure at the rear of the parcel along Court Street. The first floor of the former stable features a wide bay opening and two pedestrian openings, all with wood doors and straight stone lintels. The first floor also features two window openings with straight stone sills and lintels. Fenestration on the upper floors of the former stable consists of five brick rounded arch openings at each floor. Alterations include replacement window sashes; replacement doors; removal of the cornice; and painted facade details. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1239886210

Page 1

developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 212-214 Hudson Street first appears on an 1860 bird's eye view image of Hoboken. An 1873 atlas notes that the building was owned by Louis Mathey, and shows the building's footprint as a rectangular main block with a rear ell; the footprint of the building has not been altered. An 1891 fire insurance map notes that the building is a three-story masonry dwelling, and shows a three-story masonry stable at the rear of the parcel. Historic photographs show that the exterior of the building has not been significantly altered.

212-214 Hudson Street retains integrity as a dwelling and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; front porch; front and side gardens; and stone sills and lintels. Therefore, it is recommended that 212-214 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

212-214 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 6), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

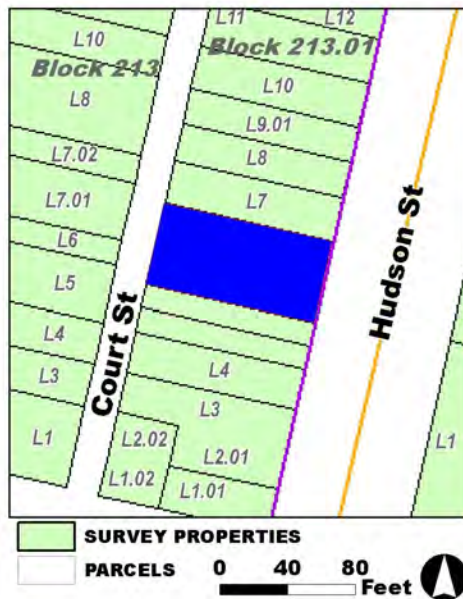
Other Designation Date:

☐ Eligibility Worksheet 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:

Page 2

☒ (Primary Contact)

1239886210

BIBLIOGRAPHY:

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| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
| 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-3U-X-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1239886210**

Page 3

PROPERTY REPORT

Property ID: 165978627

Property Name: Hudson Square North
Address: 215 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 225 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Hudson Square North, located at 224-232 River Street, is a fourteen-story, eighteen-bay, high-rise residential complex constructed ca. 1991. The building was constructed as one of three on this block that comprise the Hudson Square complex; there is an identical building at the south end of the block and between the two residential buildings there is a parking garage. The brick building's first two floors are clad in concrete, and the building's footprint forms a partial U-shape facing north. There is a raised plaza that fronts the shorter, west-side wing of the building where the main entrance is located. The main entrance is composed of two steel-framed, plate-glass doors set within a single rectangular opening with a decorative concrete surround. The west elevation of the west wing of the building features two commercial spaces at the first floor. Each commercial storefront is composed of a pair of steel-framed, plate-glass doors, flanked by floor-to-ceiling steel framed windows. This elevation also features two additional steel-framed pedestrian entrances used for access to the units above the commercial spaces. The east elevation of the east wing features two steel-door garage-bay entrances, as well as two steel-door pedestrian entries, at the basement level. Fenestration on the remainder of the building consists of single, paired, and grouped double-hung, vinyl-sash windows that pierce the elevations at regular intervals. The windows on the third through fourteenth floors have straight concrete sills and lintels. The flat roof is accented by a molded concrete cornice detail. No exterior flood-mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

165978627

were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all demolished between 1966 and 1979, and large commercial structures, apartment complexes, and parking garages were constructed in their place.

224-232 River Street is not located within the Hoboken Historic District boundaries as opined in 2017. In addition, Hudson Square North 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 224-232 River Street.

Setting:

Hudson Square North is sited on a rectangular parcel (Block 225 Lot 3), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

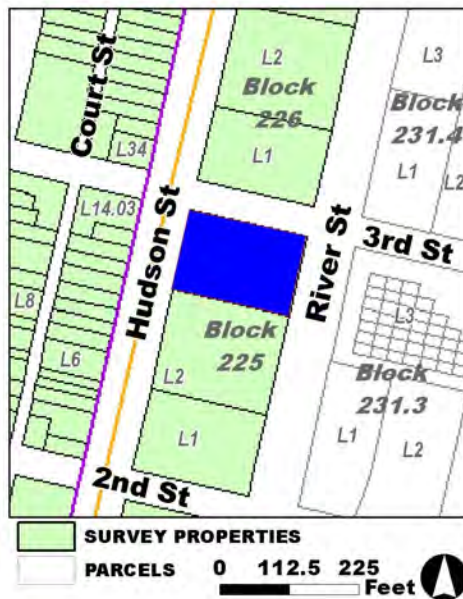
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

165978627

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BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 12B-115U-4C-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:** not applicable**Status:****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:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****165978627**

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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

165978627

Page 4

PROPERTY REPORT

Property ID: 57481179

Property Name: 216 Hudson Street
Address: 216 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 216 Hudson Street is a four-story, three-bay, highly altered dwelling constructed ca. 1860. The brick veneer-clad building is fronted by a concrete pad areaway demarcated by a cast iron railing. The main entrance is at street level, and is composed of a modern wood and glass door set within what was likely an original garden-level entry below the former stoop. There are two vinyl-framed windows set within modified openings at street level with molded concrete lintels and straight concrete sills. Fenestration on the upper floors consists of modern vinyl-framed one-over-one windows set within three modified openings at each floor. These windows feature molded concrete lintels and straight concrete sills. The flat roof is accented by a replacement decorative cornice. Alterations include replacement window sashes; replacement door; replacement cornice; altered openings; removal of the stoop; brick veneer in place of original stone facade; and altered sills and lintels. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 216 Hudson Street first appears on an 1860 bird's eye view image of Hoboken. An 1873 atlas notes that the building was owned by Chris Muller, and shows the building's footprint as a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

57481179

Page 1

main block; the building's footprint has not been altered. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a stone-clad facade, and shows a two-story masonry secondary structure at the rear of the parcel. Historic documentation shows that the facade had previously mirrored the facade on 218 Hudson Street, alterations were completed between the 1930s and 1950s.

216 Hudson 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 216 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

216 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 7), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block retains historic integrity, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

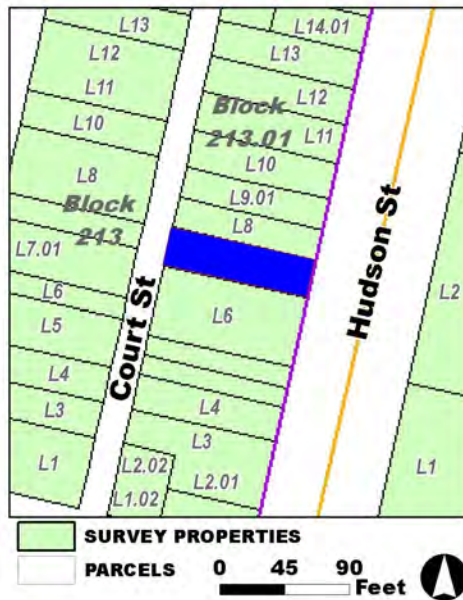
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

57481179

Page 2

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| 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 | | |
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| 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 | | |
| 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-2B-8U-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:** Not 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:**

57481179

Page 3

PROPERTY REPORT

Property ID: **-1923353728**

Property Name: 218 Hudson Street
Address: 218 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 218 Hudson Street is a three-story, three-bay, Italianate-style dwelling constructed ca. 1860. The limestone-clad building is fronted by an areaway demarcated by a replacement wrought iron railing. The main entry is fronted by a wide brownstone stoop with cast iron railings and newel posts. The entry is composed of a double-sided wood door set within an original rounded arch opening with a carved limestone surround and rounded pediment. There are two, two-over-two wood sash windows set within original elongated segmental arch openings that sit adjacent to the main entry at the first floor. These windows feature carved limestone surrounds. There is a secondary garden entry located below the stoop, and two replacement windows set within original segmental arch openings with carved limestone surrounds are located at the garden level. Fenestration on the upper floors consists of two-over-two wood sash windows set within three original segmental arch openings at each floor; these windows feature carved limestone surrounds. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; replacement railings; and replacement door. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1923353728

Page 1

buildings along the block were reconstructed during the end of the 1800s. 218 Hudson Street first appears on an 1860 bird's eye view image of Hoboken. An 1873 atlas notes that the building was owned by C. W. Yutte, and shows the building's footprint as a rectangular main block; the building's footprint has not been altered. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a stone-clad facade. Historic documentation shows that the facade has not been significantly altered.

218 Hudson Street does retain integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the limestone facade; cast iron railings on the stoop; areaway; garden entry; original arched openings; decorative cornice; and stone window surrounds. Therefore, it is recommended that 218 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

218 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 8), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

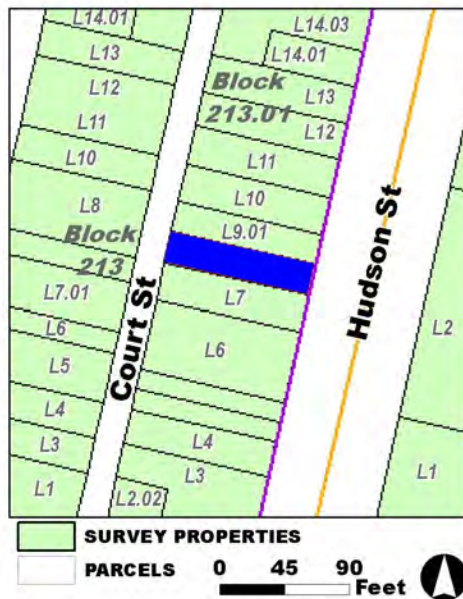
Other Designation Date:

☐ Eligibility Worksheet 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:

-1923353728

Page 2

☒ (Primary Contact)

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| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
| 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1923353728**

Page 3

PROPERTY REPORT

Property ID: **-705770111**

Property Name: 220 Hudson Street
Address: 220 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 9.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 220 Hudson Street is a three-story, three-bay, Italianate-style dwelling constructed ca. 1860. The painted brick building is fronted by an areaway demarcated by a replacement wrought iron railing. The main entry is fronted by a replacement concrete stoop. The entry is composed of a replacement wood door with a transom and sidelights set within an original opening with a carved stone lintel. There are two replacement windows set within original openings that sit adjacent to the main entry at the first floor; these windows feature straight stone lintels and sills. There is a secondary garden entry within a modified opening located beneath street level on the facade. A modern casement window set within a modified opening sits adjacent to the secondary entry at the garden level. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor; these windows feature straight stone sills and lintels. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; replacement railings; replacement doors; modified openings at the garden level; a modified stoop; and painted facade details. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-705770111

Page 1

buildings along the block were reconstructed during the end of the 1800s. 220 Hudson Street first appears on an 1860 bird's eye view image of Hoboken. An 1873 atlas notes that the building was owned by John Horstman, and shows the building's footprint as a rectangular main block with a rear ell; the building's footprint has not been altered. An 1891 fire insurance map notes that the building is a three-story masonry dwelling with a one-story rear ell; this map also shows a two-story secondary structure at the rear of the parcel. Photographic documentation shows that the opening alterations were completed after the 1970s, and that otherwise the façade has not been significantly altered.

220 Hudson Street retains integrity and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the areaway; original openings; decorative cornice; and stone sills and lintels. Therefore, it is recommended that 220 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

220 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 9.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

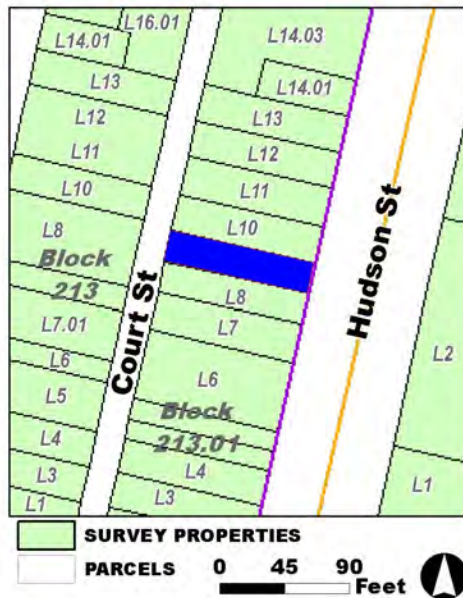
Other Designation Date:

☐ **Eligibility Worksheet 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)

-705770111

Page 2

BIBLIOGRAPHY:

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| 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 | |
| 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-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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)**-705770111**

Page 3

PROPERTY REPORT

Property ID: **-1480042532**

Property Name: 222 Hudson Street
Address: 222 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 222 Hudson Street is a three-story, three-bay dwelling constructed ca. 1860. The stucco-covered brick building is fronted by an areaway demarcated by a modern wrought iron railing. The main entry is fronted by a high stone stoop. The entry is composed of a modern wood door set within an original opening with a modern pedimented surround. There are two replacement windows set within original openings that sit adjacent to the main entry at the first floor. There is a secondary garden entry set within an original opening in the stoop; two replacement windows set within original openings sit at the garden level as well. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor. All windows on the facade feature modern decorative window surrounds. The flat roof is accented by a modern molded wood cornice. Alterations include replacement window sashes; replacement railings; replacement doors; stucco veneer; replacement cornice; and modern window and door surrounds. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 222 Hudson Street first appears on an 1860 bird's eye view

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1480042532

Page 1

image of Hoboken. An 1873 atlas notes that the building was owned by W. G. Schmidlen, and shows the building's footprint as a rectangular main block with a rear ell. An 1891 fire insurance map notes the building as wood-frame construction with a rear ell; a second rear ell addition was constructed ca. 1940, completing the building's current footprint. Photographic documentation shows that the building's exterior had been altered in the mid-1900s to be covered in vinyl siding, which was removed sometime after 1978; this documentation also shows that all details on the facade are not original.

222 Hudson 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 222 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

222 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 10), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

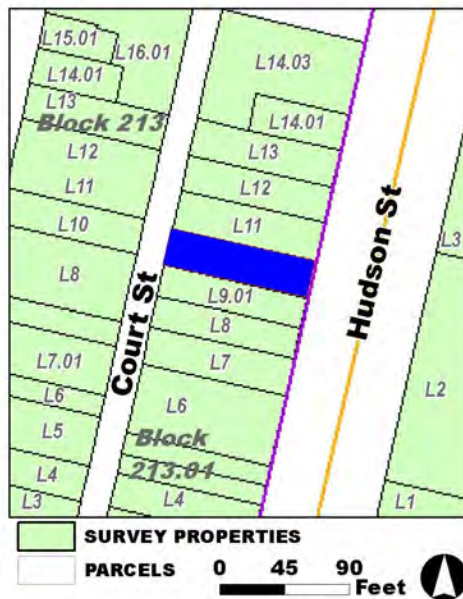
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1480042532

Page 2

BIBLIOGRAPHY:

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| 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 | 1865 | |
| 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 | 1979 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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:)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1480042532**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1480042532

Page 4

PROPERTY REPORT

Property ID: 1030111501

Property Name: Hudson Square South
Address: 224-232 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 225 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hudson Square South, located at 200 River Street, is a fourteen-story, eighteen-bay, high-rise residential complex constructed ca. 1994. The building was constructed as one of three on this block that comprise the Hudson Square complex; there is an almost identical building at the north end of the block and between the two residential buildings there is a parking garage. The brick building's footprint forms a partial U-shape facing south. The building surrounds a raised plaza that fronts the main entrance; the south side of the plaza features a brick and concrete columned wall along Second Street. The main entrance is composed of two steel-framed, plate-glass doors set within a single rectangular opening located on the south elevation of the middle block of the building. The west elevation of the west wing of the building features four commercial spaces at the first floor. Each commercial storefront is composed of a pair of steel-framed, plate-glass doors, flanked by floor-to-ceiling steel framed windows. This elevation also features two additional steel-framed pedestrian entrances used for access to the units above the commercial spaces. The east elevation of the east wing features two steel-door garage-bay entrances, as well as two steel-door pedestrian entries, at the basement level. There are also five openings with metal grates and straight concrete sills and lintels at this level. Fenestration on the remainder of the building consists of single, paired, and grouped double-hung, vinyl-sash windows that pierce the elevations at regular intervals. The windows all have concrete sills, and several feature decorative concrete surrounds. There is decorative concrete banding along the exterior of the building in various places, and the flat roof is accented by a molded concrete cornice detail. No exterior flood-mitigation measures were observed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1030111501

Page 1

☐ (Primary Contact)

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

200 River Street is not located within the Hoboken Historic District boundaries as opined in 2017. In addition, Hudson Square South 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 200 River Street.

Setting:

Hudson Square South is sited on a parcel (Block 225 Lot 1), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

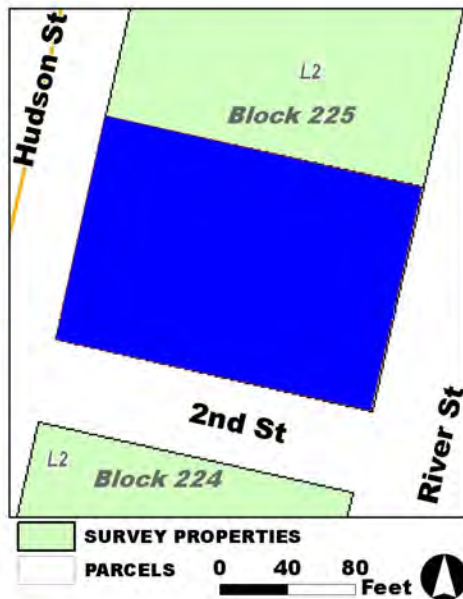
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ 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:

1030111501

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
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| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 14B-150U-4C-G / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Alternative Address: 200 River Street

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

Attachments Included:

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

Historic District ? ☐**District Name:** not applicable**Status:****Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1030111501**

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Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Kaitlin Pluskota
Organization: AECOM

☒ (Primary Contact)

Property ID:
1030111501

PROPERTY REPORT

Property ID: **673651117**

Property Name: 224 Hudson Street
Address: 224 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 224 Hudson Street is a five-story, three-bay dwelling constructed ca. 1990. The brick building's top two floors are set back from the original block. The building is fronted by a sunken areaway demarcated by a wrought iron railing. The main entry is fronted by a brick and stone stoop with wrought iron railings, and is composed of a wood door flanked by sidelights, with a straight concrete lintel with a keystone detail. There are two windows that sit adjacent to the front door at the first floor, and two windows at the garden level; all windows have straight concrete lintels with keystone details. Fenestration on the upper floors consists of a single window flanked by pairs of windows at each floor; all windows feature straight concrete sills with keystone details. There is a decorative cornice detail above the third floor. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. Previous to the current building in this location, there was a ca. 1860 three-story masonry dwelling which was demolished ca. 1940. The current building at 224 Hudson Street first appears on a 1994 aerial photograph.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

673651117

Page 1

224 Hudson 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 to the Hoboken Historic District.

Setting:

224 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 11), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

673651117

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
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| 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 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1994 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1990)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

673651117

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☐ (Primary Contact)

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/18/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

673651117

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PROPERTY REPORT

Property ID: -97455766

Property Name: 226 Hudson Street
Address: 226 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 226 Hudson Street is a five-story, three-bay, highly modified dwelling constructed ca. 1860. The brick building has a stucco-covered first floor and is fronted by an areaway demarcated by a wrought iron railing. The main entry is located at street level, fronted by a slightly sunken stoop. The entry features a wood paneled surround with a small gabled roof cover. There are two replacement windows set within original openings that sit adjacent to the main entry at street level. Fenestration at the second floor consists of three replacement windows, two in original openings and one in the former main entry opening, with straight stone sills; the original stone lintels have been removed. Fenestration at the third floor consists of three replacement windows set within original openings with carved stone lintels and straight stone sills. The fourth and fifth floors were added to the top of the original building ca. 1980. The fourth floor features a recessed balcony with a sliding glass door; the balcony is flanked by one-over-one windows with straight sills and lintels. The fifth floor features a mansard roof with a central rounded arch window flanked by fixed pane skylights. Alterations include the two-story roof addition; modification of original window and door openings; removal of the cornice; removal of stoop and original entry; modification of lintels; and replacement windows and door. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-97455766

of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 226 Hudson Street first appears on a ca. 1860 bird's eye view image of Hoboken. An 1873 atlas shows that the building was owned by M. Pundt. An 1891 fire insurance map depicts the building as a two-story masonry dwelling with a two-story masonry addition and a wood-framed rear bay. By 1932 there was another two-story rear addition, which completed the building's current footprint. Photographic documentation completed as part of a city-wide survey in 1978 shows that the rooftop addition was completed after this date, but the remainder of the façade alterations were completed prior to 1978.

226 Hudson 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 226 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

226 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 12), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-97455766

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| Google | GoogleEarth Streetview | | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U/3B-1U-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:** Not 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:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-97455766**

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PROPERTY REPORT

Property ID: **-1140872285**

Property Name: 228 Hudson Street
Address: 228 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213.01 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 228 Hudson Street is a three-story, three-bay, Italianate-style dwelling constructed ca. 1860. The brick building has a stucco-covered first floor and is fronted by an areaway demarcated by a replacement wrought iron railing. The main entry is fronted by a brownstone stoop with replacement cast iron railings. The entry is composed of a replacement door flanked by sidelights set within an original opening with a stone lintel and modern stoop roof. There are two replacement windows set within original openings with stone sills and lintels that sit adjacent to the entry at the first floor. There is a secondary entry located below the stoop at garden level; there are two replacement windows set within original openings at the garden level as well. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor; these windows feature stone sills and lintels. Alterations include replacement windows; replacement doors; some painted façade details; removal of the cornice; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. 228 Hudson Street first appears on a ca. 1860 bird's eye view

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1140872285

Page 1

image of Hoboken. An 1873 atlas shows that the building was owned by C. Sierck. An 1891 fire insurance map depicts the building as a three-story masonry dwelling; the building's footprint has not been significantly altered. Photographic documentation shows that the cornice removal and other alterations were completed between the 1920s and 1970s.

228 Hudson 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 228 Hudson Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

228 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 13), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

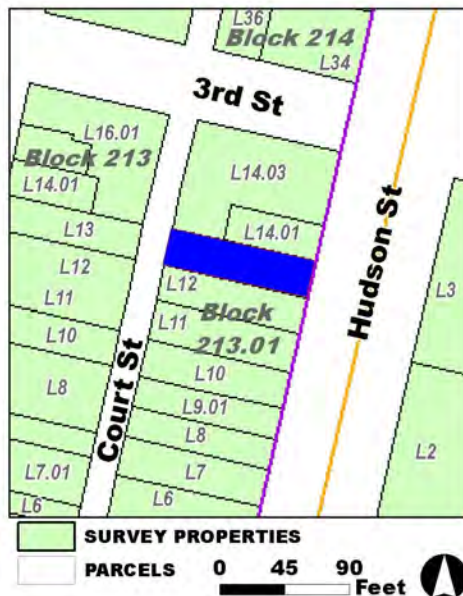
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

-1140872285

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| 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-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| 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-4U-H-2BG / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1140872285**

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PROPERTY REPORT

Property ID: **-1176134232**

Property Name: 230 Hudson Street
Address: 230 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 213.01 | 14.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 230 Hudson Street is a four-story, three-bay, Italianate-style dwelling constructed ca. 1880. The painted brick building is fronted by an areaway demarcated with a wrought iron railing. The main entry is located at street level, and is composed of a double-sided wood door set within a carved stone surround, fronted by a bluestone threshold with cast iron railings. Two replacement windows set within original openings with carved stone lintels and bracketed stone sills are located adjacent to the main entry at the first floor. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor; each window features a carved stone lintel and bracketed stone sill. Each side of the building's facade features quoin details and the flat roof is accented by a decorative wood cornice with a paneled fascia. There is a two-story brick garage located at the rear of the parcel along Court Street. The garage features a modern garage door, window, and modern pedestrian door at the first floor. The second floor features a loading bay opening flanked by replacement windows set within original openings. Alterations include replacement window sashes; replacement railings; and a painted facade.

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1176134232

Page 1

☐ (Primary Contact)

buildings along the block were reconstructed during the end of the 1800s. On an 1891 fire insurance map 230 Hudson Street is noted as a four-story masonry dwelling with a rectangular footprint; the footprint has not been altered. The outbuilding was constructed ca. 1880 with a rectangular footprint; an extension to this building which eventually served as a garage was constructed ca. 1920. Historic photographic documentation shows that the facade of this building has not been significantly altered.

230 Hudson Street retains integrity as an Italianate-style dwelling and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice; stone sills and lintels; quoin details; and double-sided wood door. Therefore, it is recommended that 230 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

230 Hudson Street is sited on a rectangular parcel (Block 213.01 Lot 14.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

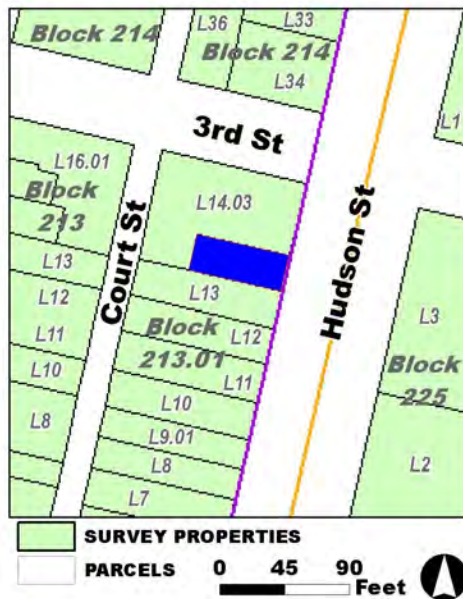
Other Designation Date:

☐ Eligibility Worksheet 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)

-1176134232

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| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| 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 | |
| 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: 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1176134232**

Page 3

PROPERTY REPORT

Property ID: 453093001

Property Name: 232-234 Hudson Street, Rear 230
Address: 232-234 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 213.01 | 14.02 |
| HUDSON | Hoboken | | Newark | 213.01 | 14.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 232-234 Hudson Street is a four-story, six-bay, Italianate-style dwelling constructed ca. 1880. The brick building's first floor features a modern wood paneled exterior. There are two main entries, one located at each end of the building's façade. These entries are composed of modern wood doors with sidelights and transoms, fronted by modest concrete stoops with wrought iron railings. The remainder of the façade at the first floor features pairs of casement windows; above the first floor is a first-story cornice. Fenestration on the upper floors consists of replacement windows set within six original openings at each floor. These windows all feature carved limestone lintels and bracketed limestone sills. The side (north) façade features a secondary entry composed of a double-sided wood door with a transom set within an original segmental arch opening with a carved stone surround topped by a pediment. Fenestration on the remainder of the façade consists of replacement windows set within evenly-spaced original openings with carved limestone lintels and bracketed limestone sills. The façade and side elevation of the building feature quoin details, and the flat roof is accented by a decorative wood cornice. There is a secondary three-story, four-bay building located at the rear of the parcel. This building's north elevation features replacement windows set within four evenly-spaced original openings at each floor; these windows feature carved stone lintels and straight stone sills. The flat roof of this building is accented by a decorative wood cornice. The street-facing elevations of the main block and rear block are fronted by a below-grade areaway demarcated by a wrought iron railing. Alterations include replacement window sashes; replacement railings; altered first-floor façade; and replacement doors. No exterior flood mitigation measures were noted.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

453093001

The development of the 200 block of Hudson Street began in the early 1800s. By the 1840s the west side of the block had been partially developed. Development of the block continued through the 1800s, and by the beginning of the 1870s the west side of the block was almost fully developed. Development of the east side of the block did not begin until after 1873, with most of the buildings along this side of the block being constructed during the 1880s. The east side of the block was fully redeveloped ca. 1970. It appears that several of the buildings along the block were reconstructed during the end of the 1800s. On an 1891 fire insurance map 232-234 Hudson Street is noted as a double-wide four-story masonry building noted as Naegeli's Hotel. The building complex's footprint has not been significantly altered. Historic photographic documentation shows that the first floor façade of the building was altered from its original form several times; the current configuration was completed after 1978. Photographic documentation also shows that the remainder of the building's exterior has not been significantly altered from its early form.

Despite alterations and change in use, 232-234 Hudson Street retains integrity as a former hotel building and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornices; stone sills and lintels; secondary entry; sunken areaway; quoin details; and double-sided wood door. Therefore, it is recommended that 232-234 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

232-234 Hudson Street is sited on a rectangular, end-block parcel (Block 213.01 Lot 14.03), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 200 block of Hudson Street was developed primarily in the 1800s as a residential area spotted with several large hotels. The historic fabric on the west side of the block is greatly retained, while the east side of the block has been redeveloped with a large high-rise apartment complex.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

453093001

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| 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: 4B-26U / 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: 3/1/2019

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

453093001

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PROPERTY REPORT

Property ID: 1448969334

Property Name: 300 Hudson Street
Address: 300 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 214.01 | 34 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

300 Hudson Street is a four-story, three-bay, Italianate-style building constructed circa 1880. The facade is clad in brick and features commercial space at the ground level. The storefront consists of a central entrance flanked by plate glass windows and features decorative panels and pilasters. Cast iron fencing is present along the facade and the south elevation fronting Third Street. A decorative cornice with dentils delineates the commercial space from the upper levels. The building features stone quoins at the corners and stone belt courses delineate each floor. Fenestration on the upper floors of the facade consists of one-over-one replacement sash set within original arched window openings featuring stone surrounds engaged with the stone belt courses. The south elevation of the building fronts Third Street, is six-bays deep, and features one-over-one replacement sash windows set within original window openings featuring stone sills and segmental arch stone lintels. A secondary entrance is located on the ground floor in the western bay and features a decorative surround with sidelight, transom, and segmental arch topped by a bracketed entablature. This door is flanked by a large window with the same surround. Iron fire escapes are located within the middle bays. The flat roof is accented by a decorative cornice featuring fluted brackets and paneled fascia. Alterations include replacement windows and doors. This building also includes a recently-constructed exterior drainage trench around the perimeter of the foundation.

The 300 block of Hudson Street Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, this building is not depicted in this illustration, or in an 1873 atlas of Hoboken. The building is first noted in an 1881 bird's eye

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1448969334

Page 1

☐ (Primary Contact)

view illustration, which clearly shows this building, and the two identical, connected buildings to the north that were historically associated, at the corner of Hudson and Third Streets. The building is subsequently denoted in an 1891 Sanborn map, that lists this four-story, brick building and the two identical buildings to the north (302 and 304 Hudson Street) consisting of the "Busch's Hotel" with the buildings being connected internally. The building was noted again in a 1932 Sanborn map, no longer labeled as a hotel, and shows the adjacent buildings containing separate storefronts that were no longer connected internally. A 1951 Sanborn map shows the same configuration.

300 Hudson Street exhibits a high degree of historic integrity and continues to contribute to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business/Washington Street Historic District. Character defining features include the decorative stone window and door surrounds; stone lintels and sills; stone quoins and beltcourses; decorative cornice; original window and door openings; and first floor commercial space with residential space above. Therefore, it is recommended that 300 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

300 Hudson Street is sited on a rectangular corner parcel (Block 214.01 Lot 34), located on the west side of Hudson Street at the intersection of Third Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited on the west side of Hudson Street which predominately consists of multi-story residential brick 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:

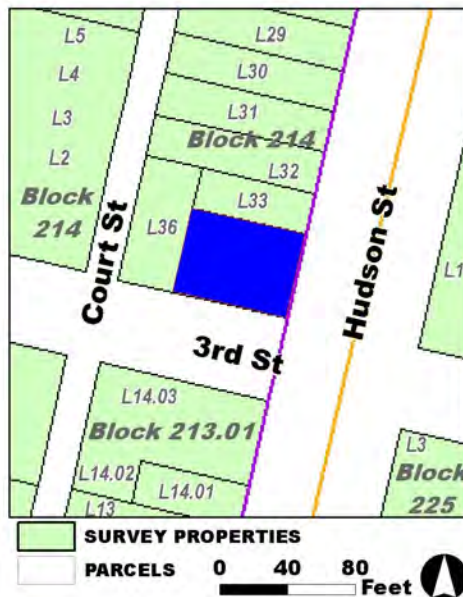
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1448969334

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| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****1448969334**

Page 3

PROPERTY REPORT

Property ID: 1541999721

Property Name: 304 Hudson Street
Address: 304 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 33 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

304 Hudson Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features commercial space converted to residential space at the ground level. The former storefront is clad in brick infill and features an entrance topped by an arched transom set within a decorative surround in the southern bay of the building. Wrought iron fencing is present along the front of the building. A simple wood cornice with a wide fascia delineates the former commercial space from the upper levels. The building features stone quoins at the corners and stone belt courses delineate each floor. Fenestration consists of one-over-one replacement sash set within original arched window openings featuring stone surrounds engaged with the stone belt courses. The flat roof is accented by a decorative cornice featuring fluted brackets and paneled fascia. Alterations include replacement windows and doors and modification of first floor into residential space. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, this building is not depicted in this illustration, or in an 1873 atlas of Hoboken. The building is first noted in an 1881 bird's eye view illustration, which clearly shows this building, and the two identical, connected buildings to the south that were historically associated, at the corner of Hudson and Third Streets. The building is subsequently denoted in an 1891 Sanborn map, that lists this four-story, brick building and the two identical buildings to the south (300 and 302 Hudson Street) consisting of the "Busch's Hotel" with the buildings being connected internally. The building was noted again in a 1932 Sanborn map, no longer labeled as a hotel, and shows the adjacent

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1541999721

Page 1

☐ (Primary Contact)

buildings containing separate storefronts that were no longer connected internally. A 1951 Sanborn map shows the same configuration.

304 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone window and door surrounds; stone lintels and sills; stone quoins and beltcourses; decorative cornice; and original window and door openings. Therefore, it is recommended that 304 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

304 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 33), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story, predominately residential brick 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1541999721

Page 2

BIBLIOGRAPHY:

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

Historic District ? ☒

District Name: 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1541999721

Page 3

PROPERTY REPORT

Property ID: 95758088

Property Name: 306 Hudson Street
Address: 306 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 32 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

306 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the southern bay accessed by a stoop with wrought iron handrails. The entrance consists of a modern door with sidelights and is capped by a stone lintel. It appears that the original door opening has been modified to fit the modern door. There is a sunken garden level delineated by a wrought iron areaway fence, and there is an entrance under the stoop. There is a stone water table located between the garden level and the first floor. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and flat stone lintels. Iron fire escapes are located in the center of the facade. The flat roof is accented by a cornice that features brackets. Alterations include replacement windows and doors, and the elevation of the roof line from a two-and-a-half-story building to a three-story building. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, which shows this building having a side gable roof. The building is subsequently denoted in an 1891 Sanborn map that lists the building as a two-and-a-half-story wood-frame structure not connected to the adjacent building to the north. This map also depicts two outbuildings at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map labeled as a dwelling, and shows a larger wood-frame and brick garage at the rear of the lot. A 1951 Sanborn map shows the same configuration, but lists the main building consisting of "rooms" and the rear outbuilding, denoted

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

95758088

Page 1

as 305 Court Street, labeled as an iron works. This configuration exists today, but the rear outbuilding appears to consist of residential space.

306 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include stone lintels and sills; decorative cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 306 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

306 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 32), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick 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:

95758088

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| 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 | 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****95758088**

Page 3

PROPERTY REPORT

Property ID: **-1127901565**

Property Name: 308 Hudson Street
Address: 308 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 31 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

308 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a brownstone stoop with cast iron handrails. The entrance consists of a double door with a transom and is capped by a carved stone lintel. There is a garden-level entrance located under the stoop, and a wrought iron areaway fence running along the garden level. The garden level is clad in brownstone. Fenestration consists of two-over-two replacement sash set within original openings that feature stone sills and flat stone lintels. The flat roof is accented by a cornice that features brackets and a paneled fascia. Alterations include replacement windows and doors and modern areaway fence. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story, ell-shaped building with a wood-frame, two-story rear addition and a an outbuilding located at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map labeled as a dwelling, and shows a large wood-frame addition appended to the outbuilding at the rear of the lot. A 1951 Sanborn map shows the same configuration, but lists the main building consisting of "rooms" and the rear outbuilding, denoted as 309 Court Street. This configuration exists today.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1127901565

Page 1

308 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include stone lintels and sills; decorative cornice; original window and door openings; and brownstone stoop with garden-level entrance. Therefore, it is recommended that 308 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

308 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 31), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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:

-1127901565

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1127901565**

Page 3

PROPERTY REPORT

Property ID: **-1029098550**

Property Name: 310 Hudson Street
Address: 310 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 30 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

310 Hudson Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a brownstone stoop with cast iron handrails and newel posts. The entrance consists of a double door with a stained glass gothic arch transom capped by a gothic arch brick surround with keystone. There is a garden-level entrance located under the stoop, and a cast iron areaway fence running along the garden level. The garden level is clad in brownstone. Fenestration consists of two-over-two replacement sash set within original openings that feature stone sills and carved stone lintels on the second and third floor. The first floor windows are paired two-over-two windows topped by gothic arch transoms with gothic arch brick surrounds with keystones. The flat roof is accented by a decorative cornice that features heavy brackets and a paneled fascia. The fourth floor is a modern rooftop addition set back from the front facade and featuring blank walls. Alterations include replacement windows and doors and the rooftop addition; a sharp change in brick color between the second and third floors suggests an earlier alteration at this location. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a brick wall at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map and is labeled as the Christ Reformed Church. A 1951 Sanborn map shows the same configuration. A photograph from a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1029098550

1978 survey shows the building had been converted to residential use by that time and appeared much as it does today, absent the rooftop addition.

While the rooftop addition is generally incompatible with the character of the historic district as well as the scale, massing, and materials use along the Hudson Street streetscape, the building's main block retains integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; decorative cornice; cast iron railings and fencing; original window and door openings; and brownstone stoop with garden-level entrance. Therefore, it is recommended that 310 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

310 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 30), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick rowhouses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

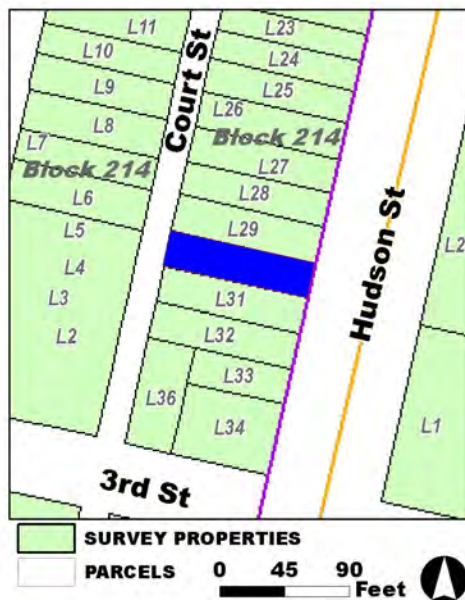
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1029098550

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BIBLIOGRAPHY:

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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: / 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:* 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1029098550**

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PROPERTY REPORT

Property ID: 939344269

Property Name: 312 Hudson Street
Address: 312 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

312 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a bluestone stoop with modern wrought iron handrails and original cast iron newel posts. The entrance consists of a slightly recessed door set within a classical wood surround that exhibits multi-light sidelights and transom capped by a carved stone lintel. There is a garden-level entrance located under the stoop, and a modern areaway fence running along the garden level. The garden level is clad in a faux stone veneer, and stone water table delineates the first floor. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a brick parapet with simple coping. Alterations include replacement windows and doors and the faux stone veneer on the garden level. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a two-story wood-frame rear addition and a outbuilding located at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map and is labeled as a dwelling and a large brick building at the rear of the lot listed as a mechanic garage listed as 313 Court Street. A 1951 Sanborn map shows the same configuration.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

939344269

Page 1

312 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include stone lintels and sills; cast iron newel posts; original window and door openings; and bluestone stoop with garden-level entrance. Therefore, it is recommended that 312 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

312 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 29), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

939344269

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BIBLIOGRAPHY:

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| 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 | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**939344269**

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PROPERTY REPORT

Property ID: -789779652

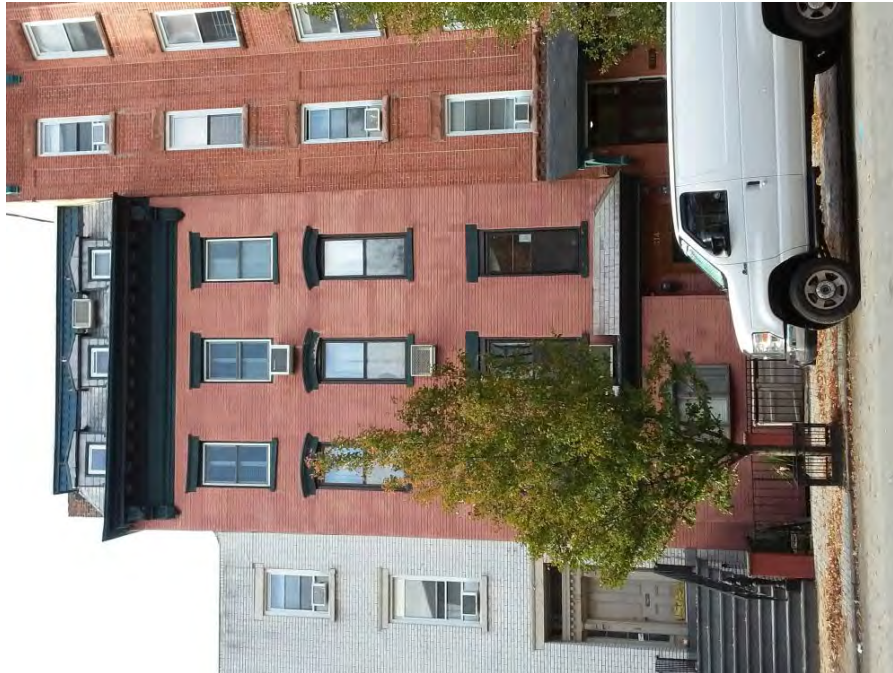
Property Name: 314 Hudson Street
Address: 314 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

314 Hudson Street is a four-and-a-half-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a ground-level entrance in the northern bay. There is a sunken garden-level entrance delineated by modern wrought iron and brick fencing. The first floor is sheltered by a hip roof covered in asphalt shingles and exhibits a bay window in the southern bay. The first floor once served as commercial space. Fenestration on the upper floors consists of one-over-one replacement sash set within original openings that feature stone sills and stone lintels. The third floor windows feature segmental arch lintels. A decorative cornice featuring heavy brackets and a paneled fascia is located above the fourth floor, below a modern stylized rooftop addition. Alterations include replacement windows and doors; first floor modifications; and rooftop addition. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the four-story brick building with a one-story outbuilding located at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map and is labeled as containing a storefront, and in addition to the outbuilding at the rear of the lot a narrow wood-frame outbuilding had been constructed along the side of the parcel. A 1951 Sanborn map shows the same configuration. A photograph from a 1978 survey shows a storefront at the first floor; the rooftop addition is not visible.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-789779652

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Despite numerous alterations, 314 Hudson Street still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; original window and door openings; and decorative cornice. Therefore, it is recommended that 314 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

314 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 28), located on the west side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick 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:

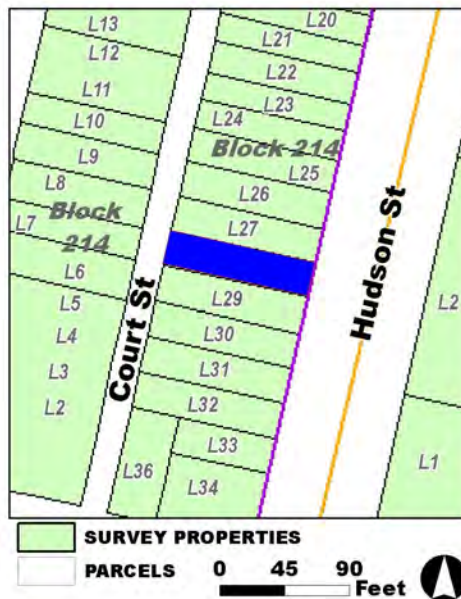
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-789779652

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| 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 | 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:** 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-789779652**

Page 3

PROPERTY REPORT

Property ID: 8724487

Property Name: 316 Hudson Street
Address: 316 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

316 Hudson Street is a five-story, four-bay building constructed ca. 1900. The façade is clad in brick and features an entrance in the southern bay accessed by a brick and brown stoop with cast iron handrails. This entrance is sheltered by a hip roof hood covered in asphalt shingles and supported by heavy knee braces. There is a garden-level entrance adjacent to the stoop, and a brick and cast iron areaway fence is located in front of the façade. The building has a projecting bay that is shared with the building to the north. A rusticated stone water table delineates the garden level from the first floor and the building features decorative inset brickwork. Fenestration consists of six-over-six and one-over-one replacement sash set within original openings that feature rusticated stone sills and lintels. The flat roof is accented by a decorative cornice that features brackets and knee braces. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. Prior to this building, the lot contained a four-story wood-frame building as depicted in an 1891 Sanborn map. This building is depicted in a 1909 atlas of Hoboken, as well as in a 1932 Sanborn map labeled the five-story brick building as flats. A 1951 Sanborn map shows the same configuration.

316 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

8724487

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and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; decorative cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 316 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

316 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 27), located on the west side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick 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:

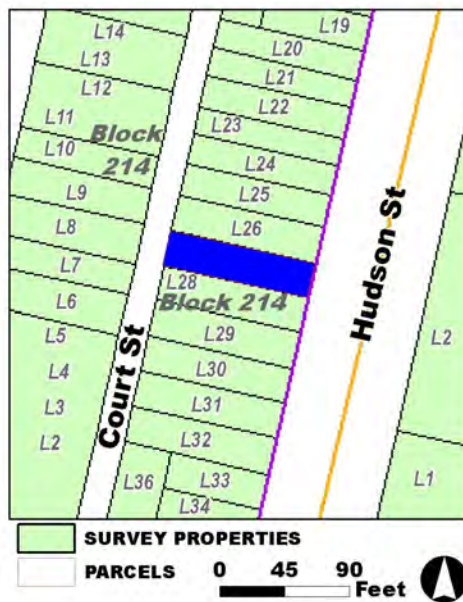
Other Designation Date:

☐ **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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

8724487

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| 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: / 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: 3/5/2019

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

8724487

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PROPERTY REPORT

Property ID: **-689718818**

Property Name: 318 Hudson Street
Address: 318 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

318 Hudson Street is a five-story, four-bay building constructed ca. 1900. The façade is clad in brick and features an entrance in the southern bay accessed by a brick and brown stoop with cast iron handrails. This entrance is sheltered by a hip roof hood covered in asphalt shingles and supported by heavy knee braces. There is a garden-level entrance adjacent to the stoop, and a brick and cast iron areaway fence is located in front of the façade. The building has a projecting bay that is shared with the building to the north. A rusticated stone watertable delineates the garden level from the first floor and the building features decorative inset brickwork. Fenestration consists of six-over-six and one-over-one replacement sash set within original openings that feature rusticated stone sills and lintels. The flat roof is accented by a decorative cornice that features brackets and knee braces. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

Prior to this building, the lot contained a four-story wood-frame building as depicted in an 1891 Sanborn map. This building is depicted in a 1909 atlas of Hoboken, as well as in a 1932 Sanborn map labeled the five-story brick building as flats. A 1951 Sanborn map shows the same configuration.

318 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; decorative cornice; original window

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-689718818

Page 1

and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 318 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

318 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 26), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

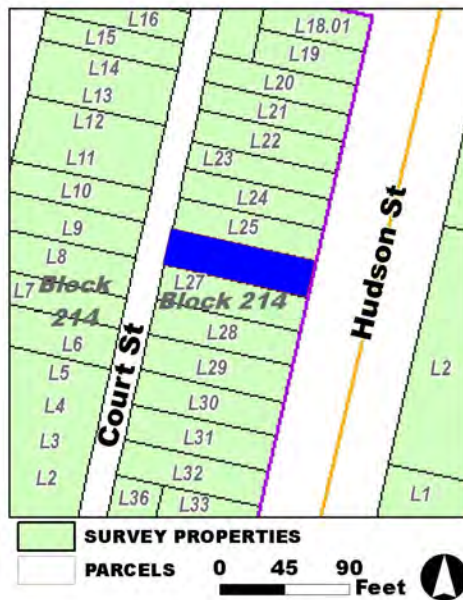
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-689718818

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BIBLIOGRAPHY:

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

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:* 3/5/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-689718818**

Page 3

PROPERTY REPORT

Property ID: **-869621647**

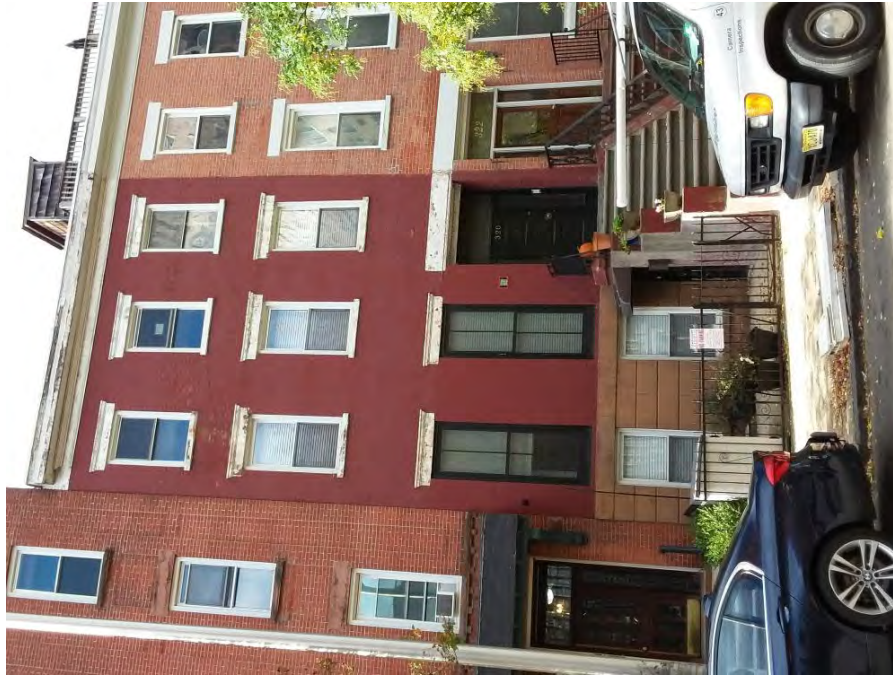
Property Name: 320 Hudson Street
Address: 320 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

320 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a stone stoop with cast iron handrails. The entrance consists of a slightly recessed door with sidelights and transom and is capped by a stone lintel. There is a garden-level entrance located under the stoop, and a wrought iron areaway fence running along the garden level. The garden level is clad in brownstone. Fenestration consists of two-over-two original sash on the first floor and one-over-one replacement sash on the second and third floors. These windows are set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a simple cornice. Alterations include replacement windows and doors and modern areaway fence. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a three-story brick rear addition and a small shed or outhouse located near the rear of the lot. The building was noted again in a 1932 and 1951 Sanborn map in the same configuration and labeled as a dwelling.

320 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; original cornice; original window and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-869621647

Page 1

door openings; and stoop with garden-level entrance. Therefore, it is recommended that 320 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

320 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 25), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick 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)

-869621647

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--------------------|---------------------------------------|-------|------------------|-----------------|
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| 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: | 0 Building | 0 Bridge |
| | 0 Structure | 0 Landscape |
| | 0 Object | 0 Industry |

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-869621647**

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PROPERTY REPORT

Property ID: 1348491312

Property Name: 322 Hudson Street
Address: 322 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

322 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the southern bay accessed by a stone stoop with cast iron handrails. The entrance consists of a slightly recessed door with sidelights and transom and is capped by a stone lintel. There is a garden-level entrance located under the stoop, and a wrought iron areaway fence running along the garden level. The garden level is clad in brownstone. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a simple cornice. Alterations include replacement windows and doors and modern areaway fence. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a two-story wood-frame rear addition and a small shed or outhouse located near the rear of the lot. The building was noted again in a 1932 and 1951 Sanborn map in the same configuration and labeled as a dwelling; a one-story brick garage is depicted at the rear of the lot fronting Court Street in these maps.

322 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include stone lintels and sills; cast iron railings; original cornice;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1348491312

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original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 322 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

322 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 24), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story brick rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

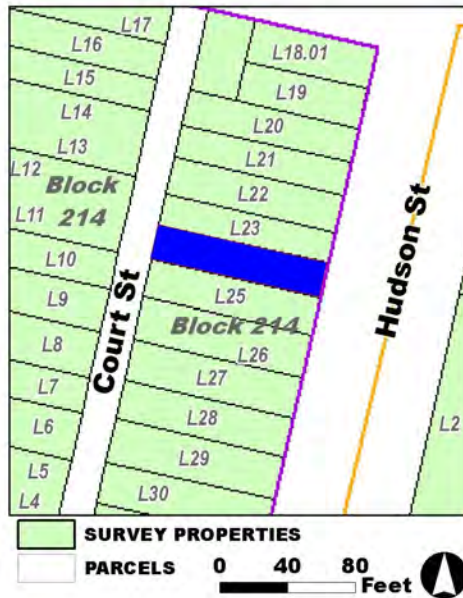
Other Designation:

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: Mike Kenneally

Organization: AECOM

Property ID:

1348491312

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1348491312**

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PROPERTY REPORT

Property ID: **-85775029**

Property Name: 324 Hudson Street
Address: 324 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

324 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a stone stoop with a cast iron handrail. The entrance consists of a slightly recessed door with a transom and is capped by a stone lintel. There is a garden-level entrance located under the stoop. A brownstone water table delineates the garden level from the first floor. Fenestration consists of two-over-two replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a simple cornice. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a wood-frame rear addition, likely a porch and a two-story brick outbuilding located at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map in the same configuration with the building labeled as a dwelling, and the outbuilding denoted as consisting of a garage and dwelling. A 1951 Sanborn map shows the same configuration but labels the building as apartments, with the outbuilding on Court Street remaining a garage and dwelling.

324 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-85775029

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and the greater Hoboken Historic District. Character defining features include stone lintels and sills; original cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 324 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

324 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 23), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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:

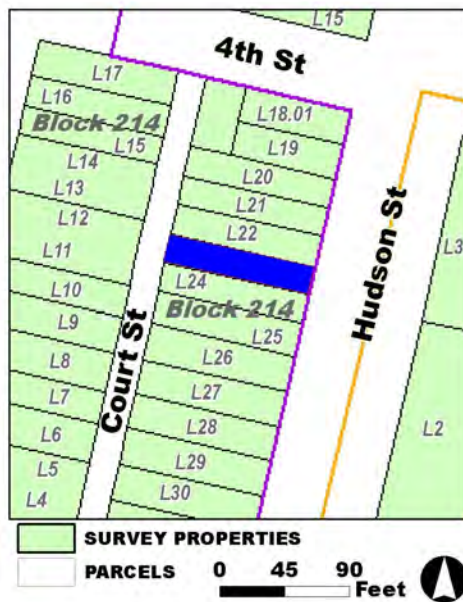
Other Designation Date:

☐ **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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-85775029

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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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-85775029**

Page 3

PROPERTY REPORT

Property ID: **1402399410**

Property Name: 326 Hudson Street
Address: 326 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

326 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The façade is clad in brick and features an entrance in the southern bay accessed by a stone stoop with cast iron handrails. The entrance consists of a slightly recessed door with sidelights and transom and is capped by a stone lintel. There is a garden-level entrance located under the stoop, and the garden level is clad in brownstone. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a simple cornice. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a wood-frame rear addition, likely a porch and a small shed or outhouse at the rear of the lot. The building was noted again in a 1932 Sanborn map which labels the building as a dwelling and shows that a one-story wood-frame garage had been constructed at the rear of the lot. This same configuration was depicted on a 1951 Sanborn map, but the building was labeled as consisting of apartments.

326 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

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☐ (Primary Contact)

1402399410

and the greater Hoboken Historic District. Character defining features include stone lintels and sills; original cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 326 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

326 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 22), located on the west side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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:

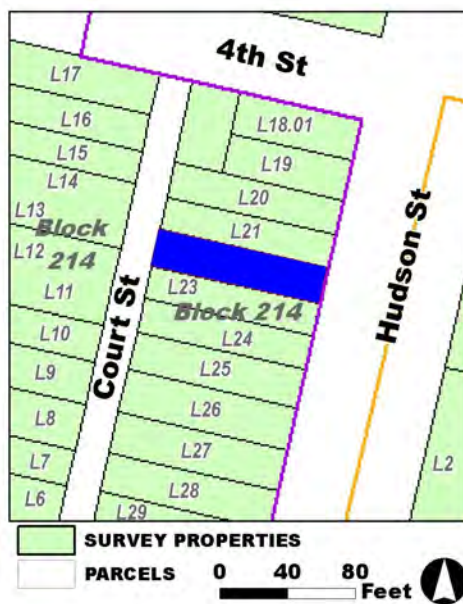
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1402399410

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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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1402399410**

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PROPERTY REPORT

Property ID: 1945816341

Property Name: 328 Hudson Street
Address: 328 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

328 Hudson Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the northern bay accessed by a stone stoop with original cast iron handrails. The entrance consists of a recessed door with a transom and is capped by a stone lintel. There is a garden-level entrance located under the stoop, and an original cast iron areaway fence delineates the garden level. A brownstone water table is located between the garden level and first floor. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is accented by a simple cornice. Alterations include replacement windows and doors and alterations to the main entrance. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the three-story brick building with a large outbuilding located at the rear of the lot fronting Court Street. The building was noted again in a 1932 Sanborn map which labels the building as a dwelling and the outbuilding as a garage. This same configuration was depicted on a 1951 Sanborn map, but the building was labeled as consisting of rooms for rent.

328 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1945816341

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☐ (Primary Contact)

and the greater Hoboken Historic District. Character-defining features include stone lintels and sills; cast iron handrails and fencing; original cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 328 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

328 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 21), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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:

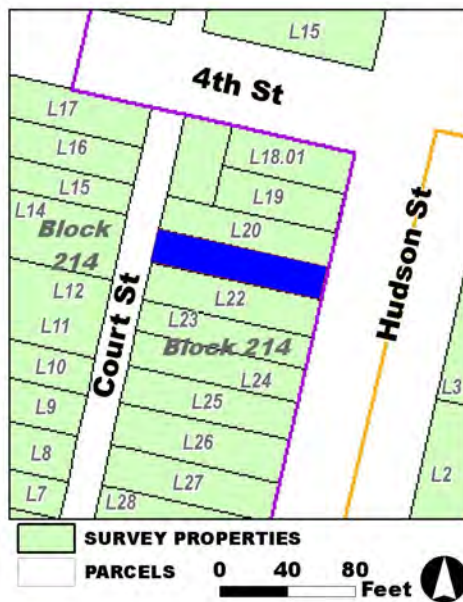
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1945816341

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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 | | |
| 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 | | |
| 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 | | |

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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)**1945816341**

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PROPERTY REPORT

Property ID: 365568484

Property Name: 330 Hudson Street
Address: 330 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

330 Hudson Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the southern bay accessed by a brick and stone stoop with original and modern iron handrails. The entrance consists of a recessed door with a sidelight and transom and is set within a brownstone surround. There is a garden-level entrance located under the stoop. A brownstone water table is located between the garden level and first floor. Fenestration consists of one-over-one replacement sash set within original openings that feature brownstone surrounds, with the upper level floors featuring bracketed sills. The flat roof is accented by a decorative cornice featuring heavy brackets. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the brick building, labeled as five stories, with a one story brick rear extension and a small shed or outhouse located at the rear of the lot. The building was noted again in a 1932 Sanborn map which labels the building as the Amstel Hotel and notes that a store was present in the basement level. In addition, two one-story wood-frame outbuildings had been constructed along the southern parcel line. By 1951, the building contained apartments, and the outbuildings and rear wing had been demolished.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

365568484

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330 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include brownstone window and stone surrounds; cast iron handrail; original cornice; original window and door openings; and stoop with garden-level entrance. Therefore, it is recommended that 330 Hudson Street be classified as a contributing resource to the Hoboken Historic District,

Setting:

330 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 20), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

365568484

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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 | 1951 | |
| 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 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****365568484**

Page 3

PROPERTY REPORT

Property ID: 432652879

Property Name: 332 Hudson Street
Address: 332 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214.01 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

332 Hudson Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance in the southern bay accessed by a small stoop. The entrance consists of a wood and glass door with a large transom set within an original decorative surround featuring fluted pilasters and floral and knot motifs. The ground-level once contained storefronts, but now exhibits modern brick infill and has been converted into residential space. A modern areaway fence runs in front of the facade, and the windows on the ground level feature modern canvas awnings. Fenestration consists of one-over-one replacement sash set within original openings that feature stone sills and decorative carved stone segmental arch lintels. The flat roof is accented by a decorative cornice featuring heavy brackets. Alterations include replacement windows and doors and first floor modifications. No exterior flood mitigation measures are evident.

This building is depicted in an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the four-story brick building was once incorporated with the building to the north as the Park Hotel, which had a series of additions and outbuilding spanning both parcels. The building was noted again in a 1932 Sanborn map which shows the building as being separate from the building to the north and containing a cleaning and dyeing store on the first floor. By 1951, the building contained two separate storefronts on the first floor.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

432652879

Page 1

332 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include stone sills and lintels; original cornice; and original window and door openings. Therefore, it is recommended that 332 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

332 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 19), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story brick 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:

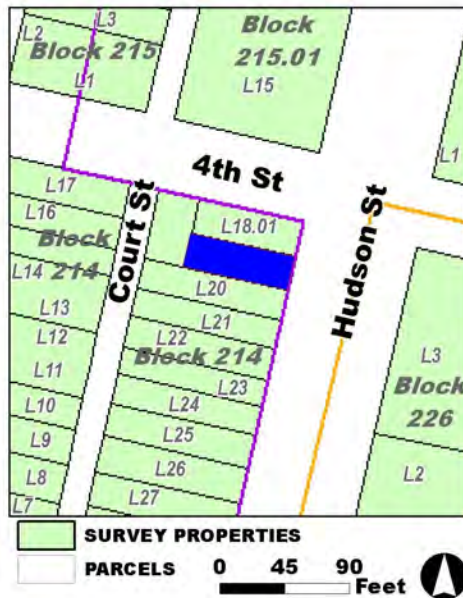
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

432652879

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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: 3/5/2019

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

432652879

Page 3

PROPERTY REPORT

Property ID: **-1906758791**

Property Name: 334 Hudson Street
Address: 334 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 214.01 | 18.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

334 Hudson Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an entrance on the north (side) elevation. The entrance consists of a modern metal and glass door with a fanlight set within a scored stucco arch. The ground level once contained storefronts, but now exhibits modern stucco infill and has been converted into residential space. The original entrance on the facade has been removed. Fenestration consists of one-over-one replacement sash set within original openings on the upper floors that feature stone sills and decorative carved stone segmental arch lintels. The flat roof is accented by a decorative cornice featuring heavy brackets. Alterations include replacement windows and doors and first floor modifications. No exterior flood mitigation measures are evident.

This building is depicted on an 1873 atlas of Hoboken, which shows a row of mostly connected buildings with the same setback fronting Hudson Street. The building is also depicted in an 1881 bird's eye view illustration, and is subsequently denoted in an 1891 Sanborn map that shows the four-story brick building was once incorporated with the building to the south as the Park Hotel, which had a series of additions and outbuilding spanning both parcels. The building was noted again on a 1932 Sanborn map which shows the building as being separate from the building to the south and containing flats. The same configuration is shown in a 1951 Sanborn map.

334 Hudson Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1906758791

Page 1

and the greater Hoboken Historic District. Character-defining features include stone sills and lintels; original cornice; and original window and door openings on the upper floors and north elevation. Therefore, it is recommended that 334 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

334 Hudson Street is sited on a rectangular parcel (Block 214.01 Lot 18.01), located on the west side of Hudson Street at the intersection with Fourth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is sited among a row of similar multi-story brick 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:

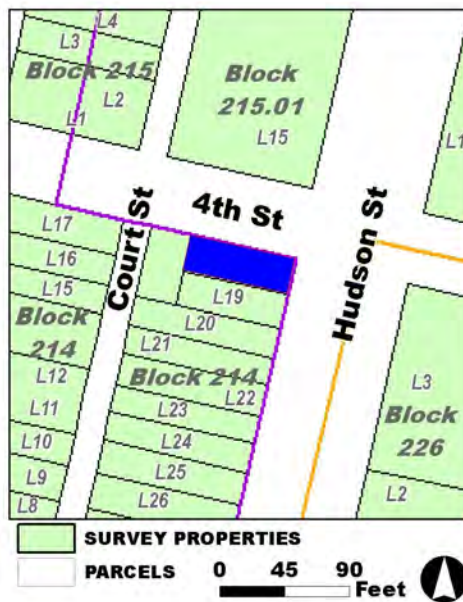
Other Designation Date:

☐ **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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1906758791

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BIBLIOGRAPHY:

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| 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 | | |
| 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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1906758791**

Page 3

PROPERTY REPORT

Property ID: 748404858

Property Name: Stevens Park
Address: 401 Hudson ST
Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 232 | 1 |

Property Photo:



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

Description:

Stevens Park (originally known as Hudson Square) is located at 401 Hudson Street. The grounds of this area are bordered by Fourth Street to the south, Fifth Street to the north, Hudson Street to the west and Sinatra Drive to the east. The Hudson River is one-half a block to the east. Iron fencing stands along the perimeter areas of the west side. The park encompasses masonry-lined walking paths, park benches, a Civil War statue and cannons from a Civil War vessel, a playground area, and baseball field with fieldhouse and stadium seating. Alterations include the construction of a baseball field across one-half of the park with stadium seating and new building/fieldhouse.

This section of Hudson Street started developing during the mid-nineteenth century. Historic mapping illustrates Hudson Square at this location as early as 1851. Not until 1909 is the square detailed, as two block sections with the western side containing curvilinear paths stretching north to south and the eastern side containing two buildings (a frame and masonry) and more circular-like paths. This design was maintained until the late 1970s. By 1979, aerial imagery of the area denotes the western half as still maintaining curvilinear paths; however, the eastern side at this point includes a baseball field. During the 1980s bleachers and buildings appear to stand around the northwestern area of the ballfield. In 2003 a fieldhouse was constructed within the grounds of the property. The general design of the area appears to have remained primarily unchanged since the 1980s. The square was renamed Stevens Park in 1955 in honor of the Stevens family who donated the land for its recreational use.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

748404858

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Stevens Park does not retain integrity of design due to extensive modern additions to the landscape and modifications to the original circulation system. These alterations render the park incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that Stevens Park be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

401 Hudson Street is sited along the east side of Hudson Street, on a large rectangular-shaped parcel (Block 232 Lot 1), in the City of Hoboken, Hudson County, New Jersey. This block of Hudson Street is situated a half-block's distance from the Hudson River. The area is largely surrounded by residential building, ranging from the mid-to-late nineteenth century to the modern, 21st century. A nineteenth century church, and a few institutional-related buildings, nineteenth and twentieth century, also border the area.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

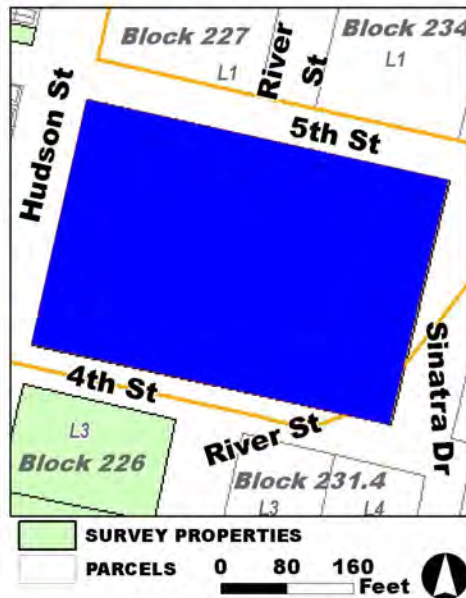
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

748404858

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BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 157

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

NOTES: Civil War Memorial #114 & Stevens Park (#157) , the same as #218

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/6/2019

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

748404858

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

748404858

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PROPERTY REPORT

Property ID: **-1993139900**

Property Name: 410-416 Hudson Street
Address: 410-416 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 215.01 | 15 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

410-416 Hudson Street consists of a church, a parish rowhouse, and a modern building housing the church offices and classrooms. The main element is the Saints Peter and Paul Roman Catholic Church, which is a Romanesque Revival brick church constructed in 1928. The facade is clad in brick and features a three-bay entrance accessed by a long flight of stone steps. The three-bay entrance features decorative wooden double doors with strap iron hinges set within decorative arched stone surrounds that include engaged Corinthian columns and pilasters with intricately carved floral and knot motifs. The engaged columns are topped by statues and the central arch features a carved bust. Two narrow rounded-arched windows flank the entrance, and a central rosette window with stain glass and elaborate stone surround is located above the entrance. Above this window a series of stone Corinthian columns supporting stone segmental arches runs along the facade. Above these arches is a decorative carved stone cross. The gable front roof is accented by brick corbelling. There is a basement-level entrance under the flight of steps on the facade. A carved date stone that reads "Anno Domini + MCMXVIII" is located at the southeast corner of the building. The side (south) elevation fronting Fourth Street features basement-level windows with stone sills and arched soldier course lintels. A carved stone water table runs above the basement-level windows. There is a ground-level entrance consisting of double wooden doors set within a stone surround in the easternmost bay. The first floor features a series of five, large, paired, rounded-arched, stained glass windows with heavy stone sills and engaged Corinthian columns located between each window. These windows feature decorative brick corbelling surrounds with rounded-arches. A circular stone plaque is located above each of the paired windows, within the brick corbelling. Above these windows is a series of five, smaller, tri-partite, rounded-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1993139900

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arched, stained glass windows featuring stone sills and engaged Corinthian columns between each window, set within brick corbelling surrounds featuring rounded arches similar to the first floor windows. The corbelling of these smaller windows is finished with four rounded-arches in which are set diamond-shaped stone plaques. The southwest corner of the building features a bell tower with a double door entrance on the ground level set within an elaborate stone and brick surround featuring Corinthian pilasters and a rounded-arch pediment featuring carved stone and decorative brick work with a circular transom above the door. Small rounded-arch windows and a rosette window are located in the bell tower, the top of which features rounded-arch windows set within arched brick corbelling. The top-most portion of the bell tower features rounded-arched windows with a central Corinthian column similar to the windows on the side elevation. This resource is recommended as contributing to the Hoboken Historic District.

Directly to the north of the church sits the parish house. This building is a three-story, three-bay, Italianate-style building constructed circa 1890. The building is clad in brick with brownstone facing on the garden level. The main entrance is located in the northern bay and is accessed by a brownstone stoop with wrought iron railings. The entrance features a recessed double wooden and glass door capped by a transom that features dentils. The entrance is set within a decorative stone surround that features a heavy entablature. There is a garden-level entrance below the stoop, and a modern wrought iron areaway fence and knee wall runs along the front of the property. Fenestration includes replacement two-over-two windows set within original window openings that feature brownstone sills and carved brownstone lintels. The flat roof is accented by a simple cornice exhibiting a wide overhang and fascia. This resource is recommended as contributing to the Hoboken Historic District.

The modern church office/classrooms is located to the north of the parish house. This two-story, low-slung glazed brick building was constructed in 1966 (datestone) with an American International-style influence and, as such, contributes to the district's mid-century Modern context. The building features a brick vestibule on the southern elevation featuring decorative brick screens. There are four recessed entrance bays along the eastern elevation facing Hudson Street. These bays feature plate glass doors and windows and square brick columns. The second floor features fixed and hopper windows set within metal sash. The flat roof is accented by metal coping. This resource is recommended as contributing to the Hoboken Historic District.

While this block had witnessed development as early as 1860, the earliest building within this complex was not depicted on maps or illustrations until 1891, when the three-story brick parish house was depicted on a Sanborn map. This map reveals that an earlier church, listed as the Saint Peter and Paul German Catholic Church, was located on the lot directly to the south of the current parish house. Constructed in 1928, the current church occupies what was once two parcels at the corner of Hudson and Fourth Street. The building is depicted on a 1932 Sanborn map in its current configuration, and denotes that the rowhouse was being utilized as a parish residence at that time. This map labels the church as the Saint Paul Roman Catholic Church, and it also depicts a building that is no longer extant, located two lots to the north of the parish residence, as the Saint Paul Roman Catholic School. A 1951 Sanborn map shows this same configuration. The Saint Paul Roman Catholic School was located in the vicinity of the office and school, though the current building incorporated multiple lots in its construction.

The complex at 410-416 Hudson Street retains historic integrity and contributes to the historic character of the Hoboken Historic District. The landmark church building retains a high degree of historic integrity, as does the adjacent rowhouse and office/school. Therefore, it is recommended that the resources associated with 410-416 Hudson Street be classified as contributing to the Hoboken Historic District.

Setting:

410-416 Hudson Street is sited on a rectangular parcel (Block 215.01 Lot 15), located on the west side of Hudson Street at the intersection with Fourth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited across the street from the greenspace of Hudson Square.

Registration and Status Dates: National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Samantha Kuntz

Organization: AECOM

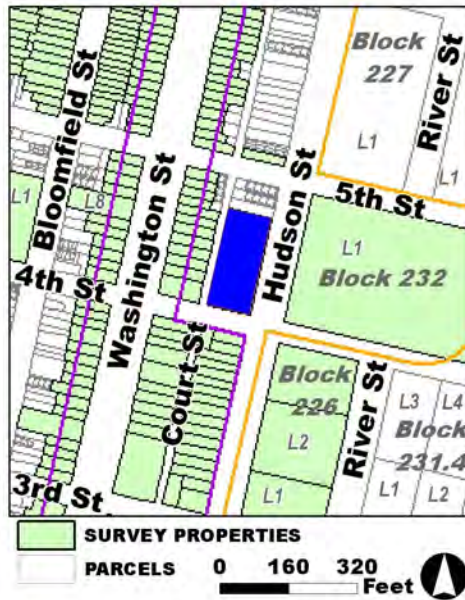
☒ (Primary Contact)

Property ID:

-1993139900

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1993139900

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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: 200

PARCEL DATA (BLDG_DESC: DAY CARE LEASED / FAC_NAME: / YR:)

NOTES: Sts. Peter & Paul R.C. Church & Rectory # 201 & Pariochal school # 202 & # 203

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1993139900**

Page 4

PROPERTY REPORT

Property ID: **-1470738880**

Property Name: Sea Bright Apartment Building; Alfred Stieglitz Residence
Address: 500 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216.01 | 37 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

500 Hudson Street is a five-story, two-bay, Italianate-style building constructed ca. 1860. The building is clad in brick, and the facade faces Hudson Street, and features an off-center main entrance with a decorative wood surround. The front door is accessed by a short brick stoop that features modern wrought iron railings. An original cast iron areaway fence runs along the front facade and the side elevation fronting Fifth Street. Fenestration includes one-over-one, double-hung, replacement sash, set mostly within original window openings. Windows feature stone sills and brick jack-arched lintels. Some of the window openings have been partially infilled with brick to accommodate smaller windows. A pent roof runs along the perimeter of the building between the first and second floors. The pent roof features heavy brackets along the facade, and over a side entrance located off of Fifth Street. This side entrance is accessed by a brick stoop, and features a recessed double-door, capped by a transom, and original cast iron railings with newel posts. Brick belt courses occur between all floors, and the facade features inset window bays with brick corbelling. The windows on the facade consist of paired and ribbon windows in the southern bay, and single windows in the northern bay. The side elevation features a five-story projecting bay clad in stucco. Original iron fire escapes are also present on the side elevation. The flat roof is accented by a decorative cornice with heavy brackets. Alterations include replacement window sash and doors, and the partial infilling of some of the windows. No exterior flood mitigation measures are evident. (See Building Attachment)

Constructed ca. 1860 as a multi-family residential building, this property originally had an address of 178 Hudson Street. The property first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1470738880

Page 1

appears in the 1863-1864 Hudson City Directory, and lists a Samuel H. Bretfelder, and no other occupants, at this location. Subsequent city directories list multiple occupants at this address. The building is depicted on an 1873 atlas as being owned by a W.W. Shippen (Hopkins 1873). At this time, the west side of the 500 block of Hudson Street was fully developed, and consisted of a row of similar buildings with a large building, the Reformed Dutch Church, situated near the middle of the block. The east side of the block included Stevens Institute, and Hudson Square, a park along the Hudson River to the immediate southeast. The building is depicted in an 1881 bird's eye illustration of Hoboken, anchored on the corner of Hudson Street and Fifth Street. The illustration reveals that the block was fully developed by this time, with a row of multi-story buildings stretching north, and the prominent Reformed Dutch Church in the middle of the block (Bailey and Ward 1881). In 1885, the property was owned by John C. Stevens in the Hoboken Land and Improvement Company parcel books (HLIC 1885a). By 1891, the property's address had been changed to 500 Hudson Street, as depicted in an 1891 Sanborn-Perris map. This map shows the five-story, brick building had a tin roof, and a small shed or outhouse was located at the rear of the property, along Court Street. This map also depicts the west side of the 500 block of Hudson Street consisted of three- and four-story brick buildings, with 500 Hudson Street being the only five-story building. By this time period, the Reformed Dutch Church, was no longer extant. However, the Stevens Institute and Hudson Square survived on the east side of Hudson Street (Sanborn-Perris 1891). A 1904 bird's eye view of Hoboken shows the building at 500 Hudson Street (Hughes and Bailey 1904). This illustration also reveals that the west side of the 500 block of Hudson Street was densely developed, with a block-wide row of connected multi-story buildings, and that the former church parcels were redeveloped with rowhouses. This image also depicts the Stevens Institute and Hudson Square on the east side of Hudson Street. An atlas published in 1909 shows the same configuration depicted on the bird's eye view, but also reveals that a wood-frame structure spanning the width of the parcel had been constructed at the rear of the lot along Court Street. The building is subsequently denoted as apartments on the 1932 and 1951 revisions to a 1906 Sanborn map. These maps depict the one-story, three-bay, masonry garage connected to the rear elevation of the building that is extant today. It should be noted that the building at 500 Hudson Street was also one of many places that famous American photographer Alfred Stieglitz's family resided in Hoboken. Alfred Stieglitz was born in 1864 to German immigrant parents, and lived in Hoboken with his family until 1881, when the family moved to Germany. (See Property Eligibility Worksheet)

The building at 500 Hudson Street retains character-defining features, such as the majority of intact window openings; decorative brick work; cast iron railings and areaway fence; and the original cornice. The building contributes to the historic character of Hudson Street, and the greater Hoboken Historic District. Therefore, it is recommended that 500 Hudson Street be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

500 Hudson Street is sited on a rectangular, corner parcel (Block 216.01 Lot 37), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east, and is situated among multiple single- and multi-family rowhouses along the west side of Hudson Street; the Debaun Auditorium, which historically served as the Stevens Institute; and open space on the east side of Hudson 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?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

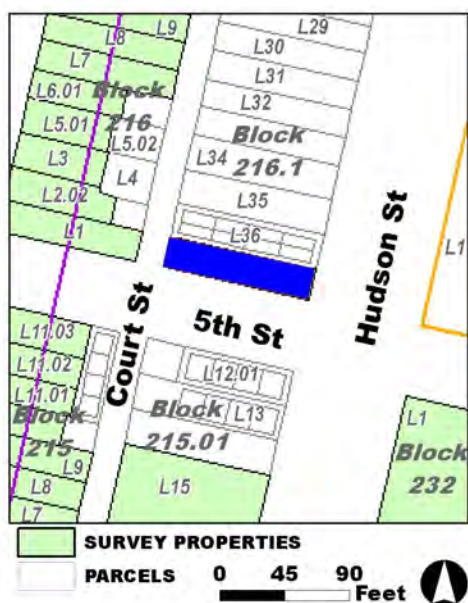
☒ (Primary Contact)

Property ID:

-1470738880

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1470738880

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Drohojowska-Phip, Hunter | Full Bloom: The Art and Life of Georgia O'Keefe | 2004 | |
| 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 | |
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Additional Information:

HPC LIST ID: 217

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

NOTES: Alfred Stieglitz home, 500 H

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1470738880**

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PROPERTY REPORT

Property ID: 1725812351

Property Name: 800 Hudson Street
Address: 800 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 219 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 800 Hudson Street is three-story, three-bay, corner semi-detached rowhouse constructed ca. 1890. It includes elements of the Richardsonian Romanesque and Victorian styles. The brick façade features stone beltcourses demarcating all the floors and decorative brickwork (inset panels, corbel tables, and molded brick) throughout. The ground floor is clad in brownstone. The building is fronted by an original brownstone stoop, walkway, iron railing and replacement areaway fence. The main entry is composed of a replacement wood paneled door, sidelights, and fanlight transom, with brick arch spring surround. Fenestration includes replacement one-over-one vinyl sash windows with brick arch spring surrounds on the first floor and decorative brick arches throughout; the ground floor features replacement six-over-six sash windows. The rear of the parcel includes a paved area and two brick-clad, Italianate-style additions. The flat roof is accented by a brick corbeled cornice with terra cotta cresting. Alterations include replacement windows, two-story bay window on the southern façade, and modern rear addition. No exterior flood mitigation measures are evident.

800 Hudson 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. Mapping indicates - according to a 1841 topographic map - that the parcel was originally part of the Elysian Fields, a park developed by prominent local figure John Stevens III in the early 1800s. The block first developed in ca. 1880 with the constructions of rowhouses to either side of St. Paul's Church, as seen in the 1881 bird's eye view.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1725812351

Page 1

800 Hudson Street exhibits alterations to the facade, limited to replacement windows and doors, two-story bay window, and modern rear addition. Due to its retention of character-defining features, including original massing, window openings, and brickwork, it is recommended that 800 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

800 Hudson Street is sited on an end-block rectangular parcel (Block 219 Lot 26), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 800 Hudson 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 Hudson Street is characterized by residential three-to-five-story masonry rowhouses with a mix of architectural styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

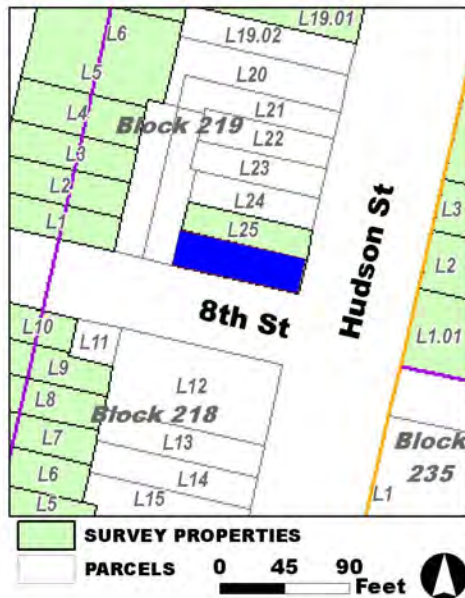
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

1725812351

Page 2

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| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 1978 | | |

Additional Information:

HPC LIST ID: 187

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1880)

NOTES: 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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****1725812351**

Page 3

PROPERTY REPORT

Property ID: 47083891

Property Name: 801 Hudson Street
Address: 801 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 237 | 1.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 801 Hudson Street is a three-and-one-half-story, two-bay, semi-detached dwelling constructed ca. 1920. The façade is clad in light-colored brick and has a rough brownstone water table. The lawn area in front of and on the south side of the building is enclosed in a brick and ashlar wall. A set of brownstone steps and brownstone porch front the main entry. The main entry consists of a wood door with a three-part half-circle transom set within a rounded brick arch opening. A secondary rounded arch entrance is located within the front porch. Fenestration on the facade at both the first and second floors includes a set of three leaded windows set within the original narrow openings at each floor; at the second floor there is also a small replacement window set within an original small rectangular opening. At the third floor there is a group of three one-over-one replacement windows set within original openings, each topped with their own transom, near the south side of the facade. On the opposite side there is a set-back balcony with a short brick wall and steel railing. The side (south) elevation features a two-story, three-sided bay, topped with a balcony. Replacement one-over-one windows set within original openings in several configurations and sizes pierce the three floors of the south elevation. The pyramidal and gabled roof has bracketed eaves and is clad in asphalt shingles. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1920, slightly later than the majority of buildings on the east side of the 800 block of Hudson Street. The building is not depicted on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey; it first appears on a 1932 historic

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

47083891

atlas of Hoboken where it is depicted as a three-and-one-half-story brick building. The 1932 atlas represents the building's footprint in its current configuration, with the front porch and side bay.

801 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). Character-defining features include the building's setback; original window and door openings; bracketed roof; and brownstone porch. These elements help contribute to the eclectic historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 801 Hudson 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:

801 Hudson Street is sited on an end-block parcel (Block 237 Lot 1.01), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses. The east side of this block of Hudson Street was developed later than the west side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

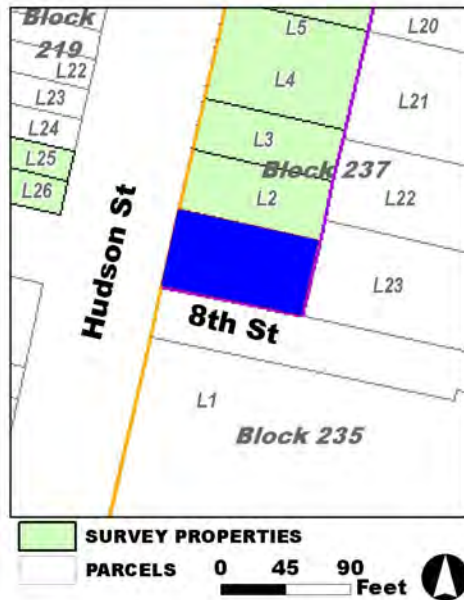
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

47083891

Page 2

BIBLIOGRAPHY:

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|------------------------|---|-------|----------------------------------|
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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1934 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-X-FRATH-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: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

47083891

Page 3

PROPERTY REPORT

Property ID: **-1178344138**

Property Name: 802 Hudson Street
Address: 802 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 219 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 802 Hudson Street is a three-story, three-bay, rowhouse constructed ca. 1900. With both Renaissance Revival and Flemish Revival stylistic influences, the brick and brownstone-clad building includes a rock-faced brownstone first floor and a distinctive stepped gable centered on the upper floors. The gable is accentuated with brick quoining, brownstone trim, and a rounded oriel window. The building is fronted by an original brownstone stoop, wrought iron railings, cast iron newel posts, and areaway fence. The main entry is composed of an original double-leaf wood and glass door beneath a full-width brownstone cornice supported by scrolled brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes replacement one-over-one vinyl sash set within the original rectangular openings at the first and second floors and arched openings at the third floor. Additional details include fluted mullions between the windows on the oriel window and brownstone keystones above the third floor windows. The flat roof is accented by clay tile or terra cotta cladding. Alterations are limited to replacement windows. No exterior flood mitigation measures are evident.

802 Hudson 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. Mapping indicates - according to a 1841 topographic map - that the parcel was originally part of the Elysian Fields, a park developed by prominent local figure John Stevens III in the early 1800s. The block first developed in ca. 1880 with the constructions of rowhouses to either side of St. Paul's Church, as seen in the 1881 bird's eye view.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1178344138

Page 1

802 Hudson Street exhibits a high degree of integrity, with alterations limited to replacement windows. In addition, it is an excellent and uncommon expression of the Flemish Revival style within the Hoboken Historic District. The building retains many early or original character-defining features, including the iron areaway and stoop railings; stepped parapet; rounded oriel window; original doors; original window openings; and decorative brownstone elements. Therefore, it is recommended that 802 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

802 Hudson Street is sited on a rectangular parcel (Block 219 Lot 25), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 800 Hudson 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 Hudson Street is characterized by residential three-to-five-story masonry rowhouses with a mix of architectural styles.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

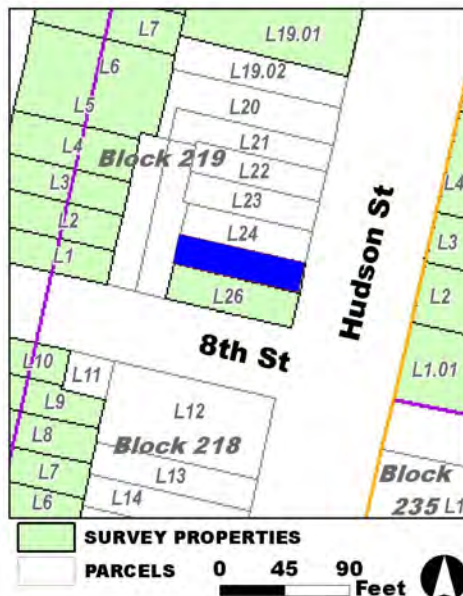
Other Designation:

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:

-1178344138

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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. 4 | 1978 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |

Additional Information:

HPC LIST ID: 188

PARCEL DATA (BLDG_DESC: 3B-1U-H-BA / FAC_NAME: / YR: 1880)

NOTES: 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:* 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1178344138**

Page 3

PROPERTY REPORT

Property ID: **-1281611118**

Property Name: 803 Hudson Street
Address: 803 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 803 Hudson Street is a three-story, three-bay, Richardsonian Romanesque-style semi-detached dwelling constructed ca. 1885. The first floor of the building's rounded facade is clad in rusticated brownstone, and the remainder of the exterior is clad in tan-colored brick. The main entrance, located on the facade, consists of a recessed original wood door, fronted by stone steps within a rounded arch opening. Two replacement one-over-one vinyl windows set within original rectangular openings sit opposite the door at the first floor. Fenestration on the facade at the second floor consists of three evenly spaced one-over-one vinyl windows set within original rectangular openings with a straight brownstone lintel and brownstone sill. At the third floor there are three evenly-spaced one-over-one vinyl windows set within original rounded arch openings with brownstone lintels and sills. The side (north) elevation features a two-story three-sided stucco-clad bay. Replacement one-over-one windows set within original rectangular openings pierce the north elevation at regular intervals. The flat roof is accented by a bracketed cornice. Alterations are limited to replacement window sashes. No exterior flood mitigation measures are evident.

The dwelling was built between 1881 and 1891, and was one of the earliest constructed dwellings on the east side of the 800 block of Hudson Street. The building first appears on an 1891 insurance map of Hoboken where it is depicted as a three-story brick dwelling with a rounded facade and three-sided bay extending from the north elevation; the footprint of the building has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1281611118

Page 1

803 Hudson Street 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 contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. Character-defining features include the building's setback; original window and door openings; decorative cornice; and rounded facade. Along with 809 Hudson Street, it stands as an excellent example of the Richardsonian Romanesque style. While 803 Hudson Street 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:

803 Hudson Street is sited on a rectangular parcel (Block 237 Lot 2), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses. The east side of this block of Hudson Street was developed later than the west side.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

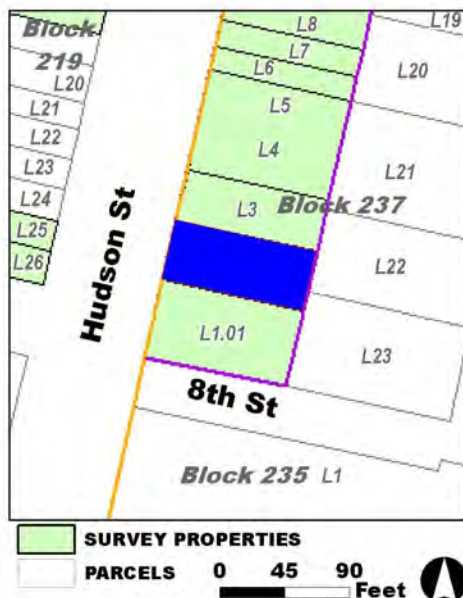
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1281611118

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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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**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1281611118**

Page 3

PROPERTY REPORT

Property ID: 724740011

Property Name: 809 Hudson Street
Address: 809 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 809 Hudson Street is a three-story, three-bay, Richardsonian Romanesque-style, freestanding dwelling constructed ca. 1885. The first floor of the building's rounded facade is clad in rusticated brownstone, and the remainder of the exterior is clad in tan-colored brick. The main entrance is offset on the facade and housed within a one-story, projecting rusticated brownstone portico with an arched opening. The entry is reached by brownstone steps and consists of a deeply-recessed original wood door. Two replacement one-over-one vinyl windows set within original rectangular openings sit opposite the door at the first floor. Fenestration at the second floor consists of three evenly-spaced one-over-one vinyl windows set within original rectangular openings with a straight brownstone lintel and brownstone sill. At the third floor there are three evenly-spaced one-over-one vinyl windows set within original rounded arch openings with brownstone lintels and sills. The side (south) elevation features a two-story three-sided bay window. The flat roof is accented by a bracketed cornice. Alterations are limited to replacement window sashes. No exterior flood mitigation measures are evident.

The dwelling was built between 1881 and 1891, and was one of the earliest constructed dwellings on the east side of the 800 block of Hudson Street. The building first appears on an 1891 fire insurance map of Hoboken where it is depicted as a three-story brick dwelling with a rounded facade and three-sided bay extending from the south elevation; the footprint of the building has not changed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

724740011

Page 1

809 Hudson Street contributes to the eclectic historic character of Hudson Street and the greater Hoboken Historic District, along with the Castle Point Historic District. Character-defining features include the building's setback; original window and door openings; brownstone elements, including the entry portico; and rounded facade. Along with 803 Hudson Street, it stands as an excellent example of the Richardsonian Romanesque style in Hoboken. Therefore, it is recommended that 809 Hudson Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

809 Hudson Street is sited on a mid-block parcel (Block 237 Lot 3), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses. The east side of this block of Hudson Street was developed later than the west side.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

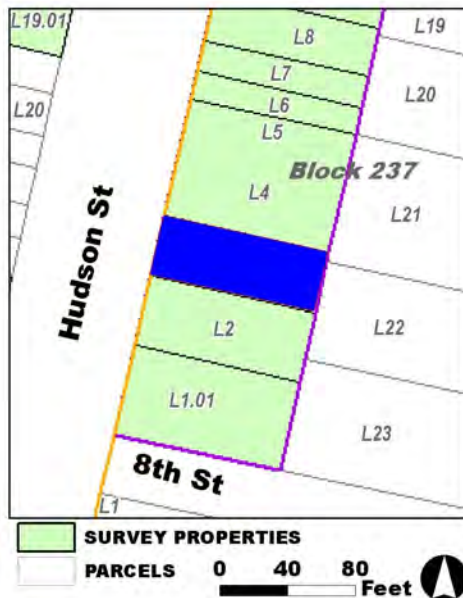
Other Designation Date:

☐ **Eligibility Worksheet 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:

Page 2

☒ (Primary Contact)

724740011

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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| 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-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: 12/16/2018

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

724740011

Page 3

PROPERTY REPORT

Property ID: **-297067760**

Property Name: 811-813 Hudson Street
Address: 811-813 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 4 |
| HUDSON | Hoboken | | Newark | 237 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 811-813 Hudson Street is a two-and-one-half-story, two-bay, freestanding dwelling constructed ca. 1900. The facade is clad in painted brick and features a rounded two-story bay window with rusticated base and a projecting entrance portico. The front yard is hemmed by a rough-faced granite block retaining wall topped by an early cast iron fence. The main entry is set beneath the portico and composed of an early or original wood door with transom. Fenestration includes one-over-one replacement sash set within the original openings. The end-gable roof is accented by a wood cornice with modillion blocks. Gabled and pedimented dormers are located along both the north and south roof slopes. A ca. 1932 one-story addition with garage extends from the side (north) elevation and a curb cut has resulted in removal of a portion of the original areaway. Alterations include the curb cut, side addition, and window replacements. No exterior flood mitigation measures are evident.

811-813 Hudson Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the east side of the 800 block of Hudson Street appears to be almost fully developed in a 1904 bird's eye view illustration of Hoboken. The building clearly appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey with its masonry main block. The 1932 revisions to the Sanborn atlas show the one-story side addition with garage (labeled as "auto"), entry portico, and bay window.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-297067760

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811-813 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, original entry portico and bay window, and early addition, the building contributes to the historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the Hoboken Historic District. While altered, the survival of an early automobile garage on this single-family residence is also notable. While 811-813 Hudson Street 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:

811-813 Hudson Street is sited on a mid-block parcel (Block 237 Lot 5), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

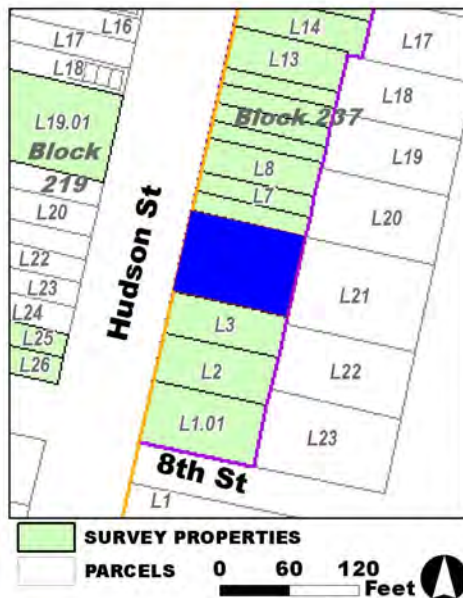
Other Designation Date:

☐ **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: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-297067760

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA-2G / 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:* 12/16/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-297067760**

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PROPERTY REPORT

Property ID: **-779869743**

Property Name: 815 Hudson Street
Address: 815 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 815 Hudson Street is a two-and-one-half-story, two-bay, semi-detached dwelling constructed ca. 1915. With its adjacent twin, the building displays elements of the Prairie style. The façade is clad in tan brick. The front yard is hemmed by an early, rough-faced granite block retaining wall topped with wrought iron railings. Two sets of stone steps with wrought iron railings lead to the main entry, which is housed within the original enclosed, half-width, one-story porch. The porch features brick walls accented with a solid course beltcourse and includes a paired, twelve-over-twelve window supported by a flat stone sill. The porch roof is accented by an overhanging cornice with modillion blocks that mimics the main roof cornice. Fenestration on the facade at both the first and second floors include nine-over-one and nine-over-nine replacement sash set within the original openings and supported by stone sills. The low-pitched gable roof is clad in slate and accented by a metal cornice with modillion blocks. A shared, hip-roof dormer pierces the front roof slope. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1915 and is likely the work of architect Charles Fall, who designed 819 Hudson Street in Spring of 1915 according to building permit records. The trio at 815-817-819 Hudson Street were built slightly later than the majority of buildings on the east side of the 800 block of Hudson Street. 815 Hudson Street is not depicted on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey; it first appears on historic mapping in the 1932 Sanborn fire insurance map. The 1938 and 1951 revisions to the Sanborn atlas both show the building with its present-day footprint, which includes the front porch, main block, and shared two-story rear el.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-779869743

815 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, Prairiestyle-influenced shared front porch, shared dormer, and original openings, the building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. In addition, it is likely representative of the later residential work of local architect Charles Fall. While 815 Hudson Street 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:

815 Hudson Street is sited on a mid-block parcel (Block 237 Lot 6), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

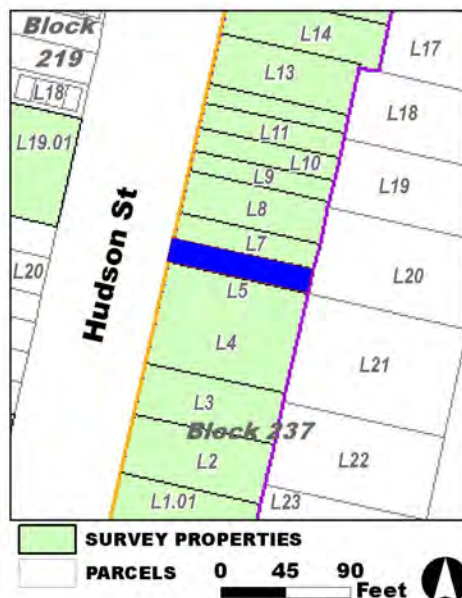
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-779869743

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-BA / FAC_NAME: / YR: 1912)

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

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

Historic District ? ☒**District Name:** 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:****-779869743**

Page 3

PROPERTY REPORT

Property ID: **-706229816**

Property Name: The Abbey; (Former) Saint Paul's Episcopal Church
Address: 816-820 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 219 | 19.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Abbey at 816-820 Hudson Street is an adapted three-story, six-bay, Gothic Revival-style sanctuary constructed in 1870. The freestanding building, converted to residential use in the 1980s, features a facade clad in rough-faced stone with smooth brownstone trim detailing and brick clad side (south and north) elevations. The facade features a single, two-story tower with a cross-gabled, slate shingled roof, projecting from the northwest corner, and is fronted by a modern iron areaway fence containing dense plantings and wide stone steps with iron handrails. The main entry - located beneath a stone, pointed arch porch with incised quatrefoil designs and supported by stone columns with decorative capitals - is composed of three distinct doorways: a modern, double-leaf wood and glass paneled door flanked by modern, single-leaf wood paneled doors, all of which sit beneath pointed arch stained glass windows. Secondary entrances appear to be located at the ground floor of the north elevation, however, the side elevation of the property was not accessible at the time of survey for further examination. Fenestration throughout the building is composed of Gothic-style, pointed arch openings on the main facade, including a large second-to-third story stained glass with tracery in the center of the facade; a small rose window in the gable end of the facade; pointed arch, stained glass windows on the top floor of the side elevations; Tudor-shaped, replacement one-over-one sash windows on the ground floor of the side elevations; and modern casement windows beneath the gable ridge. The front-gabled roof is trimmed with brownstone and is clad in a variety of materials include slate tiles; slate fish scale tiles; asphalt shingles; and wood shingles. It is accented by numerous modern skylights. Alterations include replacement doors; replacement windows; replacement railings; and a modified interior from its conversion to residential use. No flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-706229816

The Abbey was originally constructed in 1870 for Saint Paul's Episcopal Church, becoming the second permanent home of the city's oldest congregation, founded in 1832. After thirty-five years of worship at their original, frame church at the corner of Third and Hudson Streets, the congregation moved north to Eighth and Hudson Streets - following the expansion of the city's population further north toward the end of the 19th century. The edifice of the current, extant church building was complete around 1870 and the rear sanctuary and chancel were added in 1886, though the church would not be formally consecrated until 1891. In 1983, the congregation ceased worship at 816-820 Hudson Street when Saint Paul's Episcopal Church was combined with two other local Episcopal congregations to form the All Saints Parish. It was quickly adapted into residential use by local architect Dean Marchetto and rebranded The Abbey. (See Property Eligibility Worksheet)

The Abbey at 816-820 Hudson Street is a locally-designated resource (8/15/2012), and a contributing resource to the National Register-eligible Hoboken Historic District (SHPO Opinion 12/23/2016; COE 1/26/2017). Given the integrity of its retained character-defining features - including stained glass windows, pointed arch openings; intact tower; and porch supported by pointed arches - that maintain the integrity of its Gothic Revival style despite conversion to residential use in the 1980s, it is recommended that The Abbey at 816-820 Hudson Street retain its classification as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Abbey at 816-820 Hudson Street is sited on a rectangular parcel (Block 219 Lot 19.01), located on the west side of Hudson Street in the City of Hoboken, Hudson County, New Jersey (Photograph 11). The building is oriented with its primary elevation facing east toward properties included in the locally-designated Castle Point Historic District. The 800 block of Hudson Street is largely characterized by residential three-to-five-story masonry rowhouses with a mix of architectural styles.

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) |
|--------------------|--|-------|------------------|-----------------|
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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

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☒ (Primary Contact)

-706229816

| | | |
|---------------------------|---|------|
| Museum | Hudson St. between 8th & 9th Sts., ca. 1870's-1890's." | |
| Jersey Journal | "Hoboken Warrior Shrine Preaches Peace," August 25, 1956. | 1956 |
| Schmidt, Margaret | "Landmark church goes condo," [Jersey Journal] August 15, 1985. | |
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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

☒ (Primary Contact)

-706229816

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Shrine," December 19, 1934.

| | | |
|------------------------|--|------|
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Additional Information:

HPC LIST ID: 199

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

NOTES: fmr. St. Paul Episcopal Church. now "The Abbey" residence

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 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

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-706229816

Page 4

PROPERTY REPORT

Property ID: **-1445218370**

Property Name: 817 Hudson Street
Address: 817 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 817 Hudson Street is a two-and-one-half-story, two-bay, semi-detached dwelling constructed ca. 1915. With its adjacent twin, the building displays elements of the Prairie style. The façade is clad in tan brick. The front yard is hemmed by an early, rough-faced granite block retaining wall topped with wrought iron railings. Two sets of stone steps with wrought iron railings lead to the main entry, which is housed within the original enclosed, half-width, one-story porch. The porch features brick walls accented with a solid course beltcourse and includes a paired, twelve-over-twelve window supported by a flat stone sill. The porch roof is accented by an overhanging cornice with modillion blocks that mimics the main roof cornice. Fenestration on the facade at both the first and second floors include nine-over-one replacement sash set within the original openings and supported by stone sills. The low-pitched gable roof is clad in slate and accented by a metal cornice with modillion blocks. A shared, hip-roof dormer pierces the front roof slope. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1915 and is likely the work of architect Charles Fall, who designed 817 Hudson Street in Spring of 1915 according to building permit records. The trio at 815-817-819 Hudson Street was built slightly later than the majority of buildings on the east side of the 800 block of Hudson Street. 817 Hudson Street is not depicted on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey; it first appears on historic mapping in the 1932 Sanborn fire insurance map. The 1938 and 1951 revisions to the Sanborn atlas both show the building with its present-day footprint, which includes the front porch, main block, and shared two-story rear el.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-1445218370

817 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, Prairie style-influenced shared front porch, shared dormer, and original openings, the building contributes to the eclectic historic character of the Hudson Street, the Castle Point and Stevens Historic Districts, and to the greater Hoboken Historic District. In addition, it is likely representative of the later residential work of local architect Charles Fall. While 817 Hudson Street 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:

817 Hudson Street is sited on a mid-block parcel (Block 237 Lot 7), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

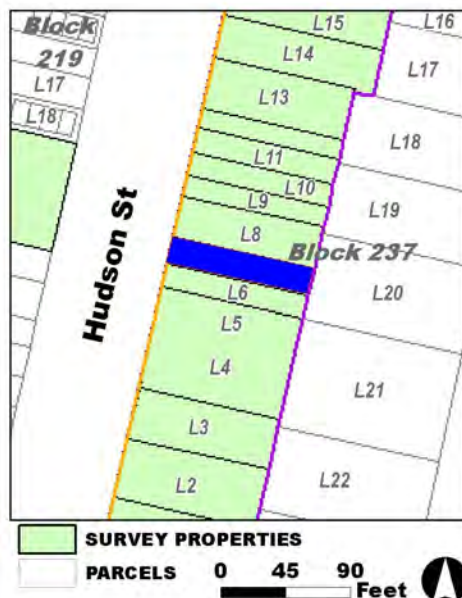
Other Designation:

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: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1445218370

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1912)

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:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1445218370**

Page 3

PROPERTY REPORT

Property ID: **-63700889**

Property Name: 819 Hudson Street
Address: 819 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 819 Hudson Street is a two-and-one-half-story, three-bay, freestanding dwelling constructed in 1915. Along with 815 and 817 Hudson Street, the building displays elements of the Prairie style. The façade is clad in buff-colored brick. The front yard is hemmed by an early, rough-faced granite block retaining wall topped with wrought iron railings. Two sets of stone steps with wrought iron railings lead to the main entry, which is housed within the original enclosed, three-quarter-width, one-story porch. A modern secondary entry is located at the ground floor, where the former areaway has been excavated. The porch features brick walls accented with a solid course beltcourse and includes three nine-over-one, double-hung windows supported by a flat stone sill. Fenestration on the facade at the first floor includes a twelve-over-one, double-hung window while the second floor has nine-over-one, double-hung windows. All windows are modern replacements set within the original openings and supported by stone sills. A two-story bay window is visible on the side (south) elevation. The low-pitched gable roof is clad in slate and the modillion blocks have been removed; a hip-roof dormer pierces the front slope. Alterations include the removal of much of the front areaway; removal of brick and installation of the ground floor entry and windows; window replacements; and removal of the modillion blocks at the porch and roof cornices. No exterior flood mitigation measures are evident.

According to building permit records, 819 Hudson Street was built by architect Charles Fall in Spring 1915 when he was issued a permit to erect a 2.5-story brick dwelling at that address. Fall was a prolific Hoboken architect who designed a number of residential buildings in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-63700889

Page 1

addition to firehouses and several commercial buildings on Washington Street. This dwelling was built slightly later than the majority of buildings on the east side of the 800 block of Hudson Street. The building is not depicted on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey; it first appears on historic mapping in the 1932 Sanborn fire insurance map. The 1938 and 1951 revisions to the Sanborn atlas both show the building with its present-day footprint, which includes the front porch and main block with bay window.

819 Hudson 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 the modification to the areaway and ground floor, with its setback from Hudson Street, Prairie style-influenced form and front porch, and original openings, 819 Hudson Street still contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. In addition, it is representative of the later residential work of local architect Charles Fall. While 819 Hudson 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:

819 Hudson Street is sited on a mid-block parcel (Block 237 Lot 8), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

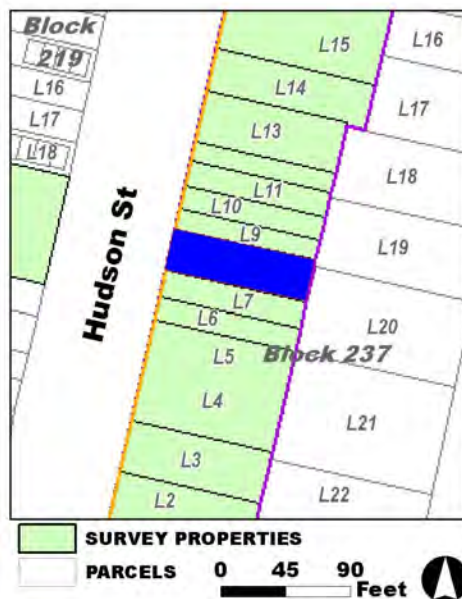
Other Designation:

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: Emily P. Everett

Organization: AECOM

Property ID:

☒ (Primary Contact)

-63700889

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1912)

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: 12/16/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-63700889**

Page 3

PROPERTY REPORT

Property ID: 1681955868

Property Name: 821 Hudson Street
Address: 821 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 821 Hudson Street is a three-story, two-bay, Neo-Grec style rowhouse constructed ca. 1904. The facade is clad in brownstone with single-line incised cuttings in the stone and features a rounded, metal-clad oriel window at the second floor. The front yard is hemmed by an early, rough-faced granite block retaining wall. A set of concrete steps with iron pipe and wrought iron railings lead to the main entry, which is reached by the original brownstone stoop. The main entry is composed of an early or original double-leaf, wood panel and full-lite glass door surrounded by the original, classically-inspired, brownstone enframingent. Fenestration at the first floor includes a pair of one-over-one replacement sash set within the original opening and supported by a brownstone sill with consoles; a fluted mullion is located between the sash. Windows in the second floor oriel are one-over-one replacement sash. Centered on the third floor of the facade is a three-part, Palladian-style window replete with a stylized brownstone surround. The flat roof is accented by a wood cornice with brackets, modillion blocks, and swag motif. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

821 Hudson Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the east side of the 800 block of Hudson Street appears to be almost fully developed in a 1904 bird's eye view illustration of Hoboken. The building appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as one of four identical masonry rowhouses. The 1938 and 1951 revisions to the Sanborn atlas show no significant changes to the building's footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1681955868

Page 1

☐ (Primary Contact)

821 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, high-style Neo-Grec details, and rounded oriel window, the building retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 821-823-825-827 Hudson Street. The building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 821 Hudson 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:

821 Hudson Street is sited on a mid-block parcel (Block 237 Lot 9), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

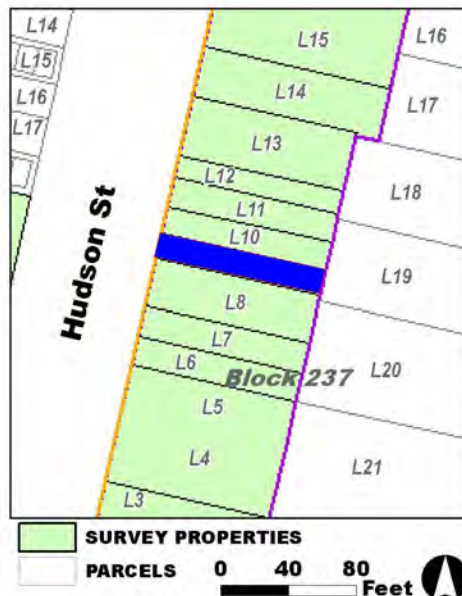
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1681955868

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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: 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: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1681955868

Page 3

PROPERTY REPORT

Property ID: 1442267960

Property Name: 823 Hudson Street
Address: 823 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 823 Hudson Street is a three-story, two-bay, Neo-Grec style rowhouse constructed ca. 1904. The facade is clad in brownstone with single-line incised cuttings in the stone and features a rounded, metal-clad oriel window at the second floor. The front yard is hemmed by an early, rough-faced granite block retaining wall. A set of concrete steps with iron pipe railing and wrought ironwork lead to the main entry, which is reached by the original brownstone stoop. The main entry is composed of an early or original double-leaf, wood panel and glass door surrounded by the original, classically-inspired, brownstone enframement. Fenestration at the first floor includes a pair of one-over-one replacement sash set within the original opening and supported by a brownstone sill with consoles; a fluted mullion is located between the sash. Windows in the second floor oriel are one-over-one replacement sash. Centered on the third floor of the facade is a three-part, Palladian-style window replete with a stylized brownstone surround. The flat roof is accented by a wood cornice with brackets, modillion blocks, and swag motif. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

823 Hudson Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the east side of the 800 block of Hudson Street appears to be almost fully developed in a 1904 bird's eye view illustration of Hoboken. The building appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as one of four identical masonry rowhouses. The 1938 and 1951 revisions to the Sanborn atlas show no significant changes to the building's footprint.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1442267960

Page 1

823 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, high-style Neo-Grec details, and rounded oriel window, it retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 821-823-825-827 Hudson Street. The building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and to the greater Hoboken Historic District. While 823 Hudson Street 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:

823 Hudson Street is sited on a mid-block parcel (Block 237 Lot 10), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

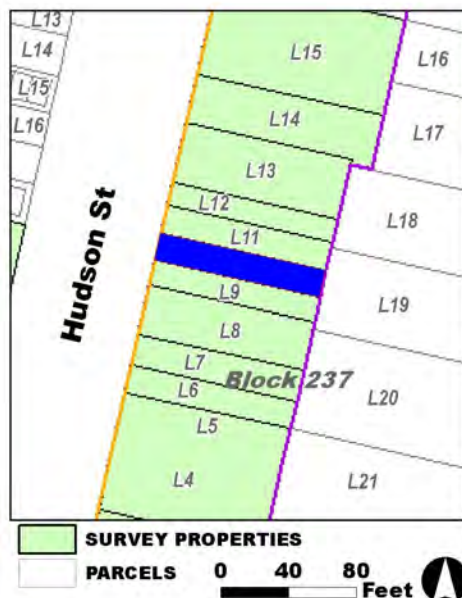
Other Designation Date:

☐ **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: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1442267960

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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 | 1938 | | |

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

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1442267960

Page 3

PROPERTY REPORT

Property ID: **-119856935**

Property Name: 825 Hudson Street
Address: 825 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 825 Hudson Street is a three-story, two-bay, Neo-Grec style rowhouse constructed ca. 1904. The facade is clad in brownstone with single-line incised cuttings in the stone and features a rounded, metal-clad oriel window at the second floor. The front yard is hemmed by an early, rough-faced granite block retaining wall. A set of concrete steps with iron pipe railings and wrought ironwork lead to the main entry, which is reached by the original brownstone stoop. The main entry is composed of an early or original double-leaf, wood panel and full-lite glass door surrounded by the original, classically-inspired, brownstone enframing. Fenestration at the first floor includes a pair of one-over-one replacement sash set within the original opening and supported by a brownstone sill with consoles; a fluted mullion is located between the sash. Windows in the second floor oriel are one-over-one replacement sash. Centered on the third floor of the facade is a three-part, Palladian-style window replete with a stylized brownstone surround. The flat roof is accented by a wood cornice with brackets, modillion blocks, and swag motif. Alterations are limited to replacement window sash and modern railings. No exterior flood mitigation measures are evident.

825 Hudson Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the east side of the 800 block of Hudson Street appears to be almost fully developed in a 1904 bird's eye view illustration of Hoboken. The building appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as one of four identical masonry rowhouses. The 1938 and 1951 revisions to the Sanborn atlas show no significant changes to the building's footprint.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-119856935

Page 1

825 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, high-style Neo-Grec details, and rounded oriel window, 825 Hudson Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of 821-823-825-827 Hudson Street. The building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 825 Hudson Street 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:

825 Hudson Street is sited on a mid-block parcel (Block 237 Lot 11), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

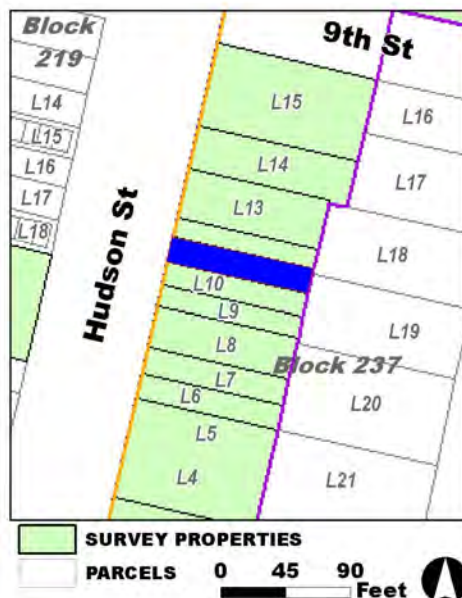
Other Designation Date:

☐ 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: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-119856935

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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-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:

-119856935

Page 3

PROPERTY REPORT

Property ID: 1464319014

Property Name: 827 Hudson Street
Address: 827 Hudson ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 827 Hudson Street is a three-story, two-bay, Neo-Grec style rowhouse constructed ca. 1904. The facade is clad in brownstone with single-line incised cuttings in the stone and features a rounded, metal-clad oriel window at the second floor. The front yard is hemmed by an early, rough-faced granite block retaining wall. A set of concrete steps with iron pipe railings and wrought ironwork lead to the main entry, which is reached by the original brownstone stoop. The main entry is composed of a single-leaf replacement door with modern sidelight and transom surrounded by the original, classically-inspired, brownstone enframing. Fenestration at the first floor includes a pair of one-over-one replacement sash set within the original opening and supported by a brownstone sill with consoles. Windows in the second floor oriel are one-over-one replacement sash. Centered on the third floor of the facade is a three-part, Palladian-style window replete with a stylized brownstone surround. The flat roof is accented by a wood cornice with brackets, modillion blocks, and swag motif. Alterations include replacement window sash; modern railings; replacement of the original double-leaf door; installation of a basement-level door on the facade; and loss of the fluted mullion between the first floor windows. No exterior flood mitigation measures are evident.

827 Hudson Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but the east side of the 800 block of Hudson Street appears to be almost fully developed in a 1904 bird's eye view illustration of Hoboken. The building appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as one of four identical masonry rowhouses. The 1938 and 1951

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1464319014

revisions to the Sanborn atlas show no significant changes to the building's footprint.

827 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, retained Neo-Grec brownstone details, and rounded oriel window, it retains integrity and is part of a cohesive ensemble made up of 821-823-825-827 Hudson Street. The building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and to the greater Hoboken Historic District. While 827 Hudson 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:

827 Hudson Street is sited on a mid-block parcel (Block 237 Lot 12), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

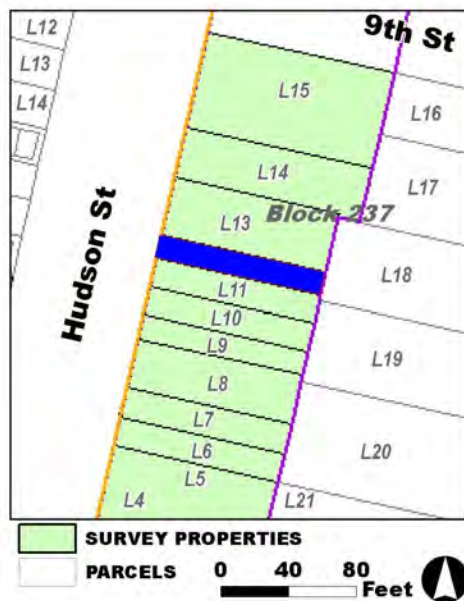
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1464319014

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 | | |
| 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 | 1951 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-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: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1464319014

Page 3

PROPERTY REPORT

Property ID: **-1775880529**

Property Name: 829 Hudson Street
Address: 829 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 829 Hudson Street is a three-story, three-bay, Second Empire-style freestanding dwelling constructed ca. 1895. The façade is clad in painted brick. The building, which sits on a rise, is fronted by a granite retaining wall with wrought iron fencing. Two sets of brownstone steps lead to the central main entry, which is composed of a double-leaf, wood paneled and glass door topped by a stained glass transom and set beneath a canvas awning. Fenestration at the first floor includes paired one-over-one replacement sash set within the original molded wood frames; paired windows are separated by fluted wood mullions and topped by a single stained glass transom. Fenestration at the second floor is composed of two, single one-over-one replacement sash set within the original wood frames and topped by stained glass transoms. Centered on the second floor facade, above the entry, is a smaller paired window. Ghostings above this opening may be the remnant of a former two-story porch or portico, as suggested by historic maps. Windows are set within flat arch openings and surrounds include heavy, flat, painted stone lintels and sills. A painted beltcourse extends between the floors on the facade. The flat roof is accented by a bracketed wood cornice and slate-clad mansard roof. Three gable dormers pierce the front roof slope. Alterations include replacement window sash and the removal of an earlier porch or portico. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1895, along with several freestanding dwellings and rowhouses on the east side of the 800 block of Hudson Street. The building is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but appears

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1775880529

Page 1

☐ (Primary Contact)

on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as a freestanding masonry building. The 1938 and 1951 revisions to the Sanborn atlas both show an open porch or portico centered on the facade as well as a two-story, full-width, open porch on the rear elevation. The mansard roof is depicted at this time.

829 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, formal retaining wall and wrought iron fencing, slate-clad mansard roof, and original window and door openings, it contributes to the historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 829 Hudson Street 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:

829 Hudson Street is sited on a mid-block parcel (Block 237 Lot 13), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

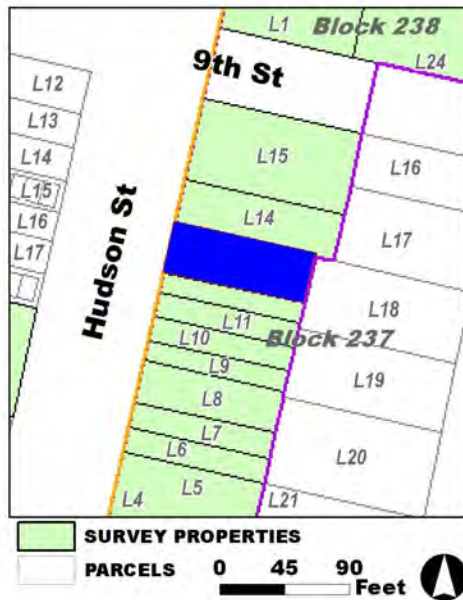
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

-1775880529

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| 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-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: | <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:****-1775880529**

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PROPERTY REPORT

Property ID: 983094980

Property Name: 833 Hudson Street
Address: 833 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 237 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 833 Hudson Street is a three-story, two-bay, Renaissance Revival-style freestanding dwelling constructed ca. 1895. The building is dominated by a full-height, rounded corner tower that projects from the building's northwest corner. The facade is predominantly clad in tan brick, though the first floor is clad in smooth ashlar. The building, which sits on a rise, is fronted by a granite retaining wall behind which are terraced gardens. A set of stone steps lead from street level to the grade of the building. Another set of steps leads to the recessed main entry which is composed of a double-leaf, wood paneled door topped by a transom. The entry opening is capped by a flat arch. Above this is a recessed stone panel topped by drip molding. Fenestration on the tower consists of three windows on each floor from the basement-level up, and the second and third floors of the main façade each sport a single window. All windows on the first, second, and third floors contain one-over-one replacement sashes set within the original openings and have stone sills and lintels. The sills on the third floor windows extend as a belt course. The flat roof is accented by a bracketed wood cornice, above which is a corbelled brick parapet. The north elevation is clad in tan brick and features two bay windows with stone lintels and sills. Alterations include replacement window sash and a rear addition. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1900 as the Castle Point area was undergoing development. While not depicted in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, it can be seen in a 1904 bird's eye view illustration of the city. It is depicted as a brick structure with a rear el and a tower on the northeast corner of the facade in G. M. Hopkins Co.'s 1909 Atlas of Hudson

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

983094980

County, New Jersey. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey depicts the building as a three-story dwelling with a basement. In addition to the tower, two brick bays project from the north elevation. The rear el is noted as being two-stories in height. A one-story brick addition is depicted on the east elevation. No alterations are depicted on the 1938 and 1951 revisions of the Sanborn atlas, but aerial photographs indicate that an addition was added to the rear el, extending it, between 1954 and 1966.

833 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, formal retaining wall; light colored brick; decorative cornice; and tower, the building contributes to the historic character of the Castle Point and Stevens Historic Districts, and to the greater Hoboken Historic District. While 833 Hudson 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:

833 Hudson Street is sited on a parcel (Block 237 Lot 14), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and rowhouses. The east side of this block of Hudson Street was developed later than the west side.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

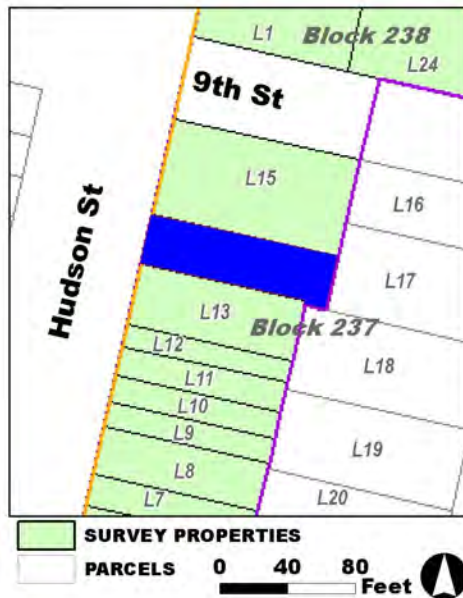
Other Designation Date:

☐ **Eligibility Worksheet 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)

983094980

BIBLIOGRAPHY:

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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:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**983094980**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

983094980

Page 4

PROPERTY REPORT

Property ID: 2060572789

Property Name: 835-837 Hudson Street
Address: 835-837 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 237 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Sitting on a rise, the building at 835-837 Hudson Street is a three-story, two-bay, Classical Revival-style, freestanding dwelling that occupies a corner lot at the intersection of Hudson and Ninth Streets. Constructed ca. 1905, the building is clad in beige brick and features a two-story rounded bay window on the facade and a cut stone watertable. The yard is hemmed by a rough-faced granite block retaining wall along Hudson Street and an early iron fence along Ninth Street. Two sets of stone steps with wrought iron railings lead to the offset main entry. The entry door is composed of a wood panel and glass door protected by a wrought iron security door. The door is framed by a simple, molded stone surround. Fenestration includes one-over-one replacement vinyl windows set within the original openings. The flat roof is accented by a wide molded wood cornice with a decorative band of dentil molding. Two interior end chimneys rise above the roofline along the Ninth Street elevation. Alterations are limited to replacement window sash, though the door surround is likely a later replacement/alteration. No exterior flood mitigation measures are evident.

Historic mapping and visual inspection suggests 835-837 Hudson Street was constructed in approximately 1905, contemporaneous with the majority of buildings on the east side of the 800 block of Hudson Street. The building's first appearance on historic maps is on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey. The 1938 and 1951 revisions to the Sanborn atlas both show the building as a three-story masonry dwelling with its present-day footprint.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

2060572789

Page 1

835-837 Hudson Street contributes to both the locally-designed Castle Point Historic District and the National Register-eligible Stevens Historic District (SHPO Opinion 2/27/1991). With its setback from Hudson Street, retained architectural integrity, and character-defining features that include the retaining wall, two-story rounded bay window, and decorative cornice, the building contributes to the eclectic historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and to the greater Hoboken Historic District. While 835-837 Hudson Street 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:

835-837 Hudson Street is sited on a corner parcel (Block 237 Lot 15), located on the east side of Hudson Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It sits on a rise and is set back from Hudson Street surrounded by a mix of freestanding dwellings and 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:

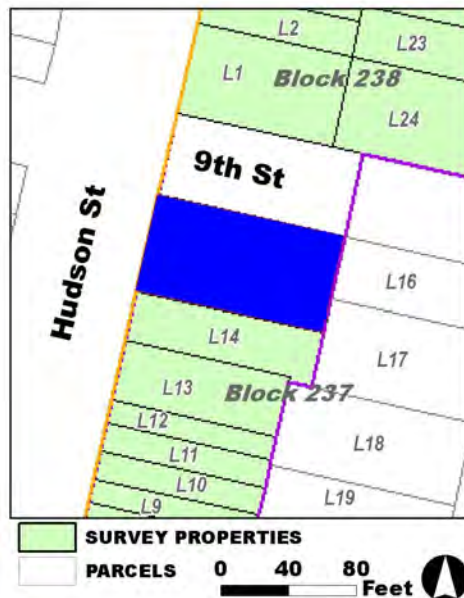
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

2060572789

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| | | | | |
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|---------------------|--|------|--|--|
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
|---------------------|--|------|--|--|

| | | | | |
|-------------------|------------------------------------|------|--|--|
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
|-------------------|------------------------------------|------|--|--|

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|---------------------|--|------|--|--|
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|---------------------|--|------|--|--|

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-BA-H-FRAT / 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:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**2060572789**

Page 3

PROPERTY REPORT

Property ID: 647796973

Property Name: Lexow House
Address: 901-903 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Lexow House at 901 Hudson Street is a three-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1895. The building is of brick construction and the façade is clad in rough-cut, rusticated stone with belt courses of smooth stone on the first floor, and yellow brick on the second and third. The building is fronted by a cast iron areaway fence atop a stone retaining wall enclosing a small garden. Three flights of stone steps with metal railings lead to the main entrance. The main entry is composed of a replacement double-leaf, fiberglass and glass door capped by a half-circle transom containing stained glass. The entry is flanked by two blocks of decoratively pitted stone. Located above the entry is a stone, bracketed balcony with a balustrade. Fenestration includes single windows on each the second and third floors, as well as three windows piercing the wall of a circular corner tower on each floor. Two windows are visible on the façade elevation. All windows contain replacement, one-over-one, double-hung sashes, and the first floor tower windows are topped by replacement transoms. The second and third floor windows stone belt course sills, and are capped with stone lintels. The second floor lintels feature a decorative crown. The flat roof is accented by a decorative cornice featuring decorative panels with triglyphs and medallions.

The south elevation runs parallel to Ninth Street and is fronted by a stepped stone wall and a cast iron areaway fence. It is mostly clad in yellow brick, excepting the first floor of the corner tower, the one-story projecting bay on the first floor, and the rear addition filling in the el. These are clad in rough-cut, rusticated stone with smooth belt courses or stone veneer. A garden-level entry is located at the base of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

647796973

Page 1

corner tower, while another entry is located on the rear addition. All windows contain one-over-one, double-hung, replacement sashes excepting the transom lights and basement-level windows on the tower and projecting bay. These contain replacement single panes. The second and third floor windows stone belt course sills, and are capped with stone lintels. The second floor lintels feature a decorative crown. The flat roof is accented by a decorative cornice featuring decorative panels with triglyphs and medallions. A truncated exterior chimney is present and features decorative brickwork. A balustrade caps the projecting bay and a balcony with a metal railing is located atop the rear el addition. The projecting rear el is three stories in height and clad in replacement metal panels. It is pierced with double windows containing replacement, one-over-one, double-hung sashes on the south and east elevations. No exterior flood mitigation measures are evident. Extending from the side (north) elevation of 901 Hudson and located on the same parcel, 903 Hudson Street is a three-story, two-bay, modern addition with Chateausque influences constructed ca. 2013. It mimics the overall form and style of 901 Hudson Street in a modern vocabulary.

According to the Hoboken Land & Improvement Company property books, the parcel at 901 Hudson Street was deeded to Caroline Helen Lexow on September 14, 1892, and the parcel at 903 Hudson was deeded to Lexow on June 20, 1895. The dwelling at 901 Hudson Street was constructed ca. 1895 and according to a 1901 article in the Jersey City Evening Journal cost of \$40,000. It is contemporaneous with much of the development on the east-side of the 900 block of Hudson Street. The building is not depicted in Sanborn-Perris Map Co.'s Insurance Maps of Hudson County, New Jersey from 1891, but the Lexow family was in residence by December 1896 according to a newspaper article from that time. The house was deroofed during a severe storm in August 1901, though the damage was presumably repaired and it appears on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, where it is shown with a projecting, rounded wing running parallel to Hudson Street. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, this wing is labeled as a conservatory and shown to be one-story in height. Between the 1951 Sanborn map revision and about 1966, this conservatory was either replaced or heavily remodeled into a larger, one-story brick wing that ran to the edge of the property and abutted 905 Hudson Street. Additionally, a small, one-story addition was built in the vacant space along Ninth Street formed by the rear el. Between 2012 and 2016, this rear addition and the rear el were remodeled and clad in their present materials, while the present attached dwelling at 903 Hudson Street was constructed.

901 Hudson Street 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 yellow brick; rough-cut, rusticated stone; decorative cornice; balustrades; and portions of the original entry. Alterations on street-fronting elevations are largely sensitive to the original style and neighboring buildings. The addition at 903 Hudson Street, despite its substantial size and massing, is generally compatible with the character of the surrounding buildings and does not drastically diminish the integrity of the historic structure within the context of the Castle Point and Stevens Historic Districts. While 901 Hudson Street 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:

901-903 Hudson Street is sited on a corner parcel (Block 238 Lot 1), located on the northeast corner of Hudson Street and Ninth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

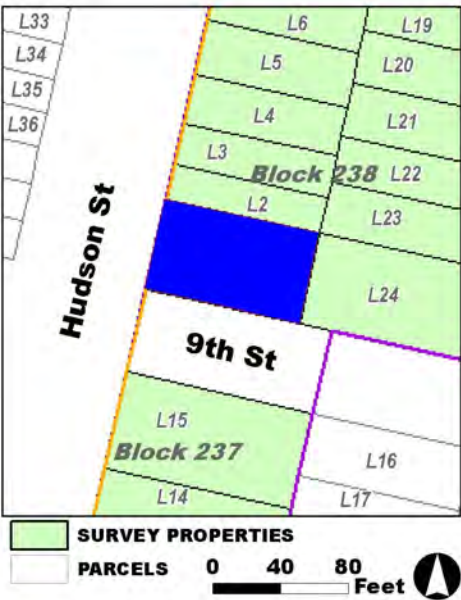
☒ (Primary Contact)

Property ID:

647796973

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
647796973

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-BA-H / 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:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

647796973

Page 4

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

647796973

PROPERTY REPORT

Property ID: 62351553

Property Name: 905 Hudson Street
Address: 905 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 905 Hudson Street is a three-and-a-half-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1895. The building is of brick construction and the facade is clad in stone. The building is fronted by a stone retaining wall, behind which are concrete block with stone veneer steps to the main entrance and a brick driveway flanked by a stone veneer retaining wall. The driveway terminates in a garage with a fiberglass door and capped by a copper cornice. Three flights of stone steps with metal railings pass a garden-level entry and lead to the main entrance. The main entry is composed of a replacement double-leaf, fiberglass and glass door with decorative grillwork. A transom with decorative glass panes sits atop the door. The entry is flanked by pilasters with Corinthian capitals and capped by a projecting entablature with dentils that runs across the facade of the building. Fenestration includes a two-story projecting bay window as well as a single window on the second floor. All windows contain replacement, one-over-one, double-hung sashes, and the first floor tower windows are topped by replacement transoms. The single second floor window and the center windows of the bay are flanked by pilasters with Corinthian capitals, while the north and south windows on the bay have ornamental incised stone window surrounds. The windows have stone sills with decorative stone panels beneath them. The first floor bay is capped by a projecting entablature with dentils that runs across the facade of the building. Above the second floor window openings are stone panels with decorative motifs. The copper-clad mansard roof is accented on the bottom by a decorative copper cornice with dentils and at its peak by laurel garland motifs. It is flanked by stone-clad walls terminating in scroll and leaf motifs. The roof is pierced by an ornately decorated, copper-clad, centered dormer with three window openings. The center window is arched and flanked by two rectangular windows. All contain one-over-one

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

62351553

Page 1

☒ (Primary Contact)

replacement sashes and the side windows are flanked by pilasters with scrolled bracket capitals supporting an entablature. Scrolled brackets and capitals with dentils on the center pilasters support an unbroken classical pediment above the center window. Alterations include the excavated driveway; garage; garden-level entry; replacement front steps; replacement main entry door; and replacement window sashes. No exterior flood mitigation measures are evident.

The building was constructed ca. 1895 and is contemporaneous with much of the development on the east-side of the 900 block of Hudson Street. The building is not depicted in Sanborn-Perris Map Co.'s Insurance Maps of Hudson County, New Jersey from 1891, but it appears on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, where it is depicted with a stone-clad facade. By the end of the first decade of the 20th century, it had become the residence and office of prominent Hoboken-based architect and developer Charles Fall. No alterations to the property are documented between the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, and the 1951 revision. In 2012, what was likely a small front garden was removed for the construction of the excavated driveway and basement-level garage.

905 Hudson Street 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 substantial alterations on its basement/garden-level, including the excavation of a driveway; replacement of front steps; and installation of a garage and a garden-level entry. Despite this, it retains character-defining features including the incised stone motifs; Corinthian pilasters; decorative copper cornices; belt course entablature with dentils; and copper-clad mansard roof. These elements help contribute to the historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 905 Hudson Street 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:

905 Hudson Street is sited on a mid-block parcel (Block 238 Lot 2), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

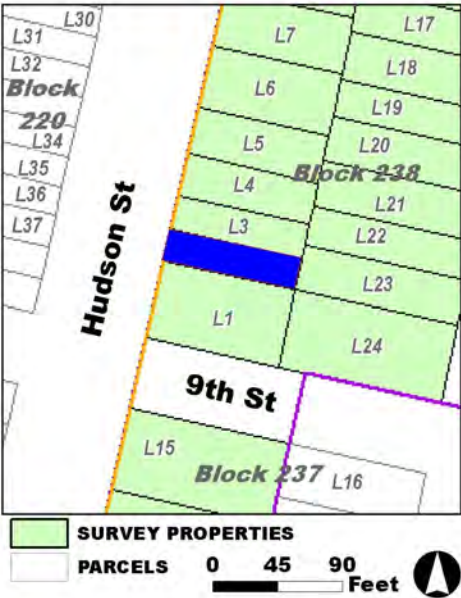
☒ (Primary Contact)

Property ID:

62351553

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
62351553

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Google | GoogleEarth Streetview | | |
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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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****62351553**

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PROPERTY REPORT

Property ID: **-23919533**

Property Name: 907 Hudson Street
Address: 907 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 907 Hudson Street is a three-story, two-bay, Renaissance Revival-style, single-family dwelling constructed ca. 1891. The building is of brick construction and the facade is clad in brownstone. The first story features smooth-faced stone, while the second and third stories have alternating courses of smooth and rough-cut stone. The building is fronted by a retaining wall, atop of which is a gated cast iron areaway fence enclosing a small garden and stone steps from street level to the grade of the house. The inset main entry is accessed by a set of brownstone steps and is composed of a double-leaf, wood and glass door with a wood jamb leading to a vestibule. The door casing is topped by a decorative crown with dentils, which is surmounted by a plain transom. The entryway is crowned by a flattened arch hood with arboreal motifs and a centered stone bracket sporting a stone laurel wreath motif. Fenestration includes a three-story projecting bay window and a single windows on the second and third floor. The basement level windows of the projecting bay each sport a replacement hopper sash, while the remaining windows in the bay are one-over-one, double-hung replacement sashes. All of the windows on the bay have projecting stone sills, while the windows on the first floor bay have splayed lintels of rough-cut stone and those on the second floor have rectangular stone arched surrounds. The single second and third story windows both contain replacement, one-over-one, double-hung sashes with stone sills. The single window on the second floor has a rectangular stone arched surround which is capped by an unbroken stone pediment with decorative incisions on its interior. The building has a flat roof which is accented by a painted wood cornice featuring brackets, dentils, and decorative panels with strung-garland motifs. The south and north elevations are clad in brick, and the south features an interior chimney. Alterations include replacement window sashes. No exterior flood mitigation measures

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-23919533

are evident.

The building was constructed ca. 1891 toward the beginning of development on the east-side of this block of Hudson Street. It is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as a brick structure with a stone facade. The house was the residence of Hoboken department store owner Hermann Geismar in the mid-1920s. The building was depicted 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 and a one-story rear el. The structure's footprint has remained unchanged since that time.

907 Hudson Street 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 wood cornice; alternating courses of rough and smooth stone; and ornamental stonework. These elements help contribute to the historic character of the locally-designated Castle Point and Stevens Historic Districts and the greater Hoboken Historic District. While 907 Hudson 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:

907 Hudson Street is sited on a mid-block parcel (Block 238 Lot 3), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the street.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

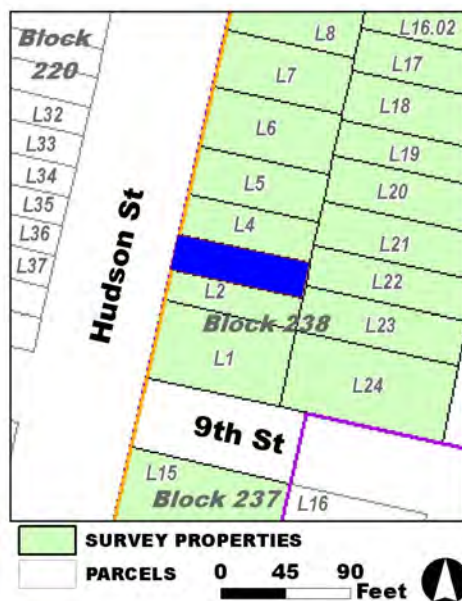
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

-23919533

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BIBLIOGRAPHY:

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-B / FAC_NAME: / YR: 1898)

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

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

Historic District ? ☒**District Name:** 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:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-23919533**

Page 3

PROPERTY REPORT

Property ID: **-1954917224**

Property Name: 909 Hudson Street
Address: 909 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 909 Hudson Street is a four-story, two-bay, Queen Anne-style dwelling with Romanesque Revival influences constructed ca. 1892. The facade features a shallow intersecting gable at the southern bay that includes a two-story rounded bay window at the first and second floors. The facade is clad in brick with brownstone at the first floor and bay window as well as the many decorative elements. The building is fronted by a stone retaining wall, atop of which is a gated cast iron areaway fence enclosing a small garden and stone steps from street level to the grade of the house. The main entry is accessed by a set of brownstone steps accented by stone finials with carved cherub motifs. The main entry is composed of a double-leaf, wood and glass door with an arched transom above. The decorative door surround includes heavy brownstone pilasters crowned by an arched hood. Fenestration on the façade includes one-over-one, double-hung replacement sash set within original openings and topped by flat brownstone lintels. Windows at the intersecting gable include one-over-one, double-hung replacement sash with stained glass transoms at the bay window and three-part fixed windows at the upper floors. Additional decorative elements include carved stone panels between the first and second floors; rounded brick and stone pilasters that demarcate the intersecting gable; carved cornice and wrought iron railing at the roofline of the bay window; carved stone sill at the third floor window featuring a human face; and elaborate, low-relief carved tympanum at the intersecting gable that includes the date "1892". The south and north elevations are clad in brick. The north elevation features an interior chimney, while the south elevation has a bay window on the first and second floors and a fire escape. Alterations include the bay on the south elevation 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:

-1954917224

Page 1

According to its datestone, the building was constructed ca. 1892, toward the beginning of development on the odd-side of this block of Hudson Street. It is depicted on plate 4 of G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as a brick structure. The building was depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, where it is shown as a four-story brick single-family dwelling with a two-story rear el. The structure's footprint has remained unchanged since that time, but the 1951 revision of the 1906 Sanborn atlas indicates that the building has been converted to apartment flats by that time.

909 Hudson Street 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 original entry and surround, window openings (including stained glass transoms at the bay window), and elaborate brownstone detailing. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 909 Hudson 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:

909 Hudson Street is sited on a mid-block parcel (Block 238 Lot 4), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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:

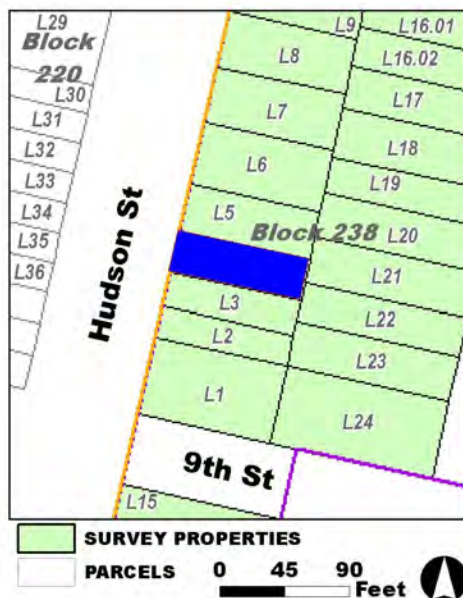
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

Property ID:

-1954917224

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☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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: 4B-6U / 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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1954917224

Page 3

PROPERTY REPORT

Property ID: **-1702793543**

Property Name: 913 Hudson Street
Address: 913 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 913 Hudson Street is a two-and-one-half-story, two-bay, Second Empire-style dwelling constructed ca. 1885. The building is of masonry construction and the facade, which includes a corner tower, is clad in rusticated cut stone. The building is fronted by a stone retaining wall, atop of which is a gated cast iron areaway fence enclosing a small garden and stone steps from street level to the grade of the house. The main entry is accessed by a set of stone steps and is composed of a replacement double-leaf, wood and glass door with a transom above. The entryway is flanked by a stone door surround and crowned by a stone segmental arch pediment with heavy, decorative brackets. Fenestration includes single window openings on each floor of the tower, a paired window on the second floor above the main entry, and dormers piercing the mansard. The basement level windows of the tower are capped by a stone water table. The smooth stone roman arch window openings on the first and second floors of the tower contain one-over-one wood sashes with stone sills that extend as belt courses. The second floor paired window contains one-over-one wood sashes and is crowned by a stone segmental arch pediment with decorative brackets and an incised oak leaf motif. A decorative painted wood cornice with medallions caps the stone portion of the facade and the slate-clad mansard roof terminates in a second decorative painted wood cornice. The pentagonal mansard roof on the tower is pierced by three gable-roofed dormers with decorative casings and pediments. These dormers contain replacement one-over-one sashes in original window openings. The gable-roofed dormer on the primary mansard roof contains a replacement one-over-one sash in the original window opening and features a decorative casing and pediment. The south and north elevations are clad in stucco. The south elevation features an interior chimney and a projecting bay on the first floor, while the north elevation has one interior

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1702793543

Page 1

☐ (Primary Contact)

chimney. Alterations include a rear addition, replacement dormer windows, and replacement main entry door. No exterior flood mitigation measures are evident.

The building was constructed ca. 1885, at the beginning of development on the east-side of this block of Hudson Street. It is depicted in the Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey as a three-story building with a slate-clad mansard roof. G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey shows the building as a brick structure with a stone-clad facade. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building at 913 Hudson Street is shown with a frame, projecting bay on its south elevation, a one-story frame projecting bay on its rear (east) elevation, and a frame addition on the rear. The 1938 and 1951 revisions of the Sanborn atlas show no further alterations, but aerial photographs indicate that a three-story rear addition was constructed between 1987 and 2002.

913 Hudson Street 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 excellent example of the late Second Empire style as expressed in stone. It retains character-defining features including original window and door openings; some original window sashes; ornate mansard roof; and extensive decorative stonework. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 913 Hudson Street 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:

913 Hudson Street is sited on a parcel (Block 238 Lot 5), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

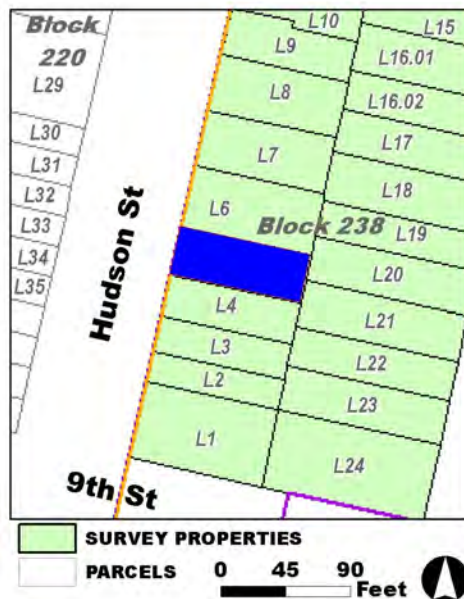
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1702793543

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1994 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1997 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-2BX-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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1702793543**

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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1702793543

Page 4

PROPERTY REPORT

Property ID: 1132113030

Property Name: 917 Hudson Street
Address: 917 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 917 Hudson Street is a three-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1899. The building is of brick construction, with the first floor of the facade clad in stone and the second and third floors clad in yellow brick. The building is fronted by a stone retaining wall, atop of which is a gated cast iron areaway fence enclosing a small garden and stone steps from street level to the grade of the house. The main entry is accessed by a set of brick steps and is composed of a replacement double-leaf, metal and glass door with decorative grills and a transom above. The entryway is flanked by stone Ionic pilasters and surmounted by a stone balcony supported by decoratively incised corbels. A stone panel with a decorative motif is located beneath the balcony and between the corbels. The first floor features a projecting bay with two basement level window openings and three on the first floor. The first floor windows contain replacement, one-over-one, double hung sashes, and the bay is topped by a second floor balcony. Both second floor balconies have metal railings. The second floor is pierced by three equally-spaced, arched windows with stone surrounds and keystones. They contain replacement one-over-one, double-hung sashes with arched transoms. The surrounds of the center and south windows are linked by stone courses and four decorative stone motifs are interspaced between the windows. The third-floor is set off by a belt course of brick and stone, and has two, double window openings containing replacement, one-over-one, double-hung sashes. The windows are crowned by flush stone lintels and the flat roof is accented by a painted metal cornice with brackets and decorative panels. The south and north elevations are clad in stucco. The south elevation features two interior chimneys and a projecting bay on the first and second floors. At least one of the first floor window openings on the bay is filled. Alterations include a rear addition, replacement balcony railings,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1132113030

replacement sashes, and replacement main entry door. No exterior flood mitigation measures are evident.

The building was constructed ca. 1899, contemporaneous with much of the development on the east-side of this block of Hudson Street. In May 1899, Frederick H. Grote contracted for the construction of a brick house at 917 Hudson Street. G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey shows the building as a rectangular brick structure on a 40-foot-wide lot. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is shown with a frame, projecting brick bay on its facade, a frame projecting bay on its rear (east) elevation, and a two-story frame addition on the rear. The 1938 and 1951 revisions of the Sanborn atlas show no further alterations, but aerial photographs indicate that the rear addition was extended in the 1950s.

917 Hudson Street 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 decorative stone entablatures; mansard roof; decorative stone belt courses; and decorative cornices. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and the greater Hoboken Historic District. While 917 Hudson 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:

917 Hudson Street is sited on a mid-block parcel (Block 238 Lot 6), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the street.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

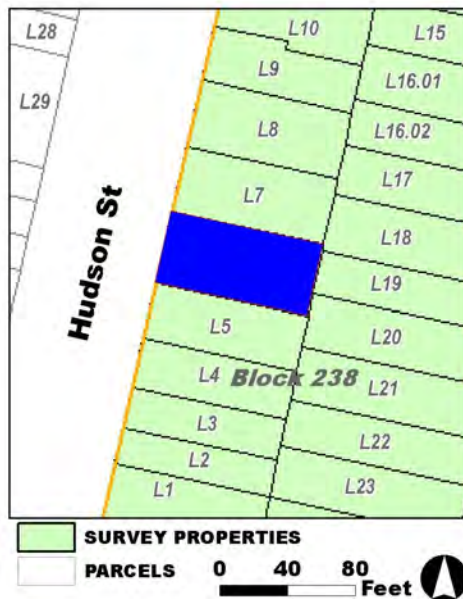
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

1132113030

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| 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 | 1953 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Evening Journal | "[Building Contracts—] Hoboken," May 11, 1899, 9. | 1899 | |

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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1132113030**

Page 3

PROPERTY REPORT

Property ID: 386971535

Property Name: 921 Hudson Street
Address: 921 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 921 Hudson Street is a three-story, three-bay, Queen Anne-style dwelling constructed ca. 1885. The building's the first floor of the facade is clad in rough ashlar, while the second and third are clad in red brick. A circular tower on the southwest corner of the facade is clad in rough ashlar on the first and second floors and painted wood on the third. The building is fronted by a stone retaining wall, topped with a cast iron areaway fence, which encloses a small garden. Stone steps lead from street level to the grade of the house. The main entry is accessed by a set of stone steps and contains a replacement double-leaf, metal and glass door with decorative metal grills and is capped by an arched transom with a decorative metal grill. The entryway is topped by a stone, second floor balcony supported by ornamented stone corbels. The balcony's walls are topped with finials and feature stone panels with carved flower motifs. Fenestration on the main structure's facade includes a single windows on the first and second floors, a single dormer, and a grouped window on the third floor. The tower's walls are pierced by three arched window openings with stone surrounds on both the first and second floors and five on the third floor. Basement level windows are largely obscured by are covered with painted metal grates. All windows contain one-over-one, double-hung wood sashes. The first and second floor windows all have stone sills and most of the facade's windows feature elaborately ornamented surrounds, including stone hoods with incised bee motifs on the second floor. The north bay of the facade features a piercing gable with a stepped parapet terminating in a decorative motif, while the central bay features a false mansard roof pierced by a gable dormer. The tower's roof is a metal-clad octagonal dome. Additional decorative elements include an incised stone belt course on the first floor between the first and second floors; rounded stone pilasters between the grouped windows of the third floor; inset

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

386971535

terra cotta tiles above the second and third floor windows, and a painted wood cornice with sun motifs in the central bay. The north elevation is clad in stucco and features an interior brick chimney. The south elevation is clad in stucco and features a first floor bay window; an interior brick chimney; and a fire escape. Alterations include a replacement main entry door. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1885, early among the houses on the east side of the 900 block of Hudson Street. Though not depicted in an 1881 bird's eye view of Hoboken, it is depicted in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, along with a similar structure next door at 925 Hudson Street (Property ID: 1805303332). Both buildings are three-stories, of brick construction, and sport tin roofs. Frame bays project from the facade and south elevations. In G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, these two dwellings are shown as rectangular brick structures with towers located on their southwest corners. These towers are also depicted on the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey. The houses also sport frame bays on their south elevation, a two-story frame bay on their rear, and a small, two-story frame rear wing. No alterations are depicted in the 1938 and 1951 revisions to the Sanborn atlas.

921 Hudson Street 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 excellent example of a Queen Anne-style dwelling and retains character-defining features including elaborate stone ornamentation; a corner tower; terra cotta tiles; a piercing gable with a stepped parapet; and a mix of materials on the facade featuring different colors and textures, such as brick and rough ashlar. These elements help contribute to the historic character of the locally-designated Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 921 Hudson Street 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:

921 Hudson Street is sited on a mid-block parcel (Block 238 Lot 7), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

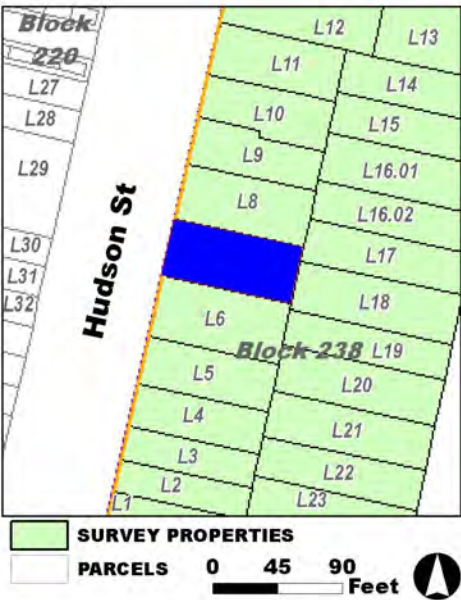
☒ (Primary Contact)

Property ID:

386971535

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
386971535

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| 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-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 | | |

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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****386971535**

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PROPERTY REPORT

Property ID: **-972569515**

Property Name: Castle Point Manor
Address: 925 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 925A Hudson Street is a five-story, two-bay, modern infill apartment building constructed ca. 1990. The building's facade is clad in tan-colored, scored stucco, with bands of white stucco featuring decorative medallions separating floors. The building is fronted by a stone retaining wall, atop of which is a cast iron areaway fence enclosing a small garden, and stone steps from street level to the grade of the building. The facade features two, five-story bay windows containing one-over-one modern sashes. Wall-mounted air-conditioning units are located at the center of the bay on each floor. The flat roof is accented by an oversize painted wood cornice supported by brackets. The north elevation is clad in rusticated, rough-surfaced concrete blocks. The main entrance is located on this elevation, and is covered by a canvas awning with "925A / Castle Point Manor" printed on it in white letters and numbers. A single window with a one-over-one sash pierces the first floor, while the second through the fifth floors feature picture windows flanked by single windows with one-over-one sashes. The south elevation is clad in rusticated, rough-surfaced concrete blocks. No alterations or exterior flood mitigation measures are evident.

While much of the development on the east-side of this block of Hudson Street occurred from about 1890 to 1910, historic maps and photographs indicate that this parcel remained a vacant lot until ca. 1990, when aerial photography indicates that the present building was constructed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-972569515

Page 1

Though the building at 925A Hudson Street is 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), it is not located within the Hoboken Historic District boundaries as opined in 2017. Furthermore, the building was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and thus does not contribute to its historic development or historic architectural character. Therefore, while this survey largely recommends the expansion of the Hoboken Historic District boundaries to include the locally-designated Castle Point Historic District, Castle Point Manor at 925A Hudson Street would be considered a non-contributing resource within the expanded district.

Setting:

925A Hudson Street is sited on a mid-block parcel (Block 238 Lot 9), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the street. The building at 925A Hudson Street is modern infill, and was constructed nearly a century after development began on this side 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:

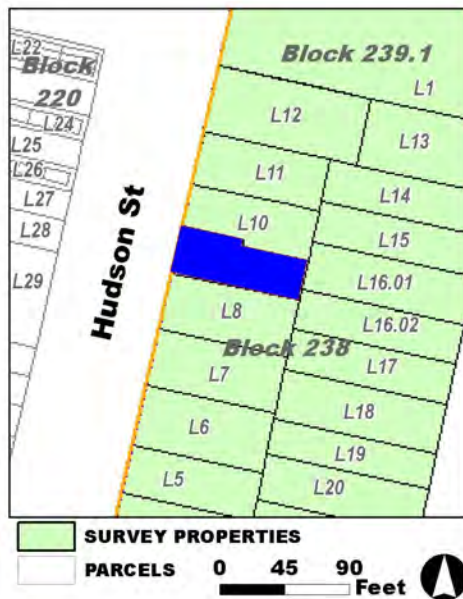
Other Designation Date:

☐ **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: Samuel Pickard

Organization: AECOM

Property ID:

-972569515

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2008 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1994 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-3P.S.-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:** 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☒ (Primary Contact)**Property ID:****-972569515**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-972569515

Page 4

PROPERTY REPORT

Property ID: 1805303332

Property Name: 925 Hudson Street
Address: 925 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 925 Hudson Street is a three-story, three-bay, Queen Anne-style dwelling constructed ca. 1885. The building's the first floor of the facade is clad in rough ashlar, while the second and third are clad in red brick. A circular tower on the southwest corner of the facade is clad in rough ashlar on the first and second floors and painted wood on the third. The building is fronted by a stone retaining wall, topped with a cast iron areaway fence, which encloses a small garden. Stone steps lead from street level to the grade of the house. The main entry is accessed by a set of stone steps and contains a replacement double-leaf, wood and glass door with decorative metal grills and is capped by an arched transom with a decorative metal grill. The entryway is topped by a stone, second floor balcony supported by ornamented stone corbels. The balcony's walls are topped with finials and feature stone panels with carved wreath motifs. Fenestration on the main structure's facade includes a single windows on the first and second floors, a single dormer, and a grouped window on the third floor. The tower's walls are pierced by three arched window openings with stone surrounds on both the first and second floors and five on the third floor. Basement level windows are largely obscured. All windows contain one-over-one, double-hung wood sashes. The first and second floor windows all have stone sills and most of the facade's windows feature elaborately ornamented surrounds, including stone hoods with incised bee motifs on the second floor. The north bay of the facade features a piercing gable with a stepped parapet terminating in a decorative motif, while the central bay features a false mansard roof topped by a decorative wood cornice and pierced by a gable dormer. The tower's roof, set above a decorative wood cornice, is a slate-clad octagonal mansard with at least two circular windows featuring decorative wood surrounds. The tower's roof is accented by a cornice and topped by a balcony with a metal railing.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1805303332

Page 1

Additional decorative elements include an incised stone belt course on the first floor between the first and second floors; rounded stone pilasters between the grouped windows of the third floor; inset terra cotta tiles above the second and third floor windows, and a painted wood cornice with sun motifs in the central bay. The north and south elevations are clad in stucco and feature interior brick chimneys. Alterations include a replacement main entry door and removal of the bay window on the south elevation. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1885, early among the houses on the east side of the 900 block of Hudson Street. Though not depicted in an 1881 bird's eye view of Hoboken, it is depicted in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, along with a similar structure next door at 921 Hudson Street (Property ID: 386971535). Both buildings are three-stories, of brick construction, and sport tin roofs. Frame bays project from the facade and south elevations. In G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, these two dwellings are shown as rectangular brick structures with towers located on their southwest corners. These towers are also depicted on the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey. The houses also sport frame bays on their south elevation, a two-story frame bay on their rear, and a small, two-story frame rear wing. No alterations are depicted in the 1938 and 1951 revisions to the Sanborn atlas.

925 Hudson Street 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 excellent example of a Queen Anne-style dwelling and retains character-defining features including elaborate stone ornamentation; a corner tower with a mansard roof; terra cotta tiles; a piercing gable with a stepped parapet; and a mix of materials on the facade featuring different colors and textures, such as brick and rough ashlar. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 925 Hudson Street 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:

925 Hudson Street is sited on a mid-block parcel (Block 238 Lot 8), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

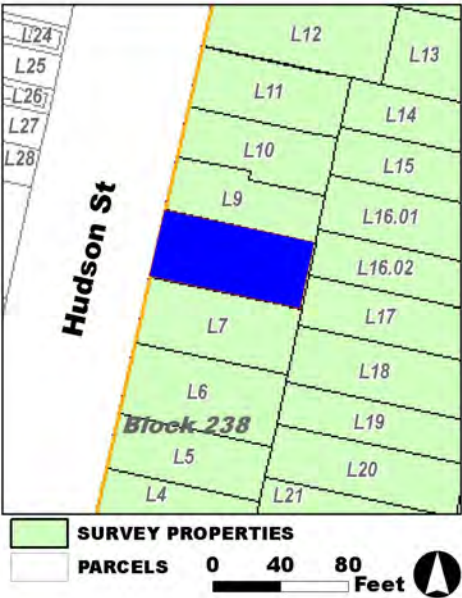
☒ (Primary Contact)

Property ID:

1805303332

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
1805303332

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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 | 1951 | | |
| 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:

| | |
|------------------------------------|------------------------------------|
| <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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1805303332**

Page 4

PROPERTY REPORT

Property ID: **-718549078**

Property Name: Hudson Manor
Address: 927 Hudson ST
Apartment #:
Ownership: Private
ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 10 |

Property Photo:



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

Description:

The building at 927 Hudson Street is a three-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1901. The building's facade clad in tan brick with stone belt courses. The building is fronted by a stone retaining wall, which encloses a small garden and a walkway shared with neighboring properties. Stone steps lead from this walkway to the grade of the house. The main entry is accessed by a set of brick steps and contains a double-leaf, wood and glass door topped by a transom with opalescent glass and accented by an arched stone surround. A secondary, garden-level entry is located beneath the first floor bay window. Fenestration includes a two-story bay window topped by a stone parapet, a single second floor window, and three single windows on the third floor. All windows contain replacement, two-over-two, double-hung sashes. The first and second floor windows have stone sills and lintels, some of which continue as belt courses. The third floor windows have stone surrounds. Above each of the third floor windows is a decorative marble medallion. The flat roof is accented by a copper cornice with dentils. The south elevation is clad in red brick, features a bay window, garden-level entry, fire escape, and an interior chimney. Alterations include a one-story rear addition and replacement sashes. No exterior flood mitigation measures are evident.

According to a plaque mounted on its stairs which refers to it as "Hudson Manor," the building was constructed ca. 1901, contemporaneous with much of the development on the east-side of this block of Hudson Street. G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey shows the building as a rectangular brick structure with bay windows on the facade and south elevation. In

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-718549078

Page 1

☐ (Primary Contact)

the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is shown with a rear brick wing (which is likely original). The 1938 and 1951 revisions of the Sanborn atlas show no further alterations, but aerial photographs indicate that a small, one-story rear addition was added between 1954 and 1966.

927 Hudson Street 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 decorative stone window and door surrounds; marble medallions; and decorative copper cornice. These elements help contribute to the historic character of the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District. While 927 Hudson 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:

927 Hudson Street is sited on a mid-block parcel (Block 238 Lot 10), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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:

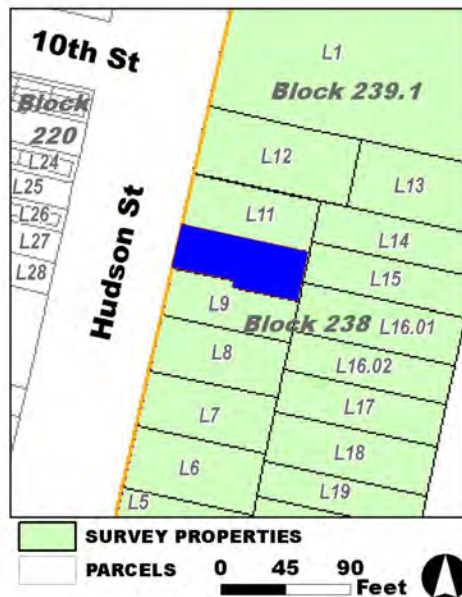
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

-718549078

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| 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 | 1938 | |

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**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-718549078**

Page 3

PROPERTY REPORT

Property ID: **-305775389**

Property Name: 931 Hudson Street
Address: 931 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 931 Hudson Street is a three-story, two-bay, Renaissance Revival-style dwelling constructed ca. 1900. The building's facade is clad in tan brick with stone belt courses and the first floor is clad in scored cast stone. The building is fronted by a stone retaining wall, topped with a cast iron areaway fence, which encloses a small garden and a walkway shared with a neighboring property. Stone steps lead from this walkway to the grade of the house. The main entry is accessed by a set of stone steps and contains a replacement double-leaf, wood and glass door with a metal jamb and capped by a transom. The entryway is topped by a second floor balcony supported by ornamented stone corbels featuring laurel wreath motifs. Fenestration includes a two-story bay window topped by a third floor balcony, single windows on the basement level of the bay and the third floor and doors accessing the second and third floor balconies. All windows contain replacement, one-over-one, double-hung sashes. The first and second floor windows have stone sills and lintels, some of which continue as belt courses. The third floor window has a stone surround with a decorative stone sill. Both balcony doors are double leaf wood and glass, though the second floor balcony also has double leaf metal and glass storm doors and is topped by a transom. The third floor balcony door is located in a gabled dormer with a pediment supported by Corinthian pilasters. The north bay of the facade has a slate-clad mansard roof, while the south bay has a flat roof accented by a bracketed metal cornice with dentils and lion's head motifs. This flat roofline is topped by a brick parapet. A setback penthouse level with a mansard roof sits atop the original roof, as does a modern, metal-clad shed-like structure.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-305775389

Page 1

A ca. 1920s one-story brick garage with an excavated driveway is attached to the north end of the facade at street level. The north elevation is clad in red brick, features a bay window; fire escape; and a truncated, capped, interior chimney. The rear (east) elevation is clad in stucco and features a balconette on the third floor and a balcony on the fourth. Alterations include a a garage, substantial rear addition, penthouse fourth floor, and replacement sashes. No exterior flood mitigation measures are evident.

The building was constructed ca. 1900, contemporaneous with much of the development on the east-side of this block of Hudson Street. In G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey the building is depicted as an el-shaped brick structure. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, a one-story, fire-proof, garage addition is shown on the northwest corner of the building. The 1938 and 1951 revisions of the Sanborn atlas show no further alterations, but aerial photographs indicate that a large rear addition with a fourth floor setback penthouse level was built between 2002 and 2006. A further addition atop the roof - this one visible from the street - was added between 2016 and 2017.

931 Hudson Street 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 substantial alterations since the 1920s. While most of these have been compatible with the overall design and style of the house and block, more recent additions such as the penthouse and the "shed-like" structure on the roof diminish the original design and style of the building. Nevertheless, in the final analysis, the building retains sufficient integrity along the streetscape to contribute to the historic character of Hudson Street, the Castle Point and Stevens Historic Districts and to the greater Hoboken Historic District, and the greater Hoboken Historic District. Retained character-defining features include balconies; decorative window lintels and sills; slate-clad mansard roof; and decorative cornice. While 931 Hudson Street 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:

931 Hudson Street is sited on a mid-block parcel (Block 238 Lot 11), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

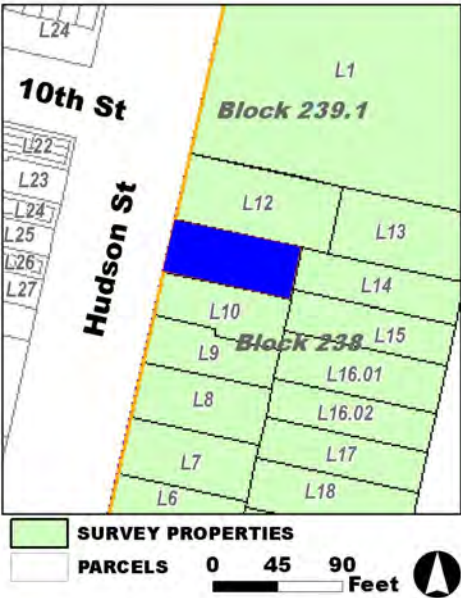
☐ (Primary Contact)

Property ID:

-305775389

Page 2

Location Map:



Site Map:

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

☐ (Primary Contact) **Property ID:**
-305775389

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--|--|-------|------------------|-----------------|
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 2010 | | |
| Google | GoogleEarth Streetview | | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 2008 | | |

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-305775389**

Page 4

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: 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: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-305775389

Page 5

PROPERTY REPORT

Property ID: **-263412248**

Property Name: 933 Hudson Street
Address: 933 Hudson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-----------------------|------------|--------|------|
| HUDSON | Hoboken | Castle Point Historic | Newark | 238 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 933 Hudson Street is a three-and-one-half-story, four-bay, Renaissance Revival-style dwelling featuring a square, four-story tower on its northwest corner and a projecting two-bay, two-story entrance. Constructed ca. 1900, the building's facade is clad in stone accented with stone quoins. Though located on Hudson Street, the facade fronts on Elysian Park, from which the property is separated by a cast iron fence, which encloses a small garden and walkway. Stone steps lead from this walkway to the main entry, located on the side of the projecting entrance, which contains a replacement double-leaf, metal and glass door with decorative metal grills capped by a transom covered in decorative metal grills. The main entry leads to a vestibule with a stained glass window. To the west of this is an open bay of the projecting wing with a metal railing. Above these two bays is a second floor, supported by square columns with Doric-inspired capitals. The second floor features Corinthian pilasters and a stone cornice with dentils. The projecting entrance is topped by a third-floor balcony with ornamental metal railings. Fenestration includes a first floor bay window with a copper-clad roof and, single windows on the first, second, and third floors. Additionally, a centralized gable dormer features paired windows and an off-set arched dormer features a single window. The tower has single windows on each of its three exposed sides. All windows contain replacement, one-over-one, double-hung sashes. All windows on the main body of the facade feature stone lintels, while the center tower windows are accented by decorative stone lintels or in the case of the fourth floor, a balconette. The tile-clad, hipped roof is accented by a bracketed copper cornice, as is the pyramidal roof of the tower. The facade roof is pierced by a stone and brick interior chimney.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-263412248

Page 1

The west elevation fronts on Hudson Street and is clad in stone accented with stone quoins. The property is fronted along the street by a stone wall topped with a hedge. The wall is broken for a brick-paved driveway leading to a basement-level garage entry containing a fiberglass garage door. Fenestration is limited to the garage door and a single window on each floor containing a replacement one-over-one, metal sash. The window in the arched dormer also features a replacement, one-over-one metal sash. Above the first floor window is a hooded entablature supported by decorative stone brackets and featuring a ball-in-cup stone motif. The second floor window features an elaborate surround with Corinthian pilasters and an ornate hooded entablature. The tile-clad, hipped roof is accented by a bracketed copper cornice and pierced by a single, arched dormer clad in copper. The south elevation is largely clad in red brick and features an exterior chimney and two fire escapes. Three arched dormers clad in copper pierce the tile-clad hipped roof. The east elevation is clad in red brick and features an exterior chimney, and an arched dormer. A one-story historic addition, clad in yellow brick and featuring a hipped roof, is appended to the east elevation. Alterations include the one-story addition on the east elevation; replacement sashes; replacement main entry; and the installation of a basement-level garage. No exterior flood mitigation measures are evident.

The dwelling was built in approximately 1900 as the Castle Point area was undergoing development. It is not depicted in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, but can be seen in a 1904 bird's eye view illustration of Hoboken. It is depicted as a masonry structure on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, and a four-story-and-basement brick structure with stone cladding on the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey. A one-story brick addition is depicted on the east elevation. The building housed the Farr Sanatorium in the 1920s and was converted to apartments in 1937, which is noted on the 1938 revision of the 1906 Sanborn atlas.

933 Hudson 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 alterations such as the basement-level garage, the building displays high-style elements and features of the Renaissance Revival style, with its distinctive corner tower; tile-clad hipped roof; copper cornice; stone cladding; and ornate stone window surrounds. These elements help contribute to the historic character of Hudson Street, the Castle Point and Stevens Historic Districts, and the greater Hoboken Historic District. While 933 Hudson Street 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:

933 Hudson Street is sited on a parcel (Block 238 Lot 12), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north toward Elysian Park. The east side of the 900 block of Hudson Street was developed later than the west side and by-and-large features more opulent detached housing as compared to the elegant Neo-Grec-style brownstone rowhomes across the 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?

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

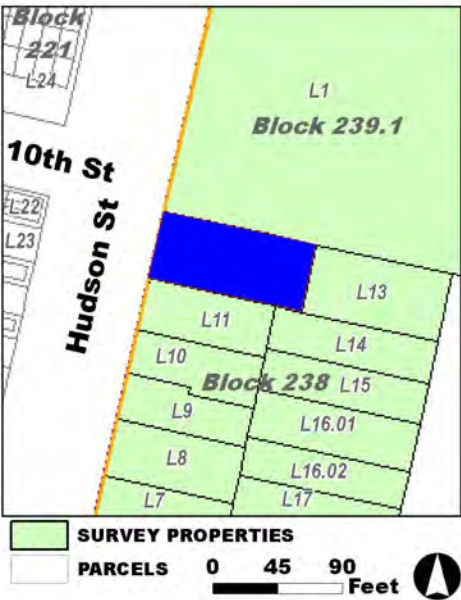
☐ (Primary Contact)

Property ID:

-263412248

Page 2

Location Map:



Site Map:

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

☐ (Primary Contact)

Property ID:

-263412248

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Jersey Journal | "Real Estate Activities,"[City-County edition] December 25, 1936, 11. | 1936 | | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 189

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

NOTES: 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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-263412248**

Page 4

PROPERTY REPORT

Property ID: **-1971432223**

Property Name: Former Machine Shop [Bethlehem Steel Company Shipyard]

Ownership:

Address: 1201-1321 Hudson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 262 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Bethlehem Steel Company Shipyard, Machine Shop building, located at 1201-1321 Hudson Street, is known as such as it reached its present appearance while under the use and operation by the Bethlehem Steel Company Shipbuilding Division. The building is a brick, three-story, thirty-six-bay building, originally built in 1890. Now commercially used, multiple businesses occupy space in the building, each maintaining their own entrance from the front and rear walls. All of the entrances are arched openings highlighted by triple arched brick lintels. The majority of the entrances feature steel-framed double glass-plate doors topped by steel-framed transoms. Two open entrances pierce the center of the building providing access to a sheltered, inset entry (to the Hoboken Historical Museum). Fenestration includes a combination of casement and twelve-over-twelve replacement sash windows set within the original, segmental arch openings. Window surrounds include triple arched brick lintels and stone sills throughout. The roof is accented by a full-length metal-framed monitor that extends fully to the roof ridges of the front and rear walls of the building. Alterations include replacement window sashes and doors throughout; an enlarged rooftop monitor; and a two-story brick addition on the north end of the building. No exterior flood mitigation measures are evident.

The oldest section of 1201-1321 Hudson Street (the northern 200 feet of the present structure) was built ca. 1890 by W. & A. Fletcher Company to serve as a machine shop for the initial development of the company's new Hoboken shipbuilding facility, depicted on an 1891 Sanborn Insurance Map of the area. At the time of construction the building measured 200 feet by 70 feet, was capped with a monitor

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Samantha Kuntz

☐ (Primary Contact)

-1971432223

Organization: AECOM

roof, and had a rear wing that extended from the center of the east wall into the yard. The building was enlarged in 1906 with an addition to its southern end measuring 76 feet by 70 feet, and continued being used for a variety of machine related activities. This enlargement is denoted in both Hopkins 1909 and 1923 maps of the area. In 1944, under the use and operations of Bethlehem Steel Company Shipbuilding Division, the building underwent a second southern addition, measuring 150 feet by 70 feet. The building remained in use as a machine shop until the closing of the yard in 1984. Aside from the wing extension, the present-day building essentially appears the same as it did since its last expansion during the Second World War (Porter, Bzdak and Tucher 1995).

The Bethlehem Steel Company Shipyard, Machine Shop building is a key contributing resource to the Hoboken Historic District, and was rendered a SHPO Opinion of Eligibility on May 2, 1997. Alterations to the building since this time include replacement window and doors throughout, and an enlarged rooftop monitor. The building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Hudson Street and the greater Hoboken Historic District. Character-defining features include its size and scale; segmental and arched openings; triple arched brick lintels; and stone sills. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1201-1321 Hudson Street retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

The Bethlehem Steel Company Shipyard, Machine Shop Building is sited on a mid-block, large rectangular parcel (Block 262 Lot 1), located on the east side of Hudson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1200-1300 block of Hudson is primarily comprised of high-integrity, late-19th century residential rowhouses and multi-level 20th century apartment buildings with commercial spaces on the first floor, featuring a variety of styles and primarily brick exteriors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 5/2/1997

Local Designation:

Other Designation: 5/2/1997

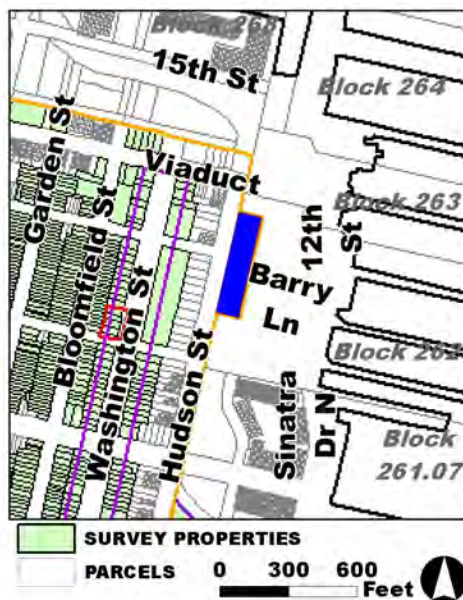
Other Designation Date:

☐ 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) |
|-------------------|---|-------|------------------|-----------------|
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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-1971432223

Volumes, Volume One Containing Jersey City.

| | | |
|------------------------|--|------|
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 |

Additional Information:

HPC LIST ID: 166

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

NOTES: Machine Shop [Bethlehem Steel Corp Shipyard] W.A. Fletcher Co. Site, part of Bethlehem Steel Shipyards, 1301 Hudson 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:

Date form completed: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1971432223

☐ (Primary Contact)

Page 3

PROPERTY REPORT

Property ID: **-885145677**

Property Name: Saint Joseph's School And Convent
Address: 69-75 Jackson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 15 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 69-75 Jackson Street is comprised of two three-story, Classical Revival buildings: a school and convent. The three-story, five-bay school building, constructed ca. 1892, features a centered main entry. The main entry is composed of a pair of replacement wood and glass doors with a large wood-framed transom, set within an original opening. This entry features an ornate limestone surround with a flat pediment supported by columns, and the entry is fronted by a large brick and stone stoop with wrought iron railings. The entry is flanked by two sets of replacement steel-framed windows set within original openings, with limestone jack arch lintels and straight limestone sills, on each side. There are four replacement windows set within original openings at the basement level; a limestone water table and a foundation act as a shared lintel and sill for these openings. The middle bay of the building where the entry is located is raised above the remainder of the facade, and there are a set of replacement steel-framed windows set within an original opening at each floor above the entry on the middle bay. The set of windows at the second floor is set within a rectangular opening with a stone jack arch lintel, and the set of windows at the third floor is set within a brick rounded arch opening with a limestone keystone and straight limestone sill. Fenestration on the remainder of the upper stories consists of replacement steel-framed windows set within original openings with limestone jack arch lintels and straight limestone sills. The facade features brick quoin details at the edges of the building's facade and the raised middle bay. The flat roof is accented by a decorative wood cornice and a pointed pediment above the center bay. Alterations include replacement windows, doors, and railings. No exterior flood-mitigation measures were observed.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-885145677

Page 1

The three-story, three-bay convent building, constructed ca. 1892, features a centered main entry. The main entry is composed of a pair of replacement wood and glass doors with a large wood-framed transom, set within an original opening. This entry features a carved limestone surround with a flat pediment and is fronted by a brick and limestone stoop with cast iron railings. The centered main entry is flanked by two three-story, three-sided bay windows each accented by a wood cornice and brick parapet that rises past the cornice. There are three basement-level windows featured on each bay which are topped with a limestone water table that acts as a shared lintel. Fenestration on the remainder of the facade consists of single and paired replacement double-hung windows set within original openings with limestone jack arch lintels and straight limestone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows and doors. No exterior flood-mitigation measures were observed.

The block of Jackson Street between Ferry Street and First Street began to see development by the 1870s. By 1891 most of the west side of the block had been developed, and by 1909 both sides of the block were almost entirely developed, primarily with wood-framed buildings. 69-75 Jackson Street first appears on a 1909 atlas of Hoboken, where the buildings are depicted as masonry structures with irregular footprints; the footprints have not been altered. Fire insurance maps from the 1930s note that the building at 73-75 Jackson Street was St. Joseph's Parochial School and the building at 69-71 Jackson Street was the Sisters' House.

The buildings at 69-75 Jackson Street retain character-defining features including decorative cornices; limestone lintels and sills; double-sided doors; multi-story bays; light brick facade; and original openings. While 69-75 Jackson Street is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded district as recommended by this survey.

Setting:

Saint Joseph's School And Convent is sited on a rectangular parcel (Block 15 Lot 5), located on the east side of Jackson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block where this building is located does not retain historic integrity, as many of the early wood-framed buildings have been replaced with large modern buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

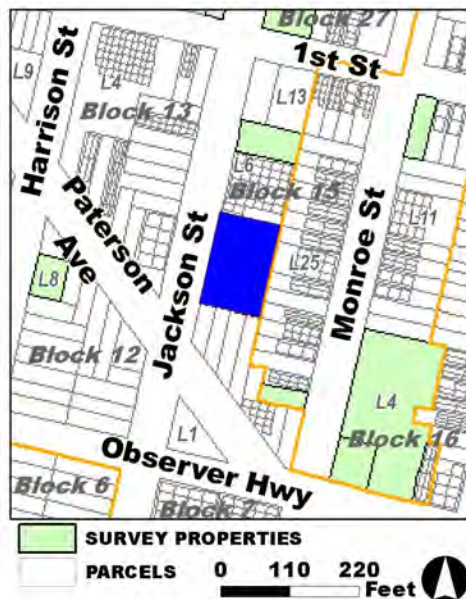
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-885145677

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 196, 197

PARCEL DATA (BLDG_DESC: 3B-7U/4B-24U-G / FAC_NAME: / YR:)

NOTES: St. Joseph's Convent, now residence & St. Joseph's Parochial School, now residence # 197

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-885145677**

Page 3

PROPERTY REPORT

Property ID: **-326216899**

Property Name: 91 Jackson Street
Address: 91 Jackson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 15 | 10 |
| HUDSON | Hoboken | | Newark | 15 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 91 Jackson Street is a two-story, two-bay Renaissance Revival-style dwelling constructed ca. 1910. The yellow brick building's main entry, located at the first floor, is composed of a double-sided wood door with a transom set within a slightly recessed opening, fronted by a brick and limestone porch and side stairs. The porch is topped by a wooden pointed pediment roof, supported by brick columns. An iron-gated opening, that provides access to a storage area, is located beneath the porch. A single replacement window set within an original opening is located above the main entry at the second floor. A three-story, three-sided bay sits on the other side of the facade. The bay features three replacement windows set within original openings at the first and second floors; there is a single replacement window set within an original opening at the basement level as well. All windows on the facade feature shared, carved limestone lintels and limestone sills. The facade of the building features several brick details and the flat roof is accented by a decorative copper cornice. Alterations include replacement windows and replacement railings. No exterior flood-mitigation measures were observed.

The block of Jackson Street between Ferry Street and First Street began to see development by the 1870s. By 1891 most of the west side of the block had been developed, and by 1909 both sides of the block were almost entirely developed, primarily with wood-framed buildings. 91 Jackson Street first appears on a 1923 atlas of Hoboken, where it is depicted as a masonry building with a rectangular footprint; the building's footprint has not been altered. Fire insurance maps from the 1930s note that the building has storage space

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-326216899

Page 1

located beneath the dwelling spaces.

The building at 91 Jackson Street retains character-defining features including decorative copper cornice; limestone lintels and sills; double-sided door; multi-story bay; yellow brick facade; and storage space. While 91 Jackson Street is not located within the Hoboken Historic District boundaries as opined in 2017, it would contribute to an expanded district as recommended by this survey.

Setting:

91 Jackson Street is sited on a rectangular parcel (Block 15 Lot 10), located on the east side of Jackson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block where this building is located does not retain historic integrity, as many of the early wood-framed buildings have been replaced with large modern buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

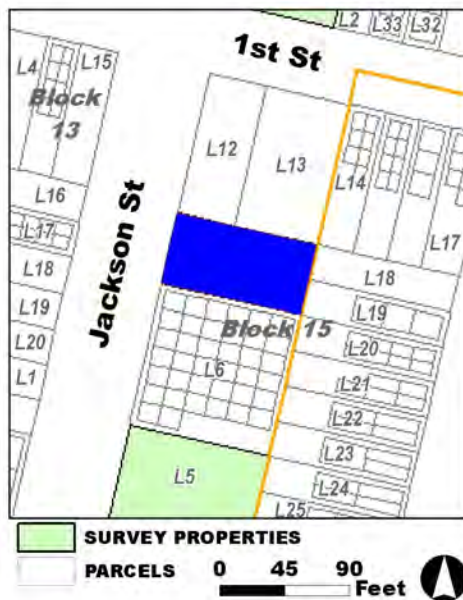
Other Designation:

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:

-326216899

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 24

PARCEL DATA (BLDG_DESC: 2B-1U-COM/GAR / 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:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-326216899**

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PROPERTY REPORT

Property ID: 1657203819

Property Name: 116-118 Jackson Street

Ownership: Private

Address: 116-118 Jackson ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 26 | 27 |
| HUDSON | Hoboken | | Newark | 26 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

116-118 Jackson Street is the location of a recreational neighborhood park, fronted by the brick facade of a former municipal building constructed ca. 1915. The white glazed brick facade has a brownstone foundation and features a centered brick segmental arch opening with a brownstone keystone and a wrought iron gate which served as the main entry for the original building. Above the centered opening is metal signage that reads "DEPARTMENT STREET CLEANING". Two pairs of brick rounded arch openings flank the centered opening. The pair of openings to the south of the center opening each feature brownstone keystones and wrought iron window bars, and have a shared brownstone lintel. The pair to the north of the centered opening features a window opening and a secondary pedestrian opening; each has a brownstone keystone and wrought iron bars, and the window opening has a brownstone sill. The facade features brick detailing throughout, and the irregularly-shaped top of the facade is capped with brownstone. The interior of the park is bound by the original first-story brick walls of the former building on the remaining three sides as well, and features steel cross beams across the top of the space. The rear wall of the space features five brick segmental arch window openings and one brick segmental arch doorway, all have been filled with wrought iron bars. The park interior features rubber mulch mat flooring with several openings where young trees are planted. There are several plastic and metal play elements, benches, trash receptacles, and a water fountain. In addition, there is a concrete bathroom structure with two steel door entries. Lighting consists of lamps attached to the steel crossbeams above the open space. Alterations include extensive modification of the building, including removal of windows, doors, the roof, and interior elements. No

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1657203819

Page 1

exterior flood-mitigation measures were observed.

The development of the 100 block of Jackson Street began ca. 1870 on the west side of the block. By 1891 several buildings had been erected along both sides of the block and along first street, consisting primarily of wood-framed structures, and by the early 1900s the block had been almost fully developed. The former building at 116-118 Jackson Street was constructed ca. 1915; the building first appears on a 1923 atlas of the city where it is shown as a masonry structure, and noted as the city stables. On the 1923 atlas the building is shown with a rectangular footprint; the building's footprint has not been significantly altered. Fire insurance maps from the 1930s note that the building was one story high, had a pyramidal roof, and a concrete floor and was the stable& wagon shed for the city's mounted police force. The roof of the building was removed ca. 1970, and the space had been converted into a park by 2009.

116-118 Jackson Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. Though 116-118 Jackson Street retains some elements that convey its historic use, due to extensive alterations it does not retain sufficient integrity to be classified as a contributing building. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 116-118 Jackson Street.

Setting:

116-118 Jackson Street is sited on a rectangular parcel (Block 26 Lot 28), located on the west side of Jackson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block, which had originally been primarily occupied by two and three story wood-framed buildings constructed ca. 1880-1915, does not retain significant integrity. Many of the early buildings have been replaced with four to six-story multi-family structures that dominate 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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1657203819

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 | 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| 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. | 1923 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 205

PARCEL DATA (BLDG_DESC: JACKSON ST PARK / FAC_NAME: PARK / YR:)

NOTES: Sanitation Department/"Department Street Cleaning" garage - facade only, now playground

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

Attachments Included:

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

Historic District ? ☐**District Name:** not applicable**Status:****Associated Archeological Site/Deposits?** ☐

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:****1657203819**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1657203819

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PROPERTY REPORT

Property ID: 560106900

Property Name: Engine Company #3 Firehouse
Address: 201 Jefferson ST

Ownership: Public
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 40 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Engine Company #3 Firehouse, located at 201 Jefferson Street, is a three-story, three-bay, Italian "Villa" Renaissance-style firehouse constructed in 1915 (plaque). The corner building features symmetrical facades, visible in the matching brick and limestone elements on the upper floors and the large segmental arch openings within a limestone clad first floor. The main entry is composed of an offset metal door, beneath one of a set of three fixed windows, shaped to fit within a large segmental arch opening. The eastern facade is fronted by two replacement wood and glass paneled garage doors within segmental arch openings beneath a limestone balcony with balustrade. Fenestration on the main facades includes replacement one-over-one paired windows within altered segmental arch openings; the upper floors have decorative brick and limestone segmental arch openings separated from the second floor by a panel of brick patterning; the main facade features a central window. The northern facade features a central six story tower. The flat roof is accented by a replacement parapet with classical elements. Alterations include infilled portions of the original window openings on the upper floors; replacement garage and entry doors; windows; and parapet. No exterior flood mitigation measures are evident.

Engine Company #3 Firehouse is located in a mixed-use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. The block - originally swampland bisected by Hoboken Creek according to a 1841 topographic map - developed in ca. 1873 with the construction of Public School No. 3 and several residential structures. Mapping indicates the parcel, originally three separate parcels, developed between ca. 1891-1909 with residential frame structures. All structures where demolished by 1934 to make

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

560106900

way for Fire Engine Co. 3's masonry structure, designed by Fagan & Briscoe. The Hoboken Fire Department was established in 1848 and currently uses 201 Jefferson Street location as its headquarters.

Engine Company #3 Firehouse at 201 Jefferson Street 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). It exhibits minor alterations, limited to replacement windows, doors, alteration of several window openings, and roofline. Given the building's significance and retention of character defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that Engine Company # 3 Firehouse retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

Engine Company #3 Firehouse is sited on a corner parcel (Block 40 Lot 1), located on the east side of Jefferson Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. Engine Company #3 Firehouse is located in an architecturally diverse neighborhood surrounded by residential, institutional, and commercial properties dating from the late-19th to the early 20th centuries. This block of Jefferson Street is characterized by residential three-to-four-story masonry rowhouses with a mix of architectural styles and modern infill.

Registration and Status

National Historic Landmark?: ☐

National Register: 3/30/1984

SHPO Opinion:

Dates:

New Jersey Register: 2/9/1984

Local Designation: 8/15/2012

Determination of Eligibility:

Other Designation:

Certification of Eligibility:

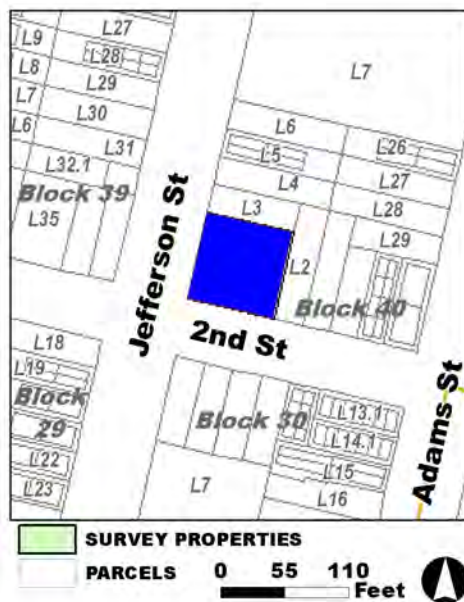
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--------------------|--|-------|----------------------------------|
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Florio, Patricia | National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource" | 1983 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 3 | 1978 | |

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 2

Surveyor: Kaitlin Pluskota

☐ (Primary Contact)

560106900

Organization: AECOM

| | | |
|------------------------|--|------|
| 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 |
| 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 |

Additional Information:

HPC LIST ID: 125

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

NOTES: Engine Company #3 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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

560106900

Page 3

PROPERTY REPORT

Property ID: 1719958675

Property Name: Saint Ann Roman Catholic Church and Rectory
Address: 704 Jefferson ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 83 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Saint Ann Roman Catholic Church, constructed between 1925 and 1927, is an Italian Renaissance Revival-style Roman Catholic church designed by Bergen County architect Anton Louis Vegliante. The masonry exterior is composed of beige brick with stone ornamentation throughout. The façade is crowned by a tall, ornate gabled pediment that is flanked by lower, flat-roofed enclosed stair towers. The central bay features three paired bronze entry doors separated by engaged brick pilasters, topped by Corinthian capitals. Granite steps lead to the main entrance. Round-arched stained glass windows with tracery work, fabricated by the renown New York firm John Morgan and Sons, are located throughout the building. The most prominent aspect of the exterior is the bell tower which rises four stories in height at the southwest corner of the church.

Other key features include interior painted decorations by noted 20th -century Italian artist Gonippo Raggi, a belfry that contains four cast bronze bells produced by the McShane Foundry, and an exterior brick grotto with statues of Saint Ann and Saint Mary. The rectory is situated north of the church, set back from the west side of Jefferson Street. It was constructed at the same time as the church, and includes many of the same architectural elements and features. Both the church and rectory retain a high degree of architectural integrity. No flood mitigation measures are visible on the exterior.

Saint Ann Roman Catholic Church and Rectory is a key contributing resource to the Hoboken Historic District, and was individually listed

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1719958675

in the New Jersey Register of Historic Places on October 2, 2015, and the National Register of Historic Places on November 24, 2015. It is significant under National Register Criterion C for its employment of distinctive elements of Italian Renaissance design and workmanship with the purpose of serving the ethnic Italian community in Hoboken.

Setting:

Saint Ann Roman Catholic Church and Rectory is sited on a corner parcel (Block 83 Lot 1), located at the northwest corner of Seventh and Jefferson Streets in the western portion of the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is situated within a mixed-use neighborhood with a combination of civic, commercial, and residential, and former industrial resources in the immediate vicinity; Public School Number 8 (Leinkauf School) sits opposite the church, directly to the east.

Registration and Status

National Historic Landmark?: ☐

National Register: 11/24/2015

Dates:

New Jersey Register: 10/2/2015

Determination of Eligibility:

Certification of Eligibility: 2/23/2012

SHPO Opinion:

Local Designation:

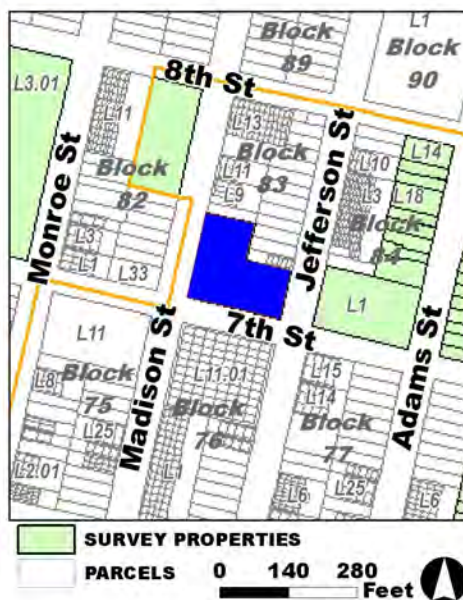
Other Designation:

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) |
|----------------------|--|-------|------------------|-----------------|
| McVarish, Douglas C. | National Register of Historic Places Nomination, "Saint Ann's Roman Catholic Church and Rectory" | 2015 | | |

Additional Information:

HPC LIST ID: 192

PARCEL DATA (BLDG_DESC: 2,2B-CHURCH / FAC_NAME: CHURCH / YR:)

NOTES: St. Ann (St. Anna) R.C. Church and Rectory- Listed Indv.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1719958675

Attachments Included:

0 Building
0 Structure
0 Object
0 Bridge
0 Landscape
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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

1719958675

Page 3

PROPERTY REPORT

Property ID: 1418660890

Property Name: Gotham City North
Address: 716-732 Madison ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 82 | 18 |
| HUDSON | Hoboken | | Newark | 82 | 19 |
| HUDSON | Hoboken | | Newark | 82 | 20 |
| HUDSON | Hoboken | | Newark | 82 | 21 |
| HUDSON | Hoboken | | Newark | 82 | 22 |
| HUDSON | Hoboken | | Newark | 82 | 23 |
| HUDSON | Hoboken | | Newark | 82 | 24 |
| HUDSON | Hoboken | | Newark | 82 | 25 |
| HUDSON | Hoboken | | Newark | 82 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 716-732 Madison Street is a large, three-story, former industrial building. It includes stucco walls, a flat roof, and a simple base with horizontal stucco banding. A centrally located bay with stepped parapet supported by engaged pilasters is located on the east (Madison Avenue) elevation. The parapet contains lettered signage that reads "GOTHAM CITY NORTH." The main entry is offset on the east elevation, and reached by a double stair. The door is a modern aluminum entry system, with a very modest stucco surround. Fenestration includes single window openings with replacement one-over-one sash. The second floor window openings have segmental

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1418660890

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arch lintels that have been infilled with stucco. Alterations include the front entry doors; replacement windows; and altered window openings on the second floor. No visible flood mitigation measures were evident.

Historic mapping indicates the building at 716-732 Madison Street was constructed ca. 1920, and originally functioned as the Interstate Shade Cloth Company. According to a 1921 advertisement, the Interstate Shade Cloth Company were "manufacturers and distributors of colorfast window shadings." They were in operation until at least 1948, at which time they were still registering patents. The building currently functions as a multi-unit apartment.

716-732 Madison Street is evocative of the rich history of large-scale industry and distribution that thrived in the western portion of the City of Hoboken through the early to mid-20th century. Despite its alterations -- particularly the loss of original windows and altered main entry -- the building retains its original height, massing, overall appearance, and design intent. As such, it continues to contribute to the historic character and development of the Hoboken Historic District.

Setting:

716-732 Madison Street is located on a rectangular-shaped parcel (Block 82, Lot 26) at the southwest corner of the intersection of Madison and 8th Streets. The primary elevation faces east. The building is surrounded by a mix of uses and building types, including light industrial; commercial; and residential.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

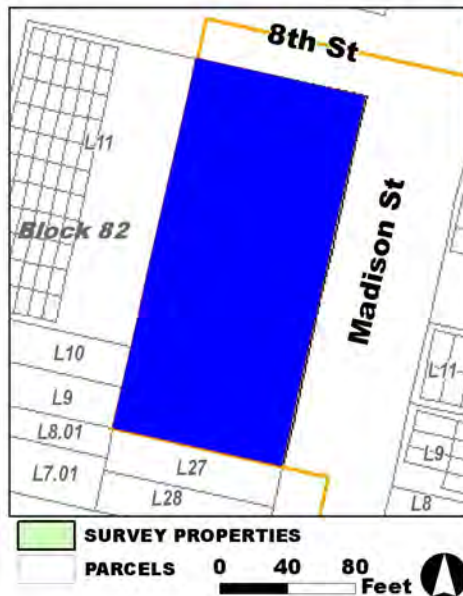
Other Designation:

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)

1418660890

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 | 1953 | |
| Clifford & Lawton | Hand Book of the Upholstery and Allied Trades | 1921 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 36

PARCEL DATA (BLDG_DESC: 3B-32U-PARKING / FAC_NAME: / YR:)

NOTES: 9 lots

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM☐ (Primary Contact)**Property ID:****1418660890**

Page 3

PROPERTY REPORT

Property ID: **-741212037**

Property Name: 1200-1318 Madison Street

Ownership:

Address: 1200-1318 Madison ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 106 | 1 |
| HUDSON | Hoboken | | Newark | 106 | 10 |
| HUDSON | Hoboken | | Newark | 106 | 11 |
| HUDSON | Hoboken | | Newark | 106 | 12 |
| HUDSON | Hoboken | | Newark | 106 | 13 |
| HUDSON | Hoboken | | Newark | 106 | 14 |
| HUDSON | Hoboken | | Newark | 106 | 15 |
| HUDSON | Hoboken | | Newark | 106 | 16 |
| HUDSON | Hoboken | | Newark | 106 | 16.01 |
| HUDSON | Hoboken | | Newark | 106 | 17 |
| HUDSON | Hoboken | | Newark | 106 | 17.01 |
| HUDSON | Hoboken | | Newark | 106 | 18 |
| HUDSON | Hoboken | | Newark | 106 | 19 |
| HUDSON | Hoboken | | Newark | 106 | 2 |
| HUDSON | Hoboken | | Newark | 106 | 20 |
| HUDSON | Hoboken | | Newark | 106 | 21 |
| HUDSON | Hoboken | | Newark | 106 | 22 |
| HUDSON | Hoboken | | Newark | 106 | 23 |
| HUDSON | Hoboken | | Newark | 106 | 24 |
| HUDSON | Hoboken | | Newark | 106 | 25 |
| HUDSON | Hoboken | | Newark | 106 | 26 |
| HUDSON | Hoboken | | Newark | 106 | 27 |
| HUDSON | Hoboken | | Newark | 106 | 28 |
| HUDSON | Hoboken | | Newark | 106 | 29 |
| HUDSON | Hoboken | | Newark | 106 | 3 |
| HUDSON | Hoboken | | Newark | 106 | 30 |
| HUDSON | Hoboken | | Newark | 106 | 31 |
| HUDSON | Hoboken | | Newark | 106 | 32 |
| HUDSON | Hoboken | | Newark | 106 | 4 |
| HUDSON | Hoboken | | Newark | 106 | 5 |
| HUDSON | Hoboken | | Newark | 106 | 6 |
| HUDSON | Hoboken | | Newark | 106 | 7 |
| HUDSON | Hoboken | | Newark | 106 | 8 |
| HUDSON | Hoboken | | Newark | 106 | 9 |
| HUDSON | Hoboken | | Newark | 111 | 10 |
| HUDSON | Hoboken | | Newark | 111 | 11 |
| HUDSON | Hoboken | | Newark | 111 | 12 |
| HUDSON | Hoboken | | Newark | 111 | 13 |
| HUDSON | Hoboken | | Newark | 111 | 13.01 |
| HUDSON | Hoboken | | Newark | 111 | 14 |
| HUDSON | Hoboken | | Newark | 111 | 14.01 |
| HUDSON | Hoboken | | Newark | 111 | 2 |
| HUDSON | Hoboken | | Newark | 111 | 3 |
| HUDSON | Hoboken | | Newark | 111 | 4 |
| HUDSON | Hoboken | | Newark | 111 | 5 |
| HUDSON | Hoboken | | Newark | 111 | 6 |
| HUDSON | Hoboken | | Newark | 111 | 7 |
| HUDSON | Hoboken | | Newark | 111 | 8 |
| HUDSON | Hoboken | | Newark | 111 | 9 |

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

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Surveyor:

☐ (Primary Contact)

-741212037

Organization: AECOM

Property Photo:**Old HSI Number:****NRIS Number:****HABS/HAER Number:****Description:**

1200-1318 Madison Street is a single-story, 20-bay wide building constructed ca. 1905. The industrial property has common bond brick courses and 40-pane original steel sash windows with stone sills. The main entrance with a cantilevered concrete hood is centered on the east elevation. The rear (west) elevation contains approximately four loading bays beneath a projecting, steel, flat-roof awning. Alterations include replacement brick and modern elements around the primary entry, and changes to the original windows, including glass block, concrete, and wood board infill, venting, and metal caging. No exterior flood mitigation measures are evident.

The plot of land bounded by Twelfth Street, Madison Street, Thirteenth Street, and Monroe Street was undeveloped at the turn of the 20th century. The 1904 Bird's Eye View of Hoboken depicts the parcel as a vacant lot in the sparsely built, industrial west side of the city, situated at the foot of an iron trestle bridge leading to West Hoboken. With five years, however, the industrial side of the City of Hoboken began to develop in earnest, likely in due to the introduction of the New Jersey Junction Rail Road, which ran along the western boundary of Hoboken. The 1909 Hopkins Hudson County Atlas (which first depicts the rail line) shows a newly-constructed, wide masonry building belonging to Hudson Consumers Ice Company at the southeast corner of the intersection of Thirteenth Street and Monroe Street. By 1932, the building - then under the ownership of the Great Eastern Packing & Paper Stock Corporation - extended the entire length of Monroe Street between Twelfth Street and Thirteenth Street. The building is recorded as having four distinct parts: three single-story, masonry sections with a two-story central bay entry that match the 1909 map records and one newer, single-story, iron-clad, frame extension at the corner of Twelfth Street and Monroe Street. The map also shows a railroad spur extending directly down the west elevation of the building, suggesting frequent transport of goods to and from the building. A subsequent Sanborn Fire Insurance Map shows the nearly the same industrial building in 1938, though the property is then owned and managed by the Universal Folding Box Company Inc. After decades without significant changes to footprint, the building was expanded in the 1980s north past 13th Street, resulting in the current footprint. The property, today owned by a private limited liability corporation, appears to be vacant at present.

The property is currently located outside the boundaries of the Hoboken Historic District. Based on visual inspection and preliminary research, 1200-1318 Madison Street is not individually eligible for inclusion in the National Register of Historic Places and it is not recommended for inclusion in the Hoboken Historic District.

Setting:

1200-1318 Madison Street is sited on an irregular-shaped parcel (Block 111, Lot 7), located on the west side of Madison Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east toward the City's Northwest Resiliency "Pop Up" Park. It is situated in the industrial northwest section of the city, with the railroad line forming the property's western boundary. A gated vehicle loading area is located on the west facade, and accessed at the intersection of 13th Street and Monroe Street.

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**☐ (Primary Contact)**-741212037**

Page 2

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-741212037

Page 3

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| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| 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 | |

Additional Information:

HPC LIST ID: 225

PARCEL DATA (BLDG_DESC: 2B-1B-I / FAC_NAME: / YR:)

NOTES: Universal Folding Box Company - vacant

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

Attachments Included:

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

Historic District ? ☐**District Name:** not applicable**Status:****Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM☐ (Primary Contact)**Property ID:****-741212037**

Page 4

PROPERTY REPORT

Property ID: **-770871366**

Property Name: 58 Monroe Street
Address: 58 Monroe ST

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

PROPERTY LOCATION(S):

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

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 58 Monroe Street is a four-story, four-bay, Anglo Italianate-style rowhome constructed ca. 1880. The brick building has a concrete-clad garden level. The main entry of the building is at the center of the first floor and is composed of a replacement wood door with a transom set within an original segmental arch opening with a carved stone lintel and stone threshold, fronted by a stone and concrete stoop with wrought iron railings. The main entry is flanked by two replacement windows set within original segmental arch openings, with carved stone lintels and straight stone sills. There is a secondary entry on the facade below street level, composed of a steel door fronted by a sunken areaway. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original segmental arch openings at each floor. These openings feature carved stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and replacement railings. No exterior flood-mitigation measures were observed.

The development of the blocks of Monroe Street below First Street began ca. 1870. By ca. 1880 the majority of the block had been built-up, primarily consisting of three and four-story, mixed-use buildings. The building at 58 Monroe Street first appears on an 1881 bird's eye view image of Hoboken. On an 1891 fire insurance map it is shown as being a four-story masonry dwelling with a rectangular footprint; the building's footprint has not been significantly altered.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-770871366

Page 1

58 Monroe Street retains integrity as a dwelling and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and lintels; decorative cornice; and centered main entry with stoop. Therefore, it is recommended that 58 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

58 Monroe Street is sited on a rectangular parcel (Block 15 Lot 33), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. Though several of the original ca. 1880 rowhomes along the block have been replaced with modern dwellings, the block retains a fair amount of historic integrity as a whole.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

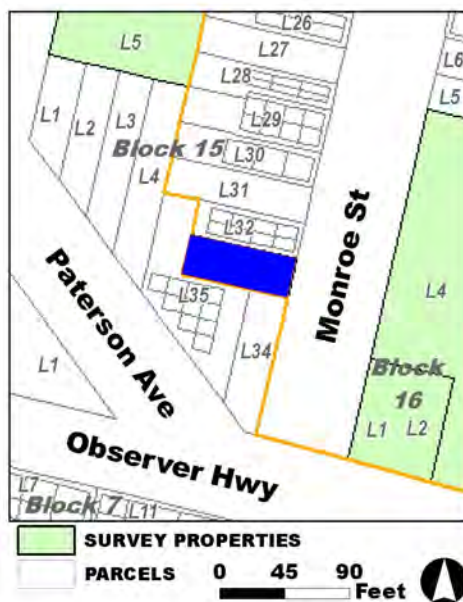
Other Designation Date:

☐ **Eligibility Worksheet 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)

-770871366

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|------------------------|--|-------|----------------------------------|
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| 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 | |
| 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: 37

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**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-770871366**

Page 3

PROPERTY REPORT

Property ID: 397001676

Property Name: Saint Joseph's Church And Rectory
Address: 61-69 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 16 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 61-69 Monroe Street consists of two buildings, Saint Joseph's Church and the Rectory. The Romanesque Revival-style buildings were constructed in 1897. The church is a three-story, three-bay, stone block building. There are three evenly-spaced, identical entrances located on the facade at the first floor. Each entry is composed of a pair of replacement wood doors set within a rounded arch opening, topped with a stained glass transom, and fronted by a stone stoop. Each doorway has a stone arched lintel and a detailed carved stone surround. The middle doorway is flanked by stained glass windows set within stone rounded arch openings. Above the middle entry there is a collection of stained glass windows with a wood surround set within a single large stone rounded arch opening. The front-gabled roof of the nave features a corbelled brick detail. There is a four-story, squared tower on the north side of the building. The tower's second and third floors each feature two stained glass windows set within small, rectangular, openings. The fourth floor of the tower, which rises above the rest of the building, features vents set within two rounded arch openings, with carved details, on each side; the tower is topped with an asphalt-clad pyramidal roof topped by a cross. The rectory sits to the immediate south of the church building, and is a two-story, three-bay, tan-colored brick building. The main entrance is set at the middle of the first floor and is composed of a replacement wood door with a transom and sidelights set within an original opening with a detailed stone and brick surround, fronted by a stone stoop. The main entry is flanked by two pairs of replacement windows set within original openings with stone lintels and sills. The building's stoop is flanked by two basement windows composed of replacement windows set within original openings on each side, with a stone water table acting as a lintel. Fenestration at the second floor consists of replacement windows set within original brick rounded arch openings with stone sills.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

397001676

The flat roof is accented by a decorative wood cornice with a central pointed parapet; beneath the cornice is an arched brick detail.

The development of the blocks of Monroe Street below First Street began ca. 1870. By ca. 1880 the majority of the block had been built-up, primarily consisting of three and four-story, mixed-use buildings. Previous to the construction of 61-69 Monroe Street there was a ca. 1880 church structure. The current building at 61-69 Monroe Street first appears on a 1904 bird's eye view image of Hoboken. On a 1909 atlas the two buildings on the property are marked as "St. Joseph's R. C. Church" and "Parish House". The 1909 atlas shows the irregular footprint of the church and rectangular footprint of the rectory building, neither footprint has been significantly altered.

61-69 Monroe Street retains integrity as a religious property and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. In addition Saint Joseph's Church And Rectory had previously been determined as a Local Landmark. Character-defining features include the original openings; stone sills and lintels; decorative cornice; brick and stone façade details; and decorative surrounds. Therefore, it is recommended that 61-69 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

Saint Joseph's Church And Rectory is sited on a rectangular parcel (Block 16 Lot 4), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Though several of the original ca. 1880 rowhomes along the block have been replaced with modern dwellings, the block retains a fair amount of integrity as a whole.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

397001676

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BIBLIOGRAPHY:

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| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 195

PARCEL DATA (BLDG_DESC: 3B-CHURCH / FAC_NAME: CHURCH / YR:)

NOTES: St. Joseph's Church and Rectory

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**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****397001676**

Page 3

PROPERTY REPORT

Property ID: 706579062

Property Name: 200 Monroe Street/606 Second Street
Address: 200 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 37 | 34 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 200 Monroe Street is a four-story, four-bay, Renaissance Revival-style apartment building constructed ca. 1895 and clad in vinyl siding. The primary (east) elevation fronts on Monroe Street and contains a replacement storefront with a centralized, recessed entrance accessed by replacement concrete steps with stone treads. The entry contains a plate glass door topped by a transom and is flanked by display windows with transoms. The storefront is topped by a modern pent roof. A side entry to the upper floors is located to the north of the storefront. Accessed by replacement concrete steps with stone treads, it contains a plate glass door with sidelights and a transom separated from the door by a strip of egg-and-dart moulding. Fenestration on the second through fourth floor consists of replacement one-over-one, double-hung sash vinyl windows set within the original openings. The flat roof is accented by an ornately decorated bracketed cornice with painted diamond shingles. The south elevation fronts on Second Street and is clad in vinyl siding and features a second floor bay window as well as irregularly spaced single windows containing replacement one-over-one, double-hung vinyl sashes set within the original openings. A fire escape is located on the south elevation of the rear wing. The rear (west) elevation features a full-height wing with metal fire-escapes. Alterations include replacement storefront; replacement cladding; replacement front stoop; replacement doors; and replacement sashes. No exterior flood mitigation measures are apparent. The building at 606 Second Street is a one-story, two-bay, commercial structure built ca. 1920 and clad in vinyl siding. Its primary (south) elevation features an off-center, modern entry containing a metal and glass door with a vinyl surround. Fenestration consists of a centered, large 12-light window. The flat roof is accented by a vinyl cornice with stone coping. Alterations include modern window and entry openings; replacement cladding; and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

706579062

modern cornice. No exterior flood mitigation measures are apparent.

The 200 block of Monroe Street is located within what was historically the Coster Tract -- a large tract of low-lying land that makes up much of what is now western Hoboken -- outside the Hoboken Land & Improvement Company's purview. Into the 1890s, the block saw only scattered development, with no structures erected on the northwest corner of Monroe and Second Streets until the mid-to-late 1890s. A 1904 bird's eye view of Hoboken depicts structures on the northwest corner, including the present building at 200 Monroe Street, and in G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey, the present frame structure is depicted, though the rear portion of the lot is empty. The structure at 606 Second Street is first depicted in G. M. Hopkins Co.'s 1923 atlas. The 1932 update to the fire insurance atlas published in 1906 by the Sanborn Map Co. denotes this secondary structure as a battery service station built of cinder or concrete blocks. By the time of the 1951 revision to the Sanborn atlas it was used as a private garage. Between 2007 and 2012 the building at 200 Monroe was reclad and the present storefront constructed. Between 2012 and 2016 the building at 606 Second was reclad and two garage doors (one partially filled) were replaced by the present openings.

The building at 200 Monroe Street retains character-defining features typical of a Renaissance Revival-style frame tenement in Hoboken, including a bracketed decorative cornice; classical detailing on the entry; and rear wing. These elements help contribute to the historic nature and fabric of this block of Monroe Street as well as the Hoboken Historic District. Additionally, while the structure at 606 Second Street has been altered from its historic configuration and architectural style, it has been rebuilt with contextually-appropriate façade elements and original height and massing. Because of this, the building is still able to contribute to the historic character of Second Street and the Hoboken Historic District. Therefore, it is recommended that the buildings at 200 Monroe Street and 606 Second Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The buildings at 200 Monroe Street is sited on a parcel (Block 37 Lot 34), located on the northwest corner of Monroe and Second Streets in the City of Hoboken, Hudson County, New Jersey. The building at 200 Monroe Street is oriented with its primary elevation facing east on Monroe Street, while the building at 606 Second is oriented with its primary elevation facing south on Second Street. They are surrounded by a mix of late 19th, 20th, 21st century development.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Kaitlin Pluskota

Organization: AECOM

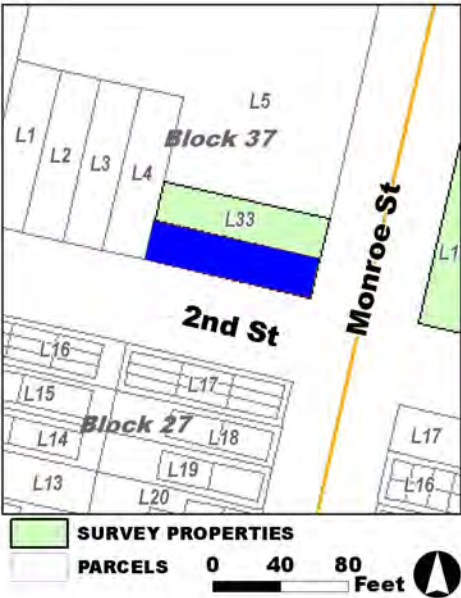
☐ (Primary Contact)

Property ID:

706579062

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Kaitlin Pluskota
Organization: AECOM

☐ (Primary Contact) **Property ID:**
706579062

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| 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 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 39

PARCEL DATA (BLDG_DESC: 4F-7U-C-BG / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**706579062**

Page 4

PROPERTY REPORT

Property ID: **-1055434049**

Property Name: Public School No. 9, Thomas G. Connors School
Address: 201 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 38 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 201 Monroe Street is the location of Public School No. 9. The school building is a four-story, five-bay, Classical Revival-style building constructed in 1908. The brick building sits at the corner of Monroe Street and Second Street, with its facade along Monroe Street. The main entrance is located at the center of the first floor and is composed of a pair of wooden doors set within an original rounded arch opening. The entrance features an ornate terracotta surround, and is fronted by concrete steps with metal handrails. Fenestration along the street-level first floor consists of pairs of replacement windows set within regularly-spaced original openings with stone jack arch lintels. Fenestration on the remainder of the façade consists of groupings of five double-hung windows set within large original openings, with stone jack arch lintels and straight stone sills, regularly-spaced along the building's exterior. The side (south) elevation features two additional entrances composed of pairs of replacement doors set within original openings with plain stone surrounds. Fenestration on the side elevation is similar to the façade. The building's flat roof is accented by a simple cornice. Alterations include replacement windows and door. No exterior flood mitigation measures are apparent.

The 200 block of Monroe Street is located within what was historically the Coster Tract -- a large tract of low-lying land that makes up much of what is now western Hoboken -- outside the Hoboken Land & Improvement Company's purview. Into the 1890s, the block saw only scattered development, with no structures erected on the northwest corner of Monroe and Second Streets until the mid-to-late 1890s. Public School No. 9 first appears on a 1909 atlas of Hoboken, where it is depicted as a large corner structure with fireproof construction

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1055434049

Page 1

and an irregular footprint; the building's footprint has not been altered.

The building at 201 Monroe Street retains character-defining features including the original openings; stone lintels and sills; terracotta door surround; and rounded main entry. These elements help contribute to the historic nature and fabric of this block of Monroe Street as well as the Hoboken Historic District. Therefore, it is recommended that 201 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

Public School No. 9/Thomas G. Connors School is sited on a corner parcel (Block 38 Lot 1), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. It is surrounded by a mix of late 19th, 20th, 21st century development.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

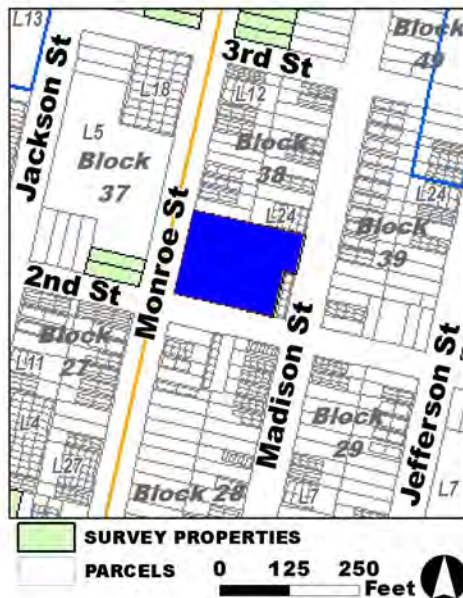
Other Designation Date:

☐ Eligibility Worksheet 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)

-1055434049

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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| 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 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: 185

PARCEL DATA (BLDG_DESC: 4B-CONNORS SCHL / FAC_NAME: SCHOOL / YR: 1908)

NOTES: Public School No. 9, now Thomas G. Connors Primary 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**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1055434049**

Page 3

PROPERTY REPORT

Property ID: **-1933383063**

Property Name: 202 Monroe Street
Address: 202 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 37 | 33 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 202 Monroe Street is a four-story-and-basement, three-bay, Renaissance Revival-style apartment building constructed ca. 1895 and clad in vinyl siding. The facade is fronted by a metal areaway fence and features a centrally-located entrance bay accessed by replacement concrete steps with stone treads. The entrance contains an original or early wood panel and glass door with a wood jamb and bracketed, hooded entablature. The ground floor includes basement windows and a secondary, garden-level entry beneath the front stoop. Fenestration on the first floor consists of replacement one-over-one, double-hung vinyl sash windows set within the original openings. Fenestration on the second through fourth floor consists of bay windows containing replacement one-over-one, double-hung vinyl sash windows set within the original openings. The flat roof is accented by a wood or metal decorative cornice with garland motifs, dentils, and foliated brackets. The north elevation is clad in vinyl siding and is not pierced by any openings. The rear (west) elevation features a full-height wing with metal fire-escapes. Alterations include replacement cladding; front stoop; and sashes. No exterior flood mitigation measures are apparent.

The 200 block of Monroe Street is located within what was historically the Coster Tract -- a large tract of low-lying land that makes up much of what is now western Hoboken -- outside the Hoboken Land & Improvement Company's purview. Into the 1890s, the block saw only scattered development, with no structures erected on the northwest corner of Monroe and Second Streets until the mid-to-late 1890s. A 1904 bird's eye view of Hoboken depicts structures on the northwest corner, including the present building, and in G. M. Hopkin's Co.'s

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1933383063

Page 1

1909 Atlas of Hudson County, New Jersey, the present frame structure is depicted with a centralized lightshaft on the north elevation of the building. The 1932 update to the fire insurance atlas published in 1906 by the Sanborn Map Co. denotes the structure as flats with airshafts on both the north and south sides as well as a rear wing. Aside from the elimination of the southern airshaft, no alterations were recorded on the 1938 or 1951 revisions to the Sanborns.

Despite alterations, the building at 202 Monroe Street retains character-defining features typical of a Renaissance Revival-style frame tenement in Hoboken, including a centralized entry with a bracketed hood and garland motifs on the decorative bracketed cornice. These elements help contribute to the historic nature and fabric of this block of Monroe Street as well as the Hoboken Historic District. Therefore, it is recommended that the building at 202 Grand Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 202 Monroe Street is sited on a parcel (Block 37 Lot 33), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is bracketed by a contemporary frame structure on its south side and parking lots for mid-20th century high-rise housing on the north side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1933383063

Page 2

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| 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 | |
| Google | GoogleEarth Streetview | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |

Additional Information:

HPC LIST ID: 40

PARCEL DATA (BLDG_DESC: 4F-8U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1933383063**

Page 3

PROPERTY REPORT

Property ID: **-228995355**

Property Name: 300 Monroe Street
Address: 300 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 47 | 33 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 300 Monroe Street is a four-story, four-bay, rowhouse constructed ca. 1900. The stucco-covered wood-framed building has two pedestrian entries located at the first floor on the facade. Each entry is composed of a replacement wood door set within an original opening, fronted by stone and concrete stoops with wrought iron railings. Fenestration on the upper floors of the facade consists of replacement windows set within four evenly-spaced original openings at each floor. These openings each feature carved stone lintels and straight stone sills. The flat roof is accented by a small wood cornice. Fenestration on the side (south) elevation consists of replacement windows set within irregularly-spaced original openings with straight stone sills. There are two brick chimneys that extend above the roof near the side elevation. There is a secondary one-story garage at the rear of the building, with a white brick exterior and four garage doors. Alterations include replacement windows; altered exterior material; replacement doors; replacement cornice; and a modified first floor exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 300 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the building has a wood-framed structure and a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s show that 300 Monroe Street was a four-story

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-228995355

Page 1

☐ (Primary Contact)

building with a mixed commercial and residential use. The garage building at the rear of the property was constructed ca. 1930.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 300 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

300 Monroe Street is sited on a rectangular parcel (Block 47 Lot 33), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

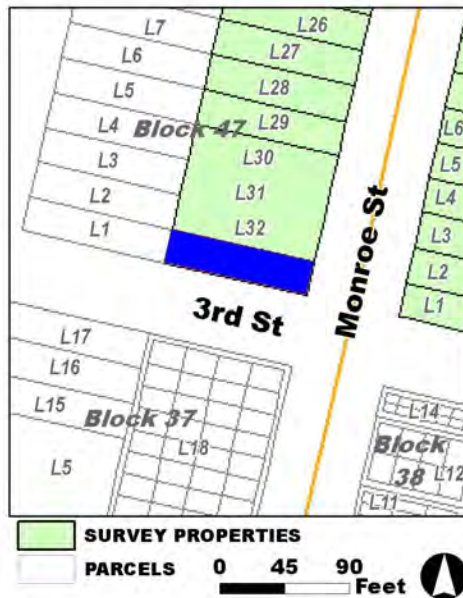
Other Designation Date:

☐ Eligibility Worksheet 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)

-228995355

Page 2

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| Google | GoogleEarth Streetview | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 4F-7U-4G / 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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-228995355**

Page 3

PROPERTY REPORT

Property ID: 1240144962

Property Name: 301 Monroe Street

Ownership: Private

Address: 301 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 301 Monroe Street is a five-story, four-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1900. The buff-colored brick building's basement level is occupied by a commercial space. The commercial storefront is composed of a modern wood and glass door set within a modified opening and an adjacent modern window set within a modified opening. There is a secondary basement-level entry on the other side of the facade composed of a modern steel door set within a modified opening. The former main entry to the building is located at the center of the first floor. This former entrance has been infilled with concrete and features an ornate carved stone surround. The entry is flanked by two pairs of windows set within original openings with stone jack arch lintels with enlarged keystones and straight stone sills. Fenestration on the facade's second and third floors consists of replacement windows set within four evenly-spaced original openings at each floor; these openings feature stone jack arch lintels and straight stone sills. Fenestration at the fourth floor consists of replacement windows set within four evenly-spaced original segmental arch openings with carved stone surrounds. The side (south) elevation features the current main residential entrance composed of a modern steel and glass plate door set within a modified opening. There is a four-story, three-sided bay window on the side elevation as well. Fenestration on the side elevation consists of evenly-spaced windows with stone lintels. There are several stone and brick details throughout the facade and side elevation. There is a one-story rooftop addition on the building. There is a half-story modern clerestory in place of the former cornice along the facade, and the addition on the side elevation features openings in line with the openings on the main block. Alterations include replacement windows; several modified openings; the rooftop addition; some infilled openings; and removal of the front stoop. No exterior flood mitigation

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1240144962

measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 301 Monroe Street first appears on a 1909 atlas of Hoboken where it is depicted as a masonry building. A 1932 fire insurance map shows the four-story building consisting of flats. A ca. 1930 photograph shows that the majority of the building's exterior has not been altered since its early form.

Despite modifications, 301 Monroe Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; stone lintels and sills; brick and stone facade details; and side bay window. Therefore it is recommended that 301 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

301 Monroe Street is sited on a rectangular, end-block parcel (Block 48 Lot 1), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

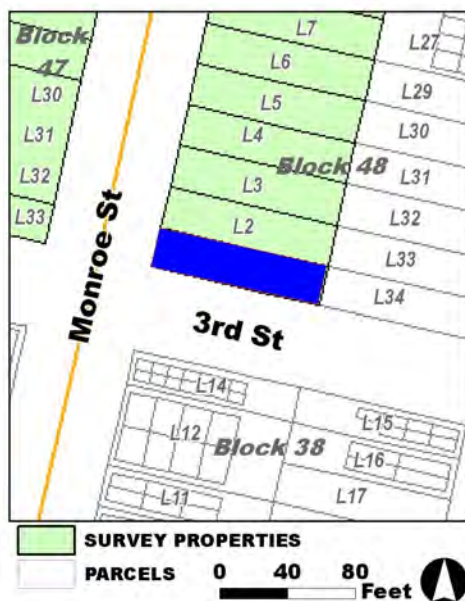
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1240144962

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1240144962**

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PROPERTY REPORT

Property ID: **-989356812**

Property Name: 302 Monroe Street

Ownership: Private

Address: 302 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 30 |
| HUDSON | Hoboken | | Newark | 47 | 31 |
| HUDSON | Hoboken | | Newark | 47 | 32 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 302 Monroe Street is a four-story, six-bay, multi-family dwelling constructed in 2013. The modern building is clad in brick veneer and features two rectangular aluminum-clad bay windows. There are two pedestrian entries at the first floor, composed of steel-framed plate glass doors with multi-light steel-framed sidelights. There is also a garage door in the center of the facade at the first floor. Fenestration on the facade consists of various sized steel-framed fixed window sashes. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 302 Monroe Street replaced three ca. 1900 wood-framed dwellings. The original buildings were demolished and replaced with the current building in 2013.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Courtney Clark

☐ (Primary Contact)

-989356812

Organization: AECOM

2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 302 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

302 Monroe Street is sited on a rectangular parcel (Block 47 Lot 30), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

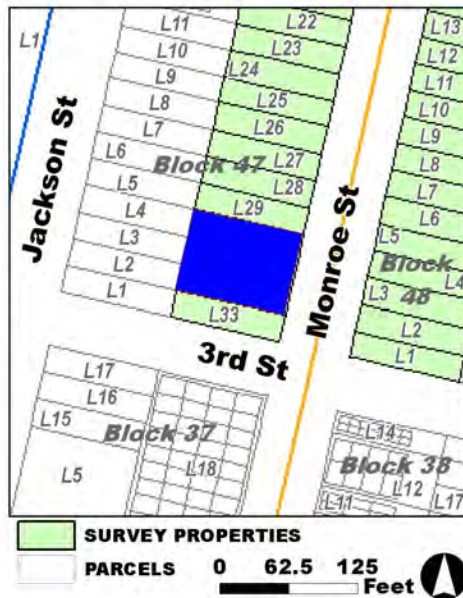
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-989356812

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|---|-------|------------------|-----------------|
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| 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 | | |
| 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 | | |
| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 41

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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-989356812**

Page 3

PROPERTY REPORT

Property ID: 1492453075

Property Name: 303 Monroe Street
Address: 303 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 303 Monroe Street is a four-story, four-bay rowhouse constructed ca. 2000. The brick building has a concrete foundation and is fronted by an areaway demarcated by a wrought iron railing. The main entry at the first floor is composed of a wood door with a transom, set within an opening with a molded concrete lintel, fronted by a concrete stoop. There are three windows with molded concrete lintels and straight concrete sills that sit adjacent to the main entry at the first floor. There is a secondary entry located below street level on the facade. Fenestration on the upper floors consists of four evenly-spaced window openings with molded concrete lintels and straight concrete sills. The flat roof is accented by a decorative wood cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 303 Monroe Street was a ca. 1890 three-story, wood-framed dwelling that was demolished ca. 1940. The current building at 303 Monroe Street was constructed in this location ca. 2000.

303 Monroe 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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1492453075

Page 1

resource to the Hoboken Historic District.

Setting:

303 Monroe Street is sited on a rectangular parcel (Block 48 Lot 2), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

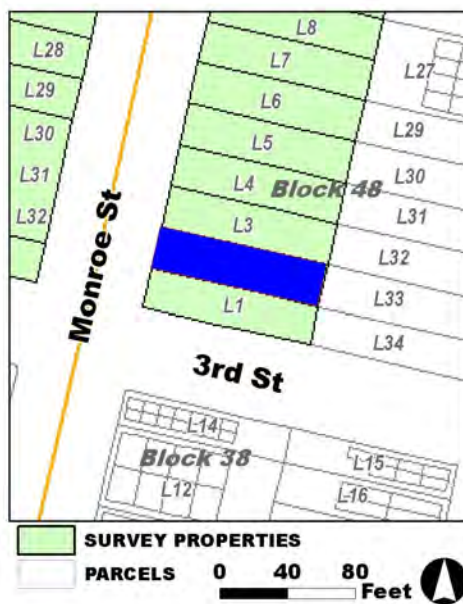
Other Designation Date:

☐ **Eligibility Worksheet 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)

1492453075

Page 2

BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| 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: 42

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1492453075**

Page 3

PROPERTY REPORT

Property ID: **-1661745896**

Property Name: 305 Monroe Street
Address: 305 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 305 Monroe Street is a three-story, five-bay rowhouse constructed ca. 1890. The wood-framed building is clad in vinyl siding with a stucco-covered garden level, and is fronted by an areaway demarcated by a wrought iron railing. The main entrance is located at the center of the first floor and is composed of a replacement wood door set within an original opening, fronted by a brownstone stoop with cast iron railings. Two replacement windows set within original openings flank the main entry on each side. There are three secondary garden-level entries, two on the facade and one within the stoop, each composed of a steel door set within an altered opening. There are two vinyl-sash windows set within modified openings at the garden level as well. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The flat roof is accented by a centered pointed parapet. Alterations include replacement windows; several modified openings; replacement railings; replacement door; and the vinyl-clad exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 305 Monroe Street first appears on an 1891 fire insurance map of Hoboken where it is depicted as a three-story wood-frame building with a rectangular footprint; the building's footprint has not been significantly altered. Fire insurance maps from the 1930s note that 305 Monroe was

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1661745896

Page 1

☐ (Primary Contact)

occupied by flats, and had a store in the basement level.

Despite modifications, 305 Monroe Street retains integrity and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include original window openings; the centered entry; and wood-framed structure. Therefore, it is recommended that 305 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

305 Monroe Street is sited on a rectangular parcel (Block 48 Lot 3), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

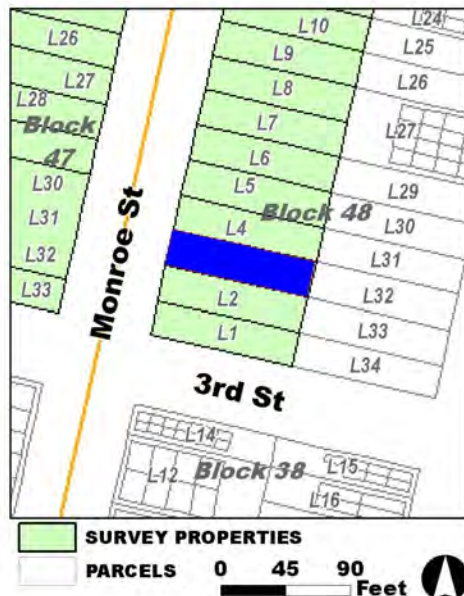
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-1661745896

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| 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 | | |
| 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 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| 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: 42

PARCEL DATA (BLDG_DESC: 3F-4U-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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1661745896**

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PROPERTY REPORT

Property ID: 1743598905

Property Name: 307 Monroe Street
Address: 307 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 48 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 307 Monroe Street is a three-story, four-bay rowhouse constructed ca. 1890. The wood-framed building is clad in vinyl siding with a brick veneer-clad garden level, and is fronted by an areaway demarcated by a wrought iron railing. The main entrance is located at the center of the first floor and is composed of a door set within an original opening, fronted by a stone and brick stoop with brick and stone railing. Two replacement windows set within original openings flank the main entry on each side. There is a secondary garden-level entry within the stoop, composed of a replacement steel door. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The flat roof is accented by a vinyl cornice. Alterations include replacement windows; replacement railings; replacement doors; a modern stoop; and the vinyl-clad exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 307 Monroe Street first appears on an 1891 fire insurance map of Hoboken where it is depicted as a three-story wood-frame building with a rectangular footprint; the building's footprint has not been significantly altered. Fire insurance maps from the 1930s note that 307 Monroe Street consisted of flats.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1743598905

Page 1

☐ (Primary Contact)

Despite modifications, 307 Monroe Street retains integrity and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original window openings; centered main entry; and wood-framed structure. Therefore, it is recommended that 307 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

307 Monroe Street is sited on a rectangular parcel (Block 48 Lot 4), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

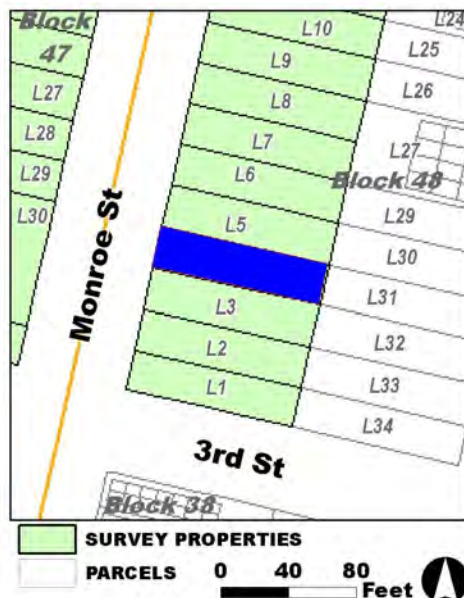
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1743598905

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☐ (Primary Contact)

BIBLIOGRAPHY:

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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| 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. | 1923 | |
| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |

Additional Information:

HPC LIST ID: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1743598905**

Page 3

PROPERTY REPORT

Property ID: **-1911381089**

Property Name: 308 Monroe Street
Address: 308 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 308 Monroe Street is a four-story, four-bay, multi-family rowhouse constructed ca. 1985. The modern building is clad in brick veneer and features a centered concrete exterior, two-sided bay window on the second through fourth floors. The main entry is located at the center of the first floor and is composed of an aluminum door fronted by a concrete and stone stoop with wrought iron railings. The main entry is flanked by two double-hung vinyl windows set within openings with straight concrete sills and lintels on each side. The bay window features two double-hung vinyl window sashes at each floor. The bay window is flanked by double-hung vinyl windows with straight concrete sills and lintels, two per floor. The flat roof is accented by a decorative concrete cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 308 Monroe Street replaced a ca. 1900 wood-framed dwelling. The original building was demolished and replaced with the current building ca. 1985.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1911381089

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collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 308 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

308 Monroe Street is sited on a rectangular parcel (Block 47 Lot 29), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

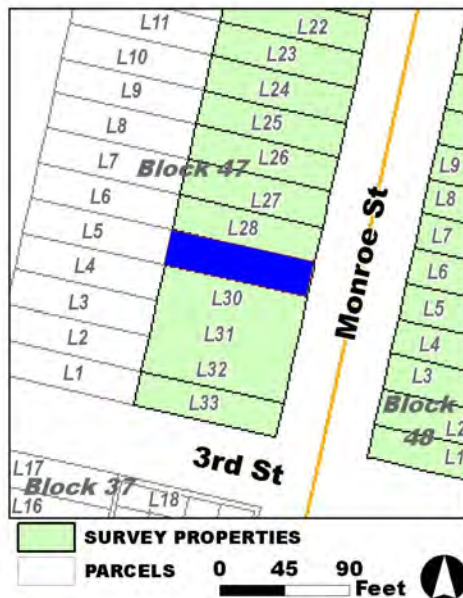
Other Designation Date:

☐ Eligibility Worksheet 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:

-1911381089

☐ (Primary Contact)

Page 2

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |

Additional Information:

HPC LIST ID: 41

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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1911381089**

Page 3

PROPERTY REPORT

Property ID: 1405325574

Property Name: 309 Monroe Street
Address: 309 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 309 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1890. The wood-framed building is clad in vinyl siding with a stucco-covered garden level and is fronted by an areaway demarcated by a wrought iron railing. The main entrance is located at the center of the first floor and is composed of a replacement wood door set within an original recessed opening, fronted by a stone stoop with wrought iron railing. The entry has a bracketed wood lintel and brownstone threshold. Two replacement windows set within original openings flank the main entry on each side. There is a secondary garden-level entry on the facade, composed of a replacement steel door. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement railings; replacement doors; and the vinyl-clad exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 309 Monroe Street first appears on an 1891 fire insurance map of Hoboken where it is depicted as a four-story wood-frame dwelling with a rectangular footprint; the building's footprint has not been significantly altered. Fire insurance maps from the 1930s note that 309 Monroe consisted of flats.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1405325574

Page 1

Despite modifications, 309 Monroe Street retains integrity as an early wood frame dwelling and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include original openings; the brownstone threshold; recessed main entry; and decorative cornice. It is unclear whether early or original siding survives underneath the vinyl siding. It is recommended that 309 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

309 Monroe Street is sited on a rectangular parcel (Block 48 Lot 5), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

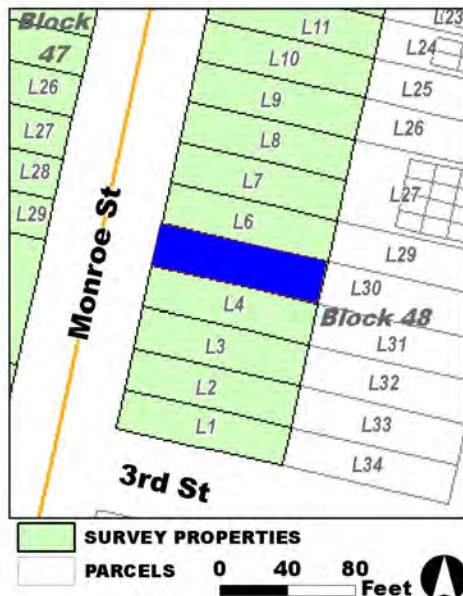
Other Designation Date:

☐ **Eligibility Worksheet 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:

1405325574

Page 2

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| 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 | | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
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| 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: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1405325574**

Page 3

PROPERTY REPORT

Property ID: 1655268054

Property Name: 310 Monroe Street
Address: 310 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 310 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The wood-framed building is clad in vinyl siding and has a brick exterior at the first floor. The main entry to the building is located at the center of the first floor and is composed of a wood door with a transom flanked by wood pilasters and fronted by a concrete stoop with wrought iron railings. The main entry is flanked by two vinyl windows set within modified openings with concrete lintels and brick sills on each side. Above the first floor there is a decorative wood storefront cornice. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The flat roof is accented by a vinyl cornice. Alterations include replacement windows; altered exterior material; replacement cornice; and a modified first floor exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 310 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the building has a wood-framed structure with a footprint consisting of a rectangular main block and rear central ell, which has not been altered. Fire insurance maps from the 1930s show that 300 Monroe Street was a four-story building with a mixed commercial and residential use.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1655268054

Page 1

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 310 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

310 Monroe Street is sited on a rectangular parcel (Block 47 Lot 28), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

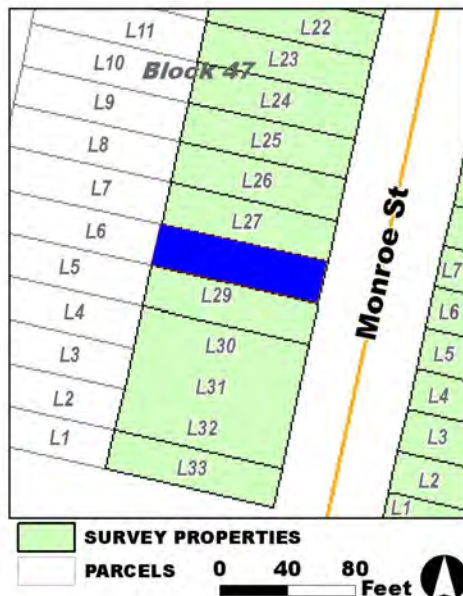
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

1655268054

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| 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: 41

PARCEL DATA (BLDG_DESC: 4B-8U-H / 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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1655268054**

Page 3

PROPERTY REPORT

Property ID: 288088591

Property Name: 311 Monroe Street
Address: 311 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 311 Monroe Street is a three-story, four-bay rowhouse constructed ca. 1890. The wood-framed building is clad in vinyl siding with a stucco-covered garden level, and is fronted by an areaway demarcated by a wrought iron railing. The main entrance is located at the center of the first floor and is composed of a replacement wood door with a transom set within an original opening, fronted by a stone and brick stoop with cast iron railings. The entry has a bracketed wood lintel and bluestone threshold. Two replacement windows set within original openings flank the main entry on each side. There is a secondary garden-level entry on the facade, composed of a replacement steel door, and three glass block windows at this level as well. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. Alterations include replacement windows; replacement areaway railings; replacement doors; and the vinyl-clad exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 311 Monroe Street first appears on an 1891 fire insurance map of Hoboken where it is depicted as a three-story wood-frame dwelling with a rectangular footprint; the building's footprint has not been significantly altered. Fire insurance maps from the 1930s noted that 311 Monroe Street consisted of flats.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

288088591

Page 1

Despite modifications, 311 Monroe Street retains integrity as an early wood frame dwelling and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include original openings; bluestone threshold; lintel over the main entry; cast iron railings; and wood frame construction. Early or original wood siding may survive underneath the vinyl siding. It is recommended that 311 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

311 Monroe Street is sited on a rectangular parcel (Block 48 Lot 6), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

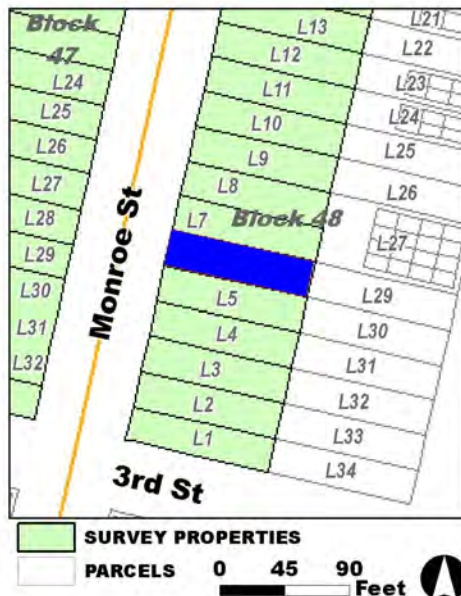
Other Designation Date:

☐ **Eligibility Worksheet 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:

288088591

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| Google | GoogleEarth Streetview | | | |
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| 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 | | |
| 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: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****288088591**

Page 3

PROPERTY REPORT

Property ID: 2086584393

Property Name: 312 Monroe Street
Address: 312 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 312 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The wood-framed building is clad in wood shingle siding and has a brick exterior at the first floor. The main entry to the building is located at the center of the first floor and is composed of a wood door with a transom. The main entry is flanked by two vinyl windows set within modified openings with stone sills on each side. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. Alterations include replacement windows; altered exterior material; replacement door; and a modified first floor exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block had been almost completely developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 312 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the building is wood frame construction with a footprint consisting of a rectangular main block and rear central ell, which has not been altered. Fire insurance maps from the 1930s note 300 Monroe Street as a four-story building with a mixed commercial and residential use.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

2086584393

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collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 312 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

312 Monroe Street is sited on a rectangular parcel (Block 47 Lot 27), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

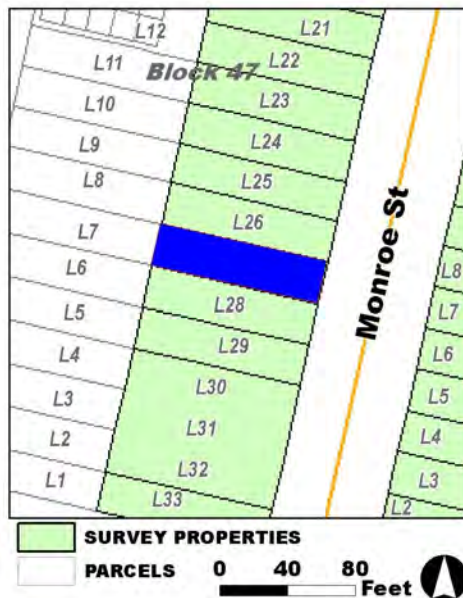
Other Designation Date:

☐ **Eligibility Worksheet 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:

2086584393

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 4F-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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****2086584393**

Page 3

PROPERTY REPORT

Property ID: **-359647580**

Property Name: 313 Monroe Street
Address: 313 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 313 Monroe Street is a five-story, three-bay rowhouse constructed ca. 2000. The brick building has two pedestrian entries at the ground-level. These entries are each composed of a modern steel door with a transom set within a rectangular opening topped by a rusticated stone lintel. There is also a garage bay entry at the first floor, composed of a vinyl garage door set within a wood-framed opening. Above the garage door is a four-story, three-sided bay window, with three double-hung vinyl windows at each floor. Fenestration on the remainder of the facade consists of double-hung vinyl sash windows set within openings with rusticated stone lintels and sills. The flat roof is accented by a decorative cornice with a wide overhang. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 313 Monroe Street was a ca.-1890, four-story, wood-framed, mixed-use building that was demolished ca. 1940. The current building at 313 Monroe Street was constructed in this location ca. 2000.

313 Monroe 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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-359647580

Page 1

resource to the Hoboken Historic District.

Setting:

313 Monroe Street is sited on a rectangular parcel (Block 48 Lot 7), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

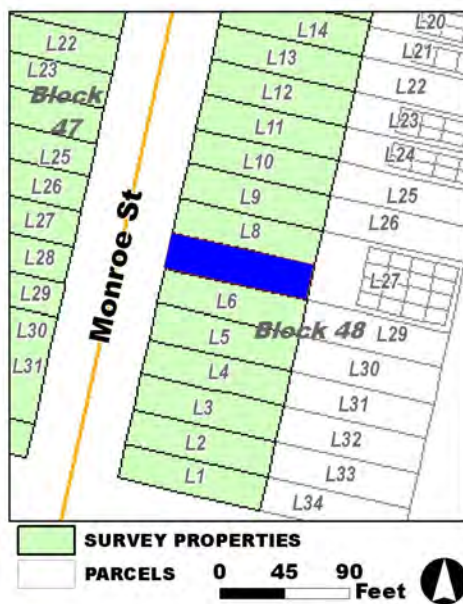
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-359647580

Page 2

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| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |

Additional Information:

HPC LIST ID: 42

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2001)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-359647580**

Page 3

PROPERTY REPORT

Property ID: 1163589224

Property Name: 314 Monroe Street
Address: 314 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 314 Monroe Street is a five-story, four-bay rowhouse constructed ca. 1900. The brick building is fronted by a raised concrete areaway demarcated by a wrought iron railing. A former first floor commercial storefront has been modified into residential space and the exterior is clad in brick veneer. The main entry is composed of a modern steel and plate glass door set within an original recessed opening, flanked by decorative iron pillars. There are four modern windows set within modified openings with concrete sills that sit adjacent to the entry at the first floor. Above the first floor is a modern cornice sheathed with asphalt shingles. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. These openings feature heavy carved stone lintels and straight stone sills. The facade features several brick sawtooth and panel details, and the flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement door; and a modified first floor exterior. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 314 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the building had a masonry structure with a footprint consisting of a rectangular main block, which has not been altered. Fire insurance maps from the 1930s show that 300 Monroe Street was a five-story

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1163589224

Page 1

building with a mixed commercial and residential use.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 314 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

314 Monroe Street is sited on a rectangular parcel (Block 47 Lot 26), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

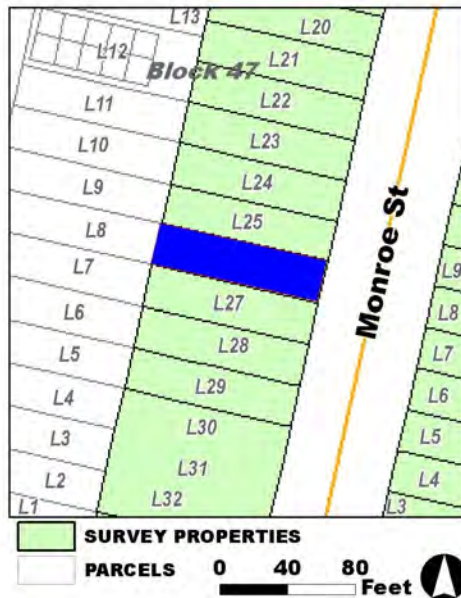
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1163589224

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
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| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |

Additional Information:

HPC LIST ID: 41

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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1163589224**

Page 3

PROPERTY REPORT

Property ID: 1097921237

Property Name: 315 Monroe Street
Address: 315 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 315 Monroe Street is a four-story, four-bay rowhouse constructed ca. 2005. The brick building has a centered main entry at the first floor, composed of a modern wood door fronted by a brick and stone stoop with wrought iron railings. The main entry is flanked by two vinyl windows set within openings with brick lintels and sills on either side. There is a secondary entry at the garden level composed of a steel door within an opening that is partly below street level on the facade. There are three vinyl windows set within openings with brick lintels at the garden level as well. Fenestration on the upper floors consists of four vinyl windows set within evenly-spaced openings at each floor with brick lintels and sills. The flat roof is accented by a molded wood cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings still being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 315 Monroe Street was a ca. 1890 three-story, wood-framed dwelling that was demolished and replaced with the current building ca. 2005.

315 Monroe 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 to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

1097921237

Page 1

Setting:

315 Monroe Street is sited on a rectangular parcel (Block 48 Lot 8), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

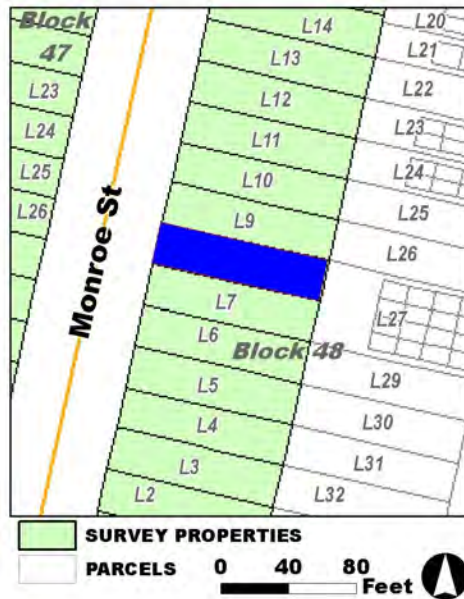
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

1097921237

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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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Additional Information:

HPC LIST ID: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1097921237**

Page 3

PROPERTY REPORT

Property ID: **-654532765**

Property Name: 316 Monroe Street
Address: 316 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 316 Monroe Street is a two-story, two-bay building constructed ca. 1995. The modern building features two pedestrian entries at the first floor each composed of a wood door set with a brick rounded arch opening with a stone threshold; a small fixed-sash window set within a brick rounded arch opening is located between the two entries. There is a garage bay with an aluminum garage door located adjacent to the other entries at the first floor. Fenestration at the second floor consists of two pairs of vinyl-sash, double-hung windows with brick sills. The flat roof is accented by metal coping. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 316 Monroe Street replaced a ca. 1900 wood-framed commercial building. The original building was demolished and replaced with the current building ca. 1995.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe Street does not retain a significant amount of collective integrity to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-654532765

Page 1

justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 316 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

316 Monroe Street is sited on a rectangular parcel (Block 47 Lot 25), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

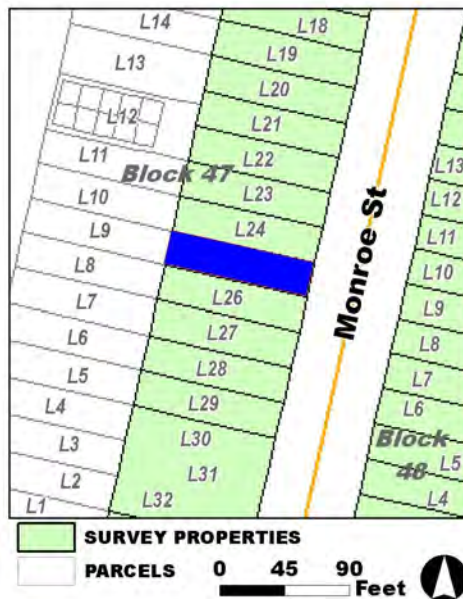
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-654532765

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1909 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |
| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 2B-3U-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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-654532765**

Page 3

PROPERTY REPORT

Property ID: **1195773298**

Property Name: 317 Monroe Street
Address: 317 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 317 Monroe Street is a five-story, four-bay rowhouse constructed ca. 2000. The brick building's main entry is located at the street-level first floor. The main entry is composed of a modern wood door set within a wood frame opening. There is also a garage bay door at this floor, composed of a vinyl garage door set within an opening with a brick lintel. Fenestration on the upper floors consists of four double-hung windows set within openings with stone lintels and sills at each floor. The flat roof is accented by a molded metal cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 317 Monroe Street was a ca. 1920 masonry dwelling that was demolished ca. 1940, and replaced with the current building ca. 2000.

317 Monroe 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 to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1195773298

Page 1

317 Monroe Street is sited on a rectangular parcel (Block 48 Lot 9), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

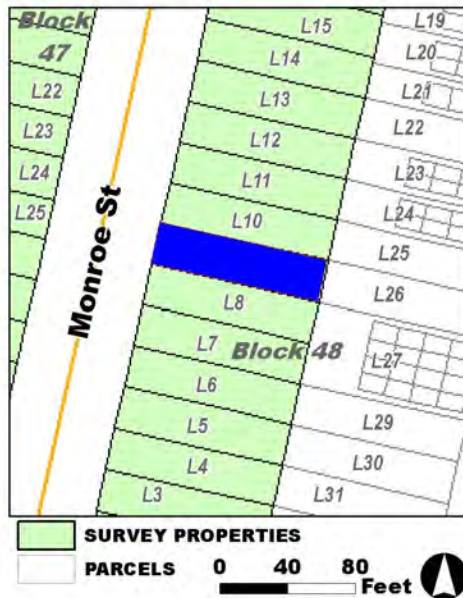
Other Designation Date:

☐ Eligibility Worksheet 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:

1195773298

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 1931 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Google | GoogleEarth Streetview | | |
| 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: 42

PARCEL DATA (BLDG_DESC: / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1195773298**

Page 3

PROPERTY REPORT

Property ID: 1383582762

Property Name: 318 Monroe Street
Address: 318 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 47 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 318 Monroe Street is a four-story, two-bay, rowhouse constructed ca. 1999. The modern building is clad in brick veneer and features a four-story, concrete-exterior, three-sided bay window on the south half of the facade. The building is fronted by an areaway demarcated by a wrought iron railing. The main entry is a wood door with a brick lintel, fronted by a brick and concrete stoop with wrought iron railings. Fenestration above the main entry consists of pairs of double-hung vinyl-sash windows set within shared openings with brick lintels and stone sills. Fenestration on the bay window consists of four double-hung, vinyl-sash windows at each floor. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 318 Monroe Street replaced a ca. 1900 wood-framed multi-family dwelling. The original building was demolished and replaced with the current building ca. 1999.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1383582762

Page 1

2010 buildings. Therefore, the west side of the 300 block of Monroe Street does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 318 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

318 Monroe Street is sited on a rectangular parcel (Block 47 Lot 24), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

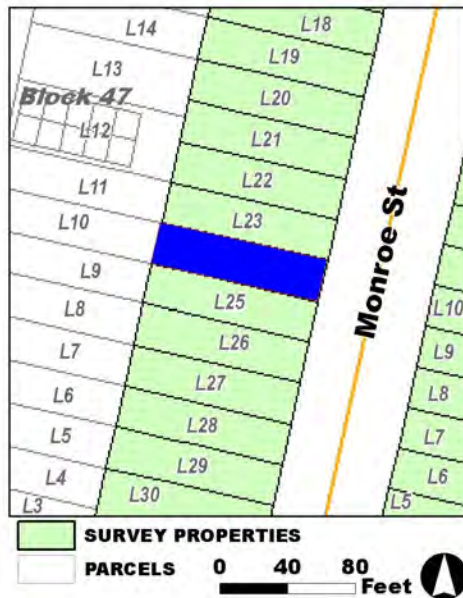
Other Designation Date:

☐ **Eligibility Worksheet 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:

1383582762

☒ (Primary Contact)

Page 2

BIBLIOGRAPHY:

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
| 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: 41

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:** not applicable**Status:****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:****1383582762**

Page 3

PROPERTY REPORT

Property ID: -2143861861

Property Name: 319 Monroe Street
Address: 319 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 319 Monroe Street is a four-story, three-bay rowhouse constructed ca. 2010. The brick building has two main entries at the first floor, each composed of a steel and glass plate door with a transom set within a shared stone veneer surround. Above the entries there is a two-story squared bay window composed of steel-framed window panes. The top of the bay window features a balcony with a steel-framed plate-glass door. Fenestration on the other side of the building's façade consists of two steel-framed fixed sash windows set within openings with brick sills and lintels at each floor. The flat roof is accented by a steel and aluminum overhang. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 319 Monroe Street was a ca. 1890 two-story, wood-framed dwelling that was demolished and replaced with the current building ca. 2010.

319 Monroe 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 to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2143861861

Page 1

Setting:

319 Monroe Street is sited on a rectangular parcel (Block 48 Lot 10), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

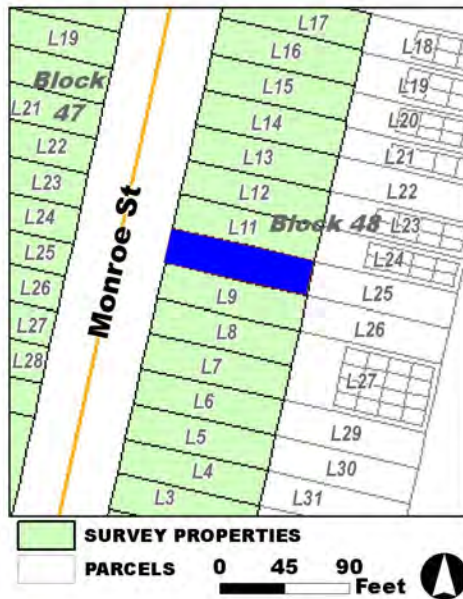
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-2143861861

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 42

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2143861861

Page 3

PROPERTY REPORT

Property ID: 442423149

Property Name: 320 Monroe Street
Address: 320 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 320 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The wood-framed building is clad in vinyl siding and has a brick exterior at the first floor. The building is fronted by an areaway demarcated by a wrought iron railing. The main entry to the building is located at the center of the first floor and is composed of a replacement wood door set within an original opening. The main entry is flanked by two vinyl windows set within modified openings with stone sills on each side. There is a secondary entry located on the facade below street level composed of a steel door set within a modified opening. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. Alterations include replacement windows; altered exterior material; replacement doors; and several modified openings. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 320 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas notes the building as a wood-framed structure with a footprint consisting of a rectangular main block and rear central ell, which has not been altered. Fire insurance maps from the 1930s show that 300 Monroe Street was a four-story multi-family dwelling.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

442423149

Page 1

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the extension of the district boundary of the Hoboken Historic District to include it. In addition, 320 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

320 Monroe Street is sited on a rectangular parcel (Block 47 Lot 23), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

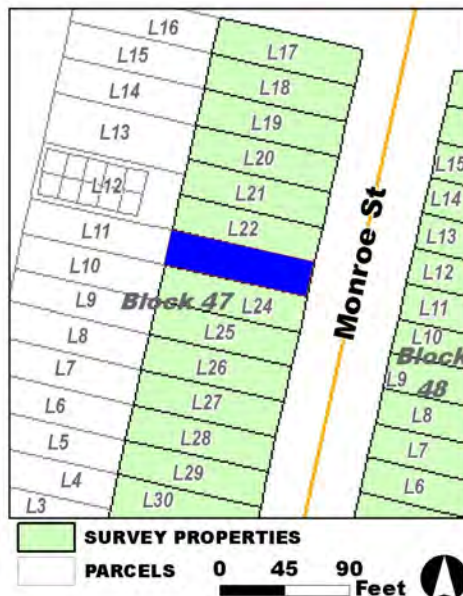
Other Designation Date:

☐ **Eligibility Worksheet 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)

442423149

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 4F-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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****442423149**

Page 3

PROPERTY REPORT

Property ID: 1345594432

Property Name: 321 Monroe Street
Address: 321 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 321 Monroe Street is a four-story, two-bay rowhouse constructed ca. 2000. The brick building's main entry is located at the street-level first floor. The main entry is composed of a recessed vestibule with access provided by a rounded brick arch opening. A pair of vinyl double-hung windows set within an opening with concrete sills and lintels sits adjacent to the main entry at the first floor. Fenestration on the upper floors consists of two pairs of vinyl double-hung windows set within an opening with concrete sills and lintels at each floor. The flat roof is accented by a small wood cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The original building at 321 Monroe Street was a ca. 1900 masonry dwelling that was demolished and replaced with the current building ca. 2000.

321 Monroe 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 to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1345594432

Page 1

321 Monroe Street is sited on a rectangular parcel (Block 48 Lot 11), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

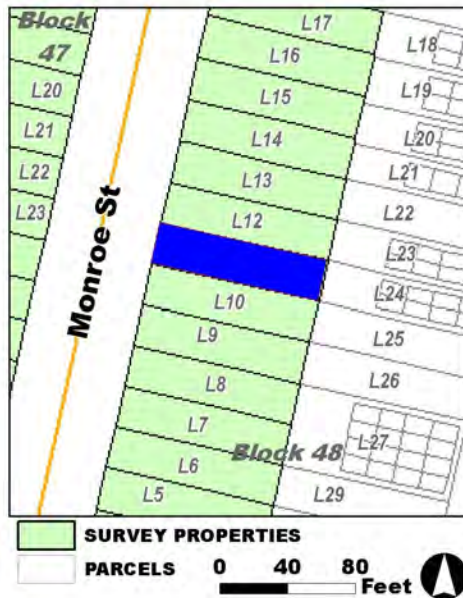
Other Designation Date:

☐ Eligibility Worksheet 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)

1345594432

Page 2

BIBLIOGRAPHY:

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| 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 | |
| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 42

PARCEL DATA (BLDG_DESC: / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1345594432**

Page 3

PROPERTY REPORT

Property ID: 1261266076

Property Name: 322 Monroe Street
Address: 322 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 322 Monroe Street is a four-story, two-bay, rowhouse constructed ca. 2010. The modern dwelling is clad in brick veneer and features a two-story, aluminum-clad, rectangular bay window on the south half of the facade. The main entry is composed of an aluminum-framed, plate-glass door with a transom, fronted by a brick and concrete stoop with aluminum railings. Fenestration above the main entry consists of pairs of double-hung vinyl-sash windows set within shared openings with concrete lintels and stone sills. Fenestration on the bay window consists of paired double-hung, vinyl-sash windows at each floor. The flat roof is accented by a plain aluminum cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 322 Monroe Street replaced a ca. 1900 wood-framed multi-use building. The original building was demolished and replaced with the current building ca. 2010.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective integrity to justify the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1261266076

Page 1

extension of the Hoboken Historic District boundary to include it. In addition, 322 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

322 Monroe Street is sited on a rectangular parcel (Block 47 Lot 22), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

1261266076

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Google | GoogleEarth Streetview | | | |
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| 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: 41

PARCEL DATA (BLDG_DESC: LAND/WIP / FAC_NAME: / YR: 2013)

NOTES:**More Research Needed?** ☐ (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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1261266076**

Page 3

PROPERTY REPORT

Property ID: **-1044652223**

Property Name: 323 Monroe Street
Address: 323 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 323 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1920. The brick building is fronted by an areaway demarcated by a wrought iron railing. The main entrance is located at the center of the first floor and is composed of a recessed wood door with a transom set within an original opening, fronted by a stone stoop with wrought iron railings. The entry has a straight stone lintel and stone threshold. Two replacement windows set within original openings flank the main entry on each side; these windows have straight stone lintels and sills. There is a secondary garden-level entry located within the stoop, composed of a replacement steel door. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The windows at the second and third floors feature straight stone lintels and the windows at the fourth floor feature brick segmental arch lintels; all windows feature straight stone sills. Beneath each window is a brick panel detail. The flat roof is accented by a decorative wood cornice with swag details on the fascia. Alterations include replacement windows; replacement railings; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 323 Monroe Street first appears on a 1923 atlas of Hoboken. Fire insurance maps from the 1930s depict the building as a four-story masonry flat building with a centered rear

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1044652223

Page 1

ell; the building's footprint has not been altered.

323 Monroe Street retains integrity and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include original openings; areaway; decorative cornice; central entryway; brick segmental arch lintels; and stone sills and lintels. Therefore it is recommended that 323 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

323 Monroe Street is sited on a rectangular parcel (Block 48 Lot 12), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

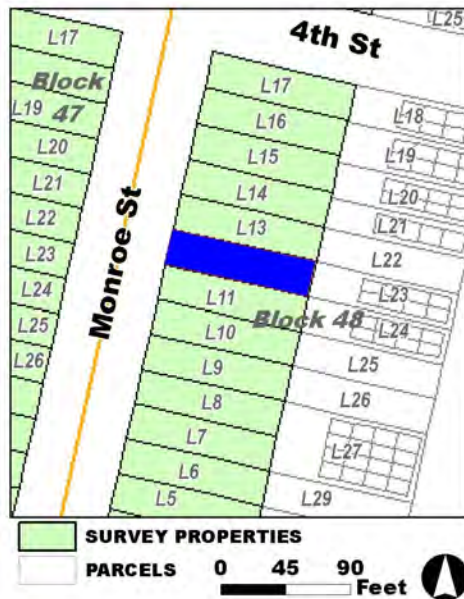
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1044652223

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BIBLIOGRAPHY:

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| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 43

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

NOTES: also in streetscape 42

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1044652223**

Page 3

PROPERTY REPORT

Property ID: 1401273063

Property Name: 324 Monroe Street
Address: 324 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 324 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The wood-framed building is clad in brick veneer and there is a commercial storefront at the basement level. The storefront is composed of a modern steel-framed door with an adjacent steel-framed plate glass window. A second steel door entry is located at the basement level in the center of the facade. The main entry to the building is located at the center of the first floor and is composed of a replacement wood door set within an original opening, fronted by a high steel stoop. The main entry is flanked by two vinyl windows set within original openings with stone sills on each side. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings with stone sills at each floor. Alterations include replacement windows; altered exterior material; replacement doors; and a modern commercial storefront. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 324 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a wood-framed structure with a footprint consisting of a rectangular main block, which has not been altered. Fire insurance maps from the 1930s show that 300 Monroe Street was a four-story multi-family dwelling with a commercial space in the basement.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1401273063

Page 1

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 324 Monroe Street does not retain significant architectural integrity or key elements that would justify it as being individually eligible for the state or national registers.

Setting:

324 Monroe Street is sited on a rectangular parcel (Block 47 Lot 21), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

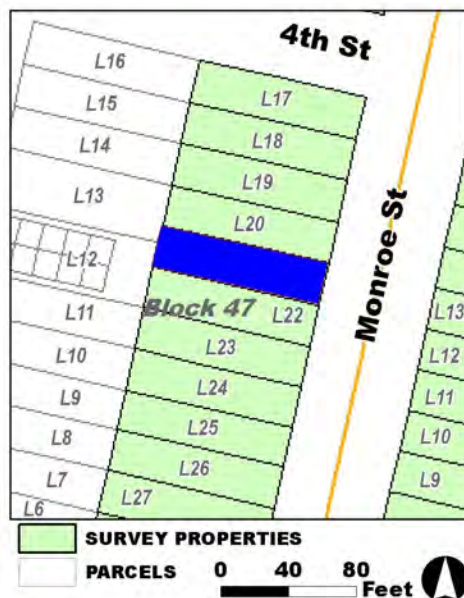
Other Designation Date:

☐ **Eligibility Worksheet 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:

1401273063

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1938 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 4F-7U-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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1401273063**

Page 3

PROPERTY REPORT

Property ID: 601531502

Property Name: 325 Monroe Street
Address: 325 Monroe ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 325 Monroe Street is a six-story, four-bay rowhouse constructed ca. 2000. The brick building's main entry is located at the street-level first floor. The main entry is composed of a modern wood door with a sidelight set within a recessed vestibule. There is a vinyl garage door at the first floor as well. Above the first floor is a small shed roof supported by paneled wood pillars. Fenestration on the upper floors consists of four evenly-spaced double-hung vinyl windows with molded concrete lintels and stone sills at each floor. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides of the street were demolished and replaced with new structures. The original building at 325 Monroe Street was a ca. 1890 wood-framed dwelling that was demolished and replaced with the current building ca. 2000.

325 Monroe 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 to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

601531502

Page 1

325 Monroe Street is sited on a rectangular parcel (Block 48 Lot 13), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

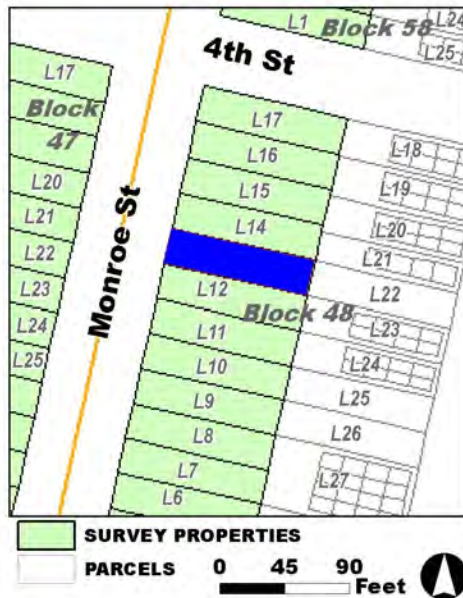
Other Designation Date:

☐ Eligibility Worksheet 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)

601531502

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
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| 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 | | |
| Google | GoogleEarth Streetview | | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |

Additional Information:

HPC LIST ID: 42

PARCEL DATA (BLDG_DESC: / 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****601531502**

Page 3

PROPERTY REPORT

Property ID: **-1503695810**

Property Name: 326 Monroe Street
Address: 326 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 326 Monroe Street is a five-story, two-bay, rowhouse constructed in 2004. The modern dwelling is clad in brick veneer and features a four-story, rectangular bay window on the south half of the facade. There are two pedestrian entries, each composed of an aluminum-framed, plate-glass door with a slate threshold. There is also a garage bay composed of a vinyl garage door located at the first floor, adjacent to the pedestrian doors. Fenestration above the main entry consists of pairs of casement-style vinyl-sash windows set within shared openings with rusticated slate sills and lintels. Fenestration on the bay window consists of a pair of casement-style, vinyl-sash windows at each floor. The flat roof is accented by a decorative cornice with brackets. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 326 Monroe Street replaced a ca. 1900 wood-framed multi-family dwelling. The original building was demolished and replaced with the current building ca. 2004.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1503695810

Page 1

☐ (Primary Contact)

collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 326 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

326 Monroe Street is sited on a rectangular parcel (Block 47 Lot 20), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

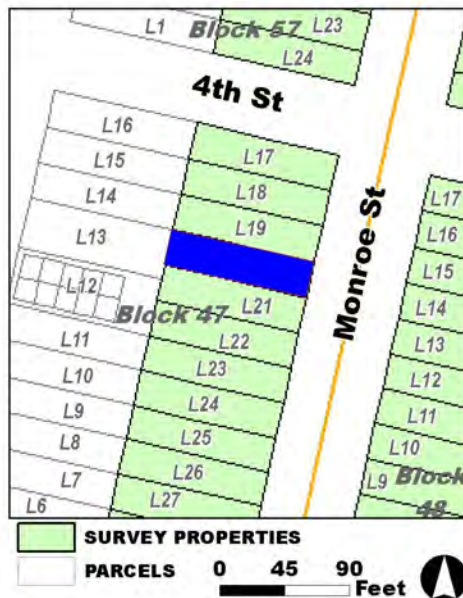
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

-1503695810

☐ (Primary Contact)

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2004)

NOTES:**More Research Needed?** ☐ (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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1503695810**

Page 3

PROPERTY REPORT

Property ID: 849984343

Property Name: 327 Monroe Street
Address: 327 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 327 Monroe Street is a four-story, three-bay rowhouse constructed ca. 1900. The façade is clad in buff-colored brick veneer and the building is fronted by an areaway demarcated by wrought iron railings. The main entry is located at the center of the first floor and is composed of a replacement wood door with a transom set within an original opening. The entry is fronted by a stone and brick stoop with wrought iron railings, and flanked by a pair of replacement windows set within original openings on each side. There is a secondary entry located below street level on the facade. There are two three-sided, three-story, bay windows on the upper floors. The bays feature replacement windows set within original openings. Alterations include replacement windows; replacement railings; replacement facade materials; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 327 Monroe Street first appears on a 1909 atlas of Hoboken. Fire insurance maps from the 1930s depict the building as a four-story wood-framed building consisting of flats with an I-shaped footprint; the building's footprint has not been altered.

327 Monroe Street no longer conveys its historic appearance as a turn-of-the-century wood frame dwelling due to extensive modern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

849984343

Page 1

☐ (Primary Contact)

alterations, including the addition of a pair of three-story bay windows on the façade (which obscure the original window configuration) and brick veneer cladding. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 327 Monroe Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

327 Monroe Street is sited on a rectangular parcel (Block 48 Lot 14), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

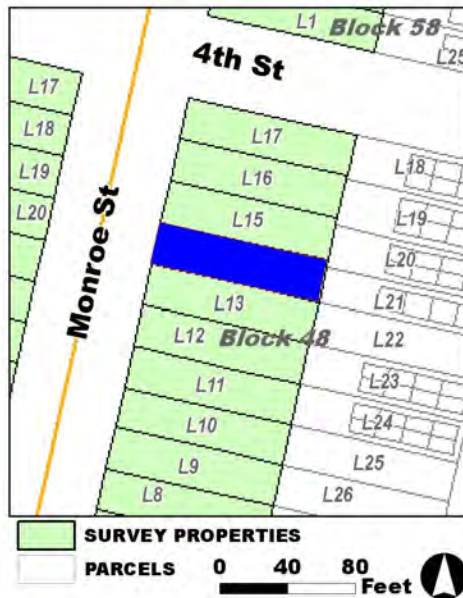
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

849984343

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Google | GoogleEarth Streetview | | | |
| 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-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
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| 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: 42

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****849984343**

Page 3

PROPERTY REPORT

Property ID: **-1289226159**

Property Name: 328 Monroe Street
Address: 328 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 328 Monroe Street is a four-story, four-bay, multi-family rowhouse constructed ca. 1985. The modern building is clad in brick veneer and features a centered concrete exterior, two-sided bay window on the second through fourth floors. The main entry is located at the center of the first floor and is composed of a wood and glass door fronted by a concrete and stone stoop with wrought iron railings. The main entry is flanked by two casement-style vinyl-sash windows set within openings with straight concrete sills and brick lintels on each side. The bay window features two casement-style vinyl-sash windows with concrete surrounds at each floor. The bay window is flanked by casement-style vinyl-sash windows with straight concrete sills and brick lintels, two per floor. The flat roof is accented by a decorative concrete cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 328 Monroe Street replaced a ca. 1900 wood-framed dwelling. The original building was demolished and replaced with the current building ca. 1985.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1289226159

Page 1

2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 328 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

328 Monroe Street is sited on a rectangular parcel (Block 47 Lot 19), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

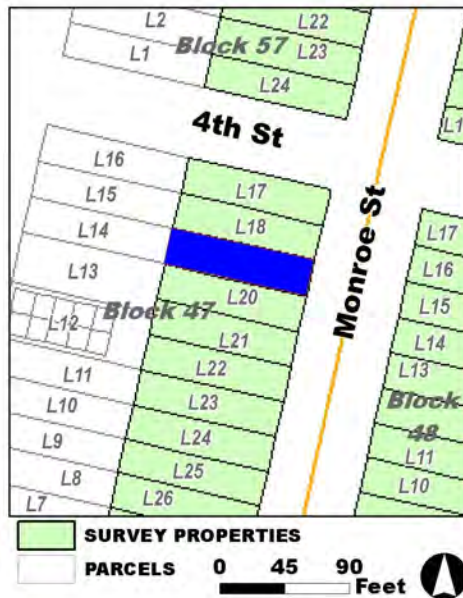
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1289226159

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| 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 | |
| Google | GoogleEarth Streetview | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |

Additional Information:

HPC LIST ID: 41

PARCEL DATA (BLDG_DESC: 4B-8U-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:** not applicable**Status:****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**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1289226159**

Page 3

PROPERTY REPORT

Property ID: **-924444596**

Property Name: 329 Monroe Street
Address: 329 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 329 Monroe Street is a three-story, four-bay rowhouse constructed ca. 1890. The wood-framed building is clad in scalloped asbestos siding, with a stucco-covered foundation. There is a modern steel roll-top garage door at the south end of the facade. The main entry is located at the first floor on the north side of the façade; it is likely the original entry was centered on the first floor facade (as seen at 305 and 311 Monroe Street). The current entry is composed of a replacement door set within an original opening with a paneled wood surround, fronted by a stone and concrete stoop. There are two replacement windows set within original openings that sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of replacement windows set within four original openings at each floor. The flat roof is accented by a bracketed wood cornice with an asphalt shingle covered pent roof. Alterations include replacement windows; replacement doors; pent roof; and wall cladding. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 329 Monroe Street first appears on an 1891 fire insurance map of Hoboken, where it is depicted as a three-story, wood-framed dwelling with a rectangular footprint; the footprint of the building has not been altered. Maps from the 1930s indicated that the first floor on the south half of the building was occupied by a drive-through opening that provided access to the secondary ca. 1930 garage building at the rear of the property.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-924444596

Page 1

Despite having less integrity than other similar surviving frame dwellings on the block due to the front entry and cornice alterations, 329 Monroe Street still has sufficient historic integrity to contribute to the character of the greater Hoboken Historic District. Character-defining features include the original form and massing and original window openings. It is possible that early or original wood siding may survive underneath the asbestos siding. It is recommended that 329 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

329 Monroe Street is sited on a rectangular parcel (Block 48 Lot 15), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

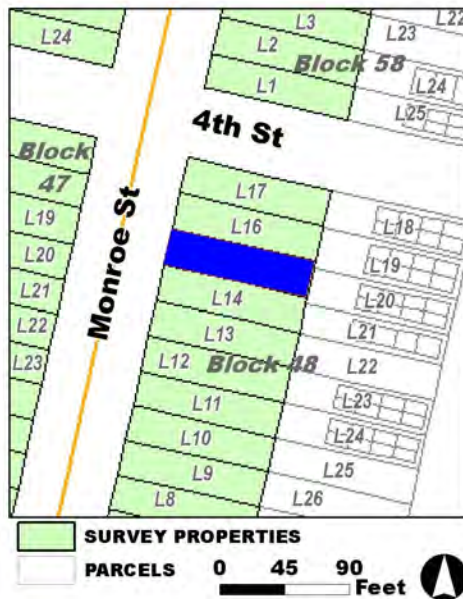
Other Designation Date:

☐ **Eligibility Worksheet 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:

-924444596

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BIBLIOGRAPHY:

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| Google | GoogleEarth Streetview | | |
| 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 | |
| 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: 42

PARCEL DATA (BLDG_DESC: 3F-3U-1C-H / 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-924444596**

Page 3

PROPERTY REPORT

Property ID: 1702288272

Property Name: 330 Monroe Street
Address: 330 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 18 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 330 Monroe Street is a four-story, four-bay, multi-family rowhouse constructed ca. 1985. The modern building is clad in brick veneer and features a centered concrete exterior, two-sided bay window on the second through fourth floors. The main entry is located at the center of the first floor and is composed of a wood and glass door fronted by a concrete and stone stoop with wrought iron railings. The main entry is flanked by two casement-style vinyl-sash windows set within openings with straight concrete sills and brick lintels on each side. The bay window features two casement-style vinyl-sash windows with concrete surrounds at each floor. The bay window is flanked by casement-style vinyl-sash windows with straight concrete sills and brick lintels, two per floor. The flat roof is accented by a decorative concrete cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 330 Monroe Street replaced a ca. 1900 wood-framed dwelling. The original building was demolished and replaced with the current building ca. 1985.

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1702288272

Page 1

2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 330 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

330 Monroe Street is sited on a rectangular parcel (Block 47 Lot 18), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1702288272

Page 2

BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |

Additional Information:

HPC LIST ID: 41

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:** not applicable**Status:****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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:**

1702288272

Page 3

PROPERTY REPORT

Property ID: **-1589211811**

Property Name: 331 Monroe Street

Ownership: Private

Address: 331 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 331 Monroe Street is a three-story, four-bay rowhouse constructed ca. 1890. The wood-framed building is clad in vinyl siding, with a brick foundation, and is fronted by an areaway demarcated by wrought iron railings. The main entry is centered on the first floor. This entry is composed of a replacement door set within an original opening, fronted by a brick and stone stoop with wrought iron railings. The main entry is flanked by replacement vinyl windows set within two original openings on each side. There is a secondary entry below street level located within the stoop, and replacement windows set within original openings at the garden level as well. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. Alterations include replacement windows; replacement railings; the vinyl-clad exterior; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 331 Monroe Street first appears on an 1891 fire insurance map of Hoboken, where it is depicted as a three-story, wood-framed, mixed-use building; subsequent maps show that the building's use was switched to purely residential in the early 1900s. The footprint of the building is shown as a rectangular main block; the building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1589211811

Page 1

Despite alterations, 331 Monroe Street retains historic integrity as an early wood frame dwelling and still has features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original form and massing and window locations. It is possible that early or original wood siding may survive underneath the vinyl siding. Therefore, it is recommended that 331 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

331 Monroe Street is sited on a rectangular parcel (Block 48 Lot 16), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

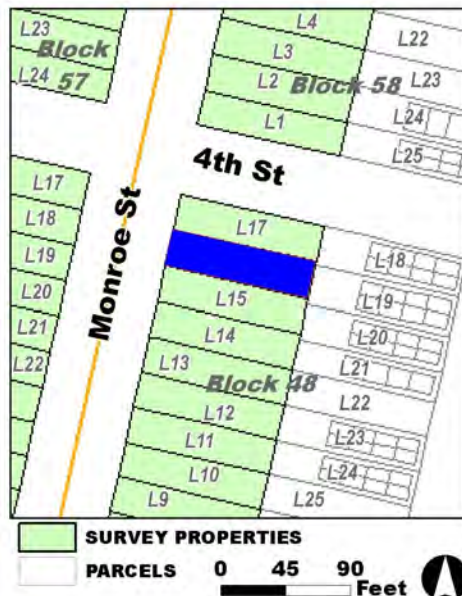
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1589211811

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 42

PARCEL DATA (BLDG_DESC: 3F-6U-H / 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1589211811**

Page 3

PROPERTY REPORT

Property ID: 1867659819

Property Name: 332 Monroe Street
Address: 332 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 47 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 332 Monroe Street is a four-story, two-bay rowhouse constructed in 2003. The modern dwelling is clad in brick veneer and features a three-story, three-sided bay window on the north half of the facade. The main entry is composed of a wood and glass door with a sidelight and transom with a stone lintel, fronted by a concrete and brick stoop with wrought iron railings. A group of double-hung, vinyl-sash windows with a shared stone lintel and sill sits adjacent to the main entry at the first floor. Fenestration above the main entry consists of a single double-hung, vinyl-sash window with a stone lintel and sill at each floor. Fenestration on the projecting bay consists of three double-hung, vinyl-sash windows at each floor. The side (north) elevation features a second projecting bay and fenestration on the side elevation consists of regularly-spaced double-hung, vinyl-sash windows with stone sills and lintels. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. The current building at 332 Monroe Street replaced a ca. 1890 wood-framed building. The original building, which was the earliest on the west side of the block, was demolished and replaced with the current building ca. 2003.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1867659819

Page 1

The west side of the 300 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017. The collective block has been significantly altered and many of the ca. 1900 buildings have been demolished and replaced with ca. 1990 to ca. 2010 buildings. Therefore, the west side of the 300 block of Monroe does not retain a significant amount of collective historic integrity to justify the extension of the Hoboken Historic District boundary to include it. In addition, 332 Monroe Street is not over 50 years of age, and therefore is not individually eligible for the state or national registers.

Setting:

332 Monroe Street is sited on a rectangular parcel (Block 47 Lot 17), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

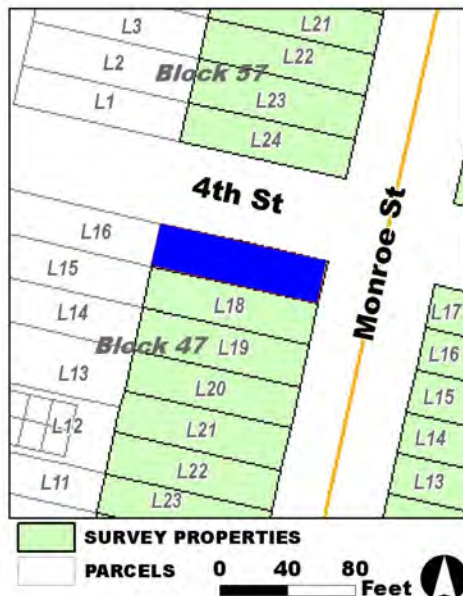
Other Designation Date:

☐ **Eligibility Worksheet 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:

1867659819

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 41

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:** not applicable**Status:****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**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1867659819**

Page 3

PROPERTY REPORT

Property ID: 44590938

Property Name: 333 Monroe Street
Address: 333 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 48 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 333 Monroe Street is a five-story, four-bay, Italianate-style rowhouse constructed ca. 1900. The brick building has a stucco-covered first floor and is fronted by garden beds with wrought iron railings. The first floor features a modified former commercial storefront. The main entrance is located at the center of the first floor and is composed of a recessed modern door, flanked by a pair of modern windows on either side. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The windows each feature stone surrounds composed of a bracketed sill and molded lintel. The side (north) elevation features a secondary entry. This central entry is composed of a wood door with a transom fronted by a stone stoop. Fenestration on the side elevation consists of replacement windows set within evenly-spaced original openings with heavy brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement railings; a modified first story facade; an infilled window opening; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 300 block of Monroe Street began ca. 1890, consisting primarily of wood-framed dwellings along the east side of the block. By 1909 both sides of the block were mostly developed, with the majority of buildings being wood-framed dwellings. During the mid-1900s several original buildings along both sides were demolished and replaced with new structures. 333 Monroe Street first appears on a 1909 atlas of Hoboken. Fire insurance maps from the 1930s depict the building as a five-story masonry building with a commercial space at the first floor. The footprint is shown as a rectangular main block with a rear ell; the building's footprint has not been altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

44590938

Page 1

Despite substantial alterations to the first floor, 333 Monroe Street retains historic integrity and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include original openings; decorative cornice; and stone sills and lintels. Therefore it is recommended that 333 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

333 Monroe Street is sited on corner parcel (Block 48 Lot 17), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 300 block of Monroe Street is primarily comprised of three and four-story rowhomes constructed between 1890 and 1910. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

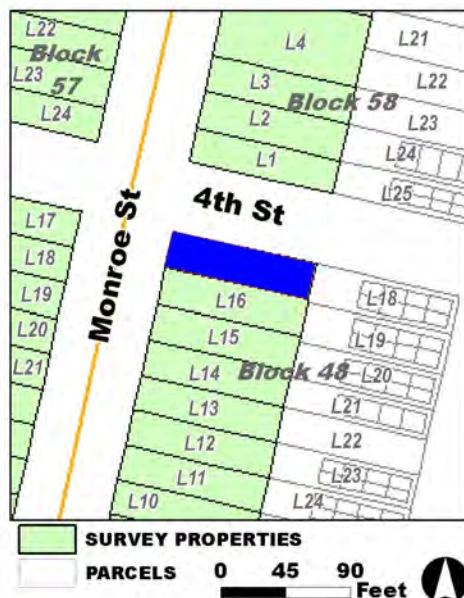
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

44590938

Page 2

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |
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Additional Information:

HPC LIST ID: 42

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: 3/1/2019

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

44590938

Page 3

PROPERTY REPORT

Property ID: **-1401277755**

Property Name: 400 Monroe Street
Address: 400 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 400 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The stucco-covered wood-framed building is fronted by an areaway demarcated by a wrought iron railing and has an altered first floor façade where there was a former commercial storefront. The main entry is located on the north side of the façade at the first floor. The entry is composed of a modern steel door set within an original opening, flanked by brick pillars and fronted by a brick stoop with wrought iron railings. Two vinyl-sash casement windows set within modified openings sit adjacent to the main entry at the first floor. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. These openings each feature stone sills. The flat roof is accented by a stepped parapet. Fenestration on the side (south) elevation consists of replacement windows set within irregularly-spaced original openings with stone sills. Alterations include replacement windows; altered exterior material; replacement door; removal of the cornice; and a modified first floor exterior. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 400 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas noted the building as a wood-framed structure with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1401277755

Page 1

rectangular footprint, which has not been altered. Fire insurance maps from the 1930s show 400 Monroe Street as a four-story building with a mixed commercial and residential use.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. Though 400 Monroe Street retains some elements that convey its historic use, due to extensive alterations it does not retain sufficient historic integrity to be classified as a contributing building. Therefore, 400 Monroe Street would not contribute to an expanded district as recommended by this survey.

Setting:

400 Monroe Street is sited on a rectangular parcel (Block 57 Lot 24), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

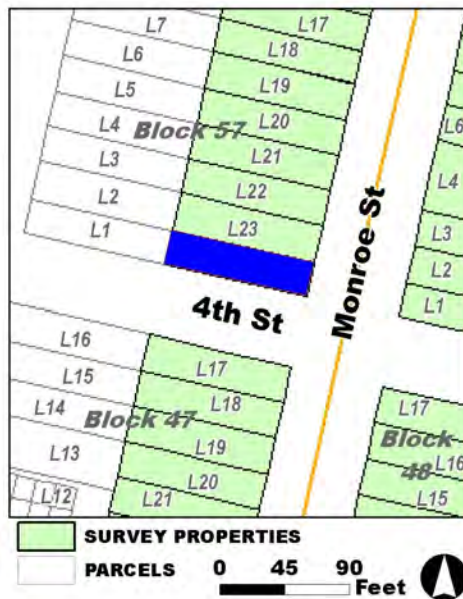
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1401277755

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| 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 | |

Additional Information:

HPC LIST ID: 47

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

NOTES: marginal

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1401277755

Page 3

PROPERTY REPORT

Property ID: **-1286083934**

Property Name: 401 Monroe Street
Address: 401 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 401 Monroe Street is a four-story, four-bay, multi-family rowhouse constructed ca. 1905. The wood-framed building is clad in rusticated stone veneer and is fronted by garden beds demarcated by a wrought iron railing. There is a centered main entry at the first floor composed of a replacement wood and glass door fronted by a brick and stone stoop with wrought iron railings. The main entry is flanked by two pairs of double-hung, vinyl-sash windows set within original openings with shared stone sills. Fenestration on the upper floors consists of replacement double-hung windows set within four evenly-spaced, original openings with stone jack arch lintels and straight stone sills at each floor. Fenestration on the side (south) elevation consists of replacement windows set within original openings with stone jack arch lintels. The flat roof is lined with metal coping. Alterations include replacement windows; a replacement door; and cloth awning over the main entry. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 401 Monroe Street first appears on a 1909 atlas of Hoboken, where it is shown as having a rectangular footprint; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a four-story, wood-framed building containing flats.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1286083934

Page 1

Despite modifications, 401 Monroe Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the original openings; stone lintels and sills; wood-framed construction; and centered entry. Therefore it is recommended that 401 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

401 Monroe Street is sited on a rectangular parcel (Block 58 Lot 1), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

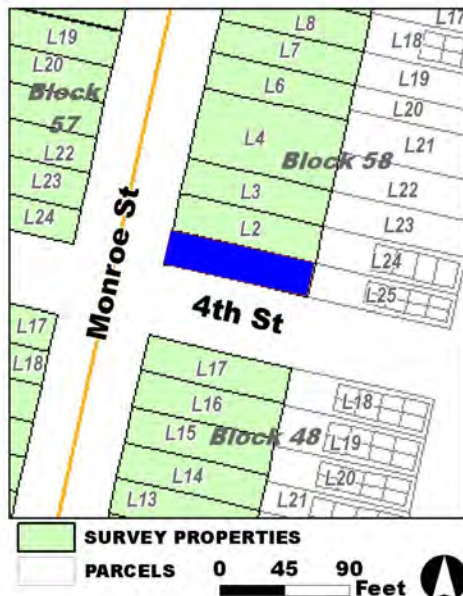
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1286083934

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| Google | GoogleEarth Streetview | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| 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 | |

Additional Information:

HPC LIST ID: 44

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1286083934

Page 3

PROPERTY REPORT

Property ID: 115399764

Property Name: 402 Monroe Street
Address: 402 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 402 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The vinyl-clad, wood-framed building is fronted by an areaway demarcated by a wrought iron railing and the garden level is clad in stone veneer. The main entry is located at the center of the first floor. The entry is composed of a recessed, replacement wood door set within an original opening, and fronted by a concrete and stone stoop with wrought iron railings. The main entry is flanked by two pairs of double-hung, vinyl-sash windows set within original openings. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The flat roof is accented by a stepped parapet. Alterations include replacement windows; altered exterior material; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 402 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas notes the building as a wood-framed structure with a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s mark 402 Monroe Street as a four-story building containing flats.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

115399764

Page 1

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity as an early wood frame dwelling to justify the expansion of the district boundary to include it. Though 402 Monroe Street has been altered, it retains elements that convey its historic use and retains sufficient historic integrity that contributes to the greater Hoboken Historic District. It is possible that early or original wood siding may survive underneath the vinyl siding. Character-defining features include the centered main entry; original window and door openings; stepped parapet; areaway with fencing; and wood-framed construction. Therefore, 402 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

402 Monroe Street is sited on a rectangular parcel (Block 57 Lot 23), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

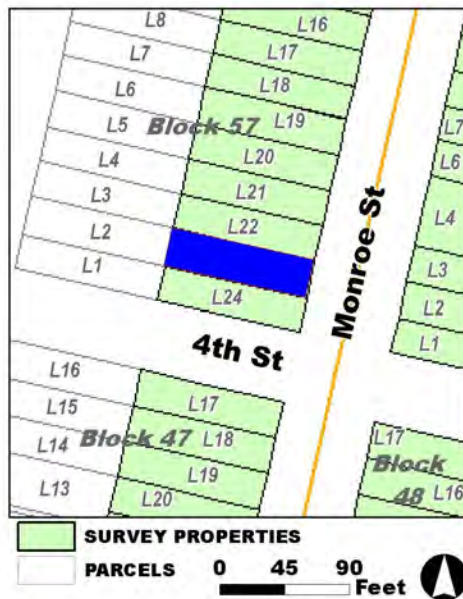
Other Designation Date:

☐ Eligibility Worksheet 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)

115399764

Page 2

BIBLIOGRAPHY:

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| 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 | 1938 | |
| Google | GoogleEarth Streetview | | |
| 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 | |

Additional Information:

HPC LIST ID: 47

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

NOTES: marginal

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:**

115399764

Page 3

PROPERTY REPORT

Property ID: **-71034674**

Property Name: 403 Monroe Street
Address: 403 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 403 Monroe Street is a four-story, four-bay multi-family rowhouse constructed ca. 1905. The wood-framed building is clad in rusticated stone veneer and is fronted by garden beds demarcated by a wrought iron railing. There is a centered main entry at the first floor composed of a replacement wood and glass door fronted by a brick and stone stoop with wrought iron railings. The main entry is flanked by two pairs of double-hung, vinyl-sash windows set within original openings with shared stone sills. Fenestration on the upper floors consists of replacement double-hung windows set within four evenly-spaced, original openings with stone jack arch lintels and straight stone sills at each floor. The flat roof is lined with metal coping. Alterations include replacement windows; a replacement door; and cloth awning over the main entry. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 403 Monroe Street first appears on a 1909 atlas of Hoboken, where it is shown as having a rectangular footprint; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a four-story, wood-framed building containing flats.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-71034674

Page 1

Despite modifications, 403 Monroe Street retains historic integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; stone lintels and sills; wood-framed construction; and centered entry. Therefore it is recommended that 403 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

403 Monroe Street is sited on a rectangular parcel (Block 58 Lot 2), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

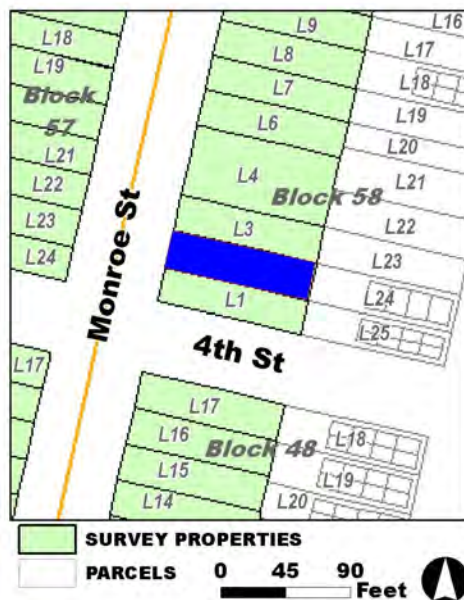
Other Designation Date:

☐ Eligibility Worksheet 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:

-71034674

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| 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 | | |
| Google | GoogleEarth Streetview | | | |
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Additional Information:

HPC LIST ID: 44

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-71034674

Page 3

PROPERTY REPORT

Property ID: 392223871

Property Name: 404 Monroe Street
Address: 404 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 404 Monroe Street is a five-story, two-bay, multi-family rowhome constructed in 2006. The building features a brick and aluminum exterior. There are two pedestrian entries at the first floor, composed of wood and glass doors. A wood and glass garage door sits adjacent to the pedestrian doors at the first floor. Above the pedestrian entries, on the upper floors, there is a faux-balcony detail composed of double-sided wood and glass doors with metal railings. The other half of the facade features a four-story extended bay with steel-framed, fixed windows. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. The current building at 404 Monroe Street was constructed in the place of an original two-story, wood-frame building which was demolished ca. 1960 and replaced with the current building in 2006.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. 404 Monroe Street was

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

392223871

Page 1

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. Therefore, 404 Monroe Street would not contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

404 Monroe Street is sited on a rectangular parcel (Block 57 Lot 22), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

392223871

Page 2

☒ (Primary Contact)

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |
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| 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 | 1987 | | |

Additional Information:

HPC LIST ID: 47

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2006)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****392223871**

Page 3

PROPERTY REPORT

Property ID: 490827831

Property Name: 405 Monroe Street
Address: 405 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 405 Monroe Street is a three-story, two-bay, Queen Anne-style rowhouse constructed ca. 1920. The asbestos siding-clad, wood-framed building is fronted by an areaway demarcated by a wrought iron railing. The first floor of the building features two modified commercial storefronts. The south storefront is composed of a wood door with a transom set within an original recessed doorway with a set of fixed wood-frame windows that sit adjacent. The north storefront is composed of a wood door with a transom set within an original opening with a group of vinyl-sash windows that sit adjacent. Two two-story, three-sided projecting bays are located on the facade at the upper floors. These bays each feature three replacement windows set within original openings per floor. The flat roof is accented by a decorative wide overhanging cornice. Alterations include replacement windows and modified commercial storefronts. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 405 Monroe Street first appears on a 1923 atlas of Hoboken, where it is shown as having a rectangular footprint; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a three-story, wood-framed mixed-use building with two commercial spaces.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

490827831

Page 1

Despite modifications, 405 Monroe Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the original openings; wood-framed structure; two bay windows; decorative cornice; and double entries. Therefore it is recommended that 405 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

405 Monroe Street is sited on a rectangular parcel (Block 58 Lot 3), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

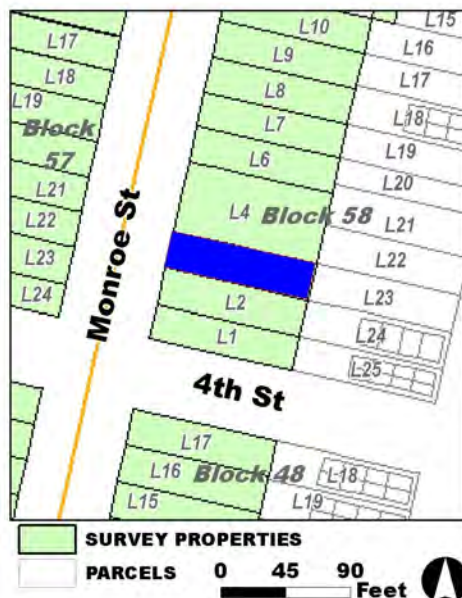
Other Designation Date:

☐ **Eligibility Worksheet 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:

490827831

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 | |
| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Google | GoogleEarth Streetview | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |

Additional Information:

HPC LIST ID: 44

PARCEL DATA (BLDG_DESC: 3F-5U-H-(LE) / FAC_NAME: / YR:)

NOTES: also in streetscape 44

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****490827831**

Page 3

PROPERTY REPORT

Property ID: **-233182410**

Property Name: 406 Monroe Street
Address: 406 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 406 Monroe Street is a two-story, two-bay dwelling constructed ca. 1960. The vinyl siding-clad building has a brick foundation and features a centered main entry at the first floor. The main entry is composed of an aluminum door with a stone threshold, fronted by a brick and stone stoop and porch with wrought iron railings. The main entry is flanked by two sets of vinyl-framed windows consisting of a fixed pane flanked by double-hung windows. There is a secondary basement entry located on the facade, composed of a wood door fronted by a sunken areaway. The second floor features two sets of vinyl-framed windows consisting of a fixed pane flanked by double-hung windows. Above the second floor there are two round metal vents. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 406 Monroe Street was constructed ca. 1960, replacing the original ca. 1900 wood-framed, four-story multi-family dwelling.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-233182410

Page 1

2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. However, 406 Monroe Street does not exhibit character-defining features that contribute to the greater Hoboken Historic District. Therefore, 406 Monroe Street would not contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

406 Monroe Street is sited on a rectangular parcel (Block 57 Lot 21), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-233182410

Page 2

BIBLIOGRAPHY:

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| 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 | 1931 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |

Additional Information:

HPC LIST ID: 47

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

NOTES: window changes

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:****-233182410**

Page 3

PROPERTY REPORT

Property ID: 705831852

Property Name: 407 Monroe Street
Address: 407 Monroe ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 407 Monroe Street is a five-story, three-bay, multi-family dwelling constructed ca. 2005. The building features a brick, concrete, and wood exterior. The main entry is located at the south side of the facade and is composed of a steel-framed, glass double door with a transom. There is a vinyl garage door located at the center of the first floor; the garage bay features a molded concrete surround. Above the centered garage bay is a three-story, wood-clad, box-shaped bay with fixed vinyl-sash windows. The box-shaped bay is flanked by two pairs of double-hung, vinyl-sash windows at each floor. The fifth floor features a centered balcony that fronts a sliding glass door, flanked by vinyl-sash windows. There is an oversized cornice that is located at the center of the flat roofline. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. The current building at 407 Monroe Street was constructed in the location of two earlier buildings, a ca. 1920 wood-frame dwelling and ca. 1905 masonry dwelling. These buildings were demolished ca. 1940 and ca. 1960, respectively, and were replaced with the current building ca. 2005.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

705831852

Page 1

407 Monroe 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. Therefore it is recommended that 407 Monroe Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

407 Monroe Street is sited on a rectangular parcel (Block 58 Lot 4), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

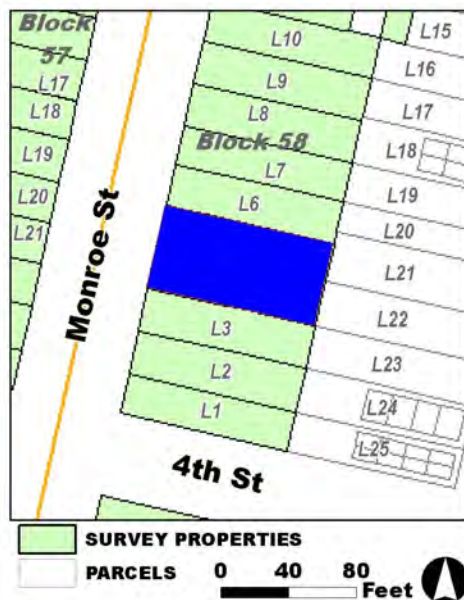
Other Designation Date:

☐ Eligibility Worksheet 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)

705831852

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |
| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 46

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2005)

NOTES: part of streetscape 44; 409 Monroe street - demo

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**705831852**

Page 3

Date form completed: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

705831852

PROPERTY REPORT

Property ID: **-1903163863**

Property Name: 408 Monroe Street

Ownership:

Address: 408 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 408 Monroe Street is a four-story, four-bay, multi-family rowhome constructed ca. 1970. The brick building's main entry is located on the south side of the facade at the first floor. It is composed of a wood door with a transom set within an opening with a wood surround, and fronted by a brick stoop. Vinyl-sash, double-hung windows with concrete sills and wooden lintels with keystone details sit adjacent to the entry at the first floor. Fenestration on the upper floors consists of four evenly-spaced vinyl-sash, double-hung windows with concrete sills and wooden lintels with keystone details. The flat roof is accented by a decorative cornice. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was almost completely developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. The current building at 408 Monroe Street was constructed in the place of an original five-story, wood-frame building which was demolished and replaced with the current building ca. 1970.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1903163863

Page 1

☐ (Primary Contact)

2017, it does retain enough collective integrity to justify the expansion of the district boundary to include it. 408 Monroe 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. Therefore, 408 Monroe Street would not contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

408 Monroe Street is sited on a rectangular parcel (Block 57 Lot 20), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

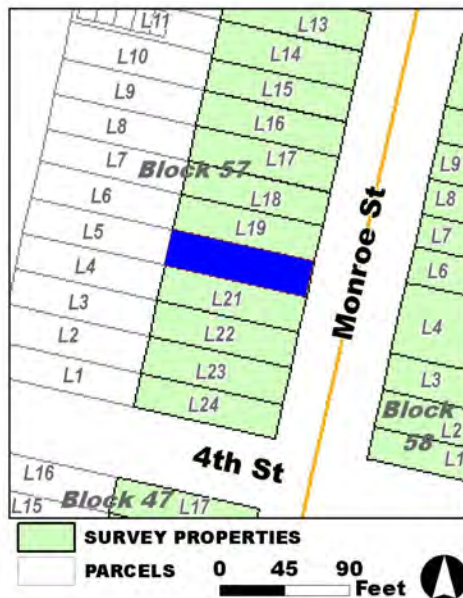
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1903163863

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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 | | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |

Additional Information:

HPC LIST ID: 47

PARCEL DATA (BLDG_DESC: 4F-3U-2X-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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1903163863**

Page 3

PROPERTY REPORT

Property ID: 1688723400

Property Name: 410 Monroe Street
Address: 410 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 410 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The asbestos siding-clad, wood-framed building is fronted by an areaway demarcated by a wrought iron railing, and the garden level is clad in stone veneer. The main entry is located at center of the first floor. The entry is composed of a recessed, replacement wood door set within an original opening, and fronted by a metal and concrete stoop with wrought iron railings. The main entry is flanked by two double-hung, vinyl-sash windows set within original openings on either side. There is a secondary entry located below the stoop at the garden level. The secondary entry is flanked by two garden-level windows. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. A single brick chimney extends above the flat roof. Alterations include replacement windows and doors; resurfacing in asbestos siding; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 410 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a wood-framed structure with a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s mark 410 Monroe Street as a four-story building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1688723400

containing flats.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. Though 410 Monroe Street has been altered, it retains elements that convey its historic use and retains sufficient historic integrity that contributes to the greater Hoboken Historic District. Character-defining features include the centered main entry with stoop and garden-level entrance; original window and door openings; areaway with fencing; and wood-framed construction. Therefore, 410 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

410 Monroe Street is sited on a rectangular parcel (Block 57 Lot 19), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

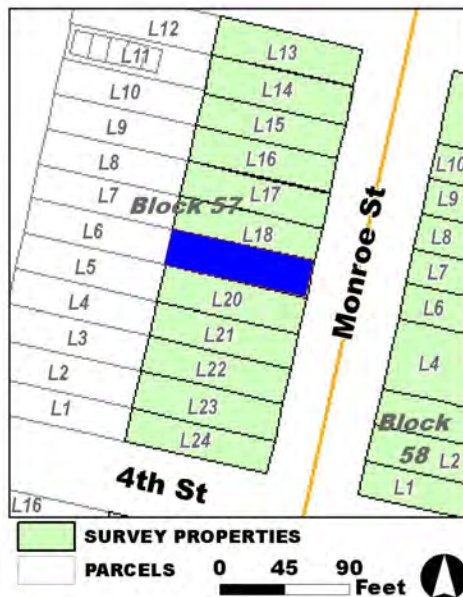
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1688723400

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|---------------------|---|-------|------------------|-----------------|
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| 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 | | |
| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 47

PARCEL DATA (BLDG_DESC: 4F-4U / 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1688723400**

Page 3

PROPERTY REPORT

Property ID: 1077726525

Property Name: 411 Monroe Street
Address: 411 Monroe ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 411 Monroe Street is a five-story, two-bay, multi-family dwelling constructed ca. 2015. The modern building features a brick and aluminum exterior. The main entry is located at the south side of the facade and is composed of a steel-framed, glass door in a recessed open-air vestibule. There are two steel-framed, fixed-sash windows located adjacent to the main entry at the first floor as well. There is a four-story, box-shaped bay window on the north half of the facade. Fenestration on the bay consists of steel-framed, fixed and awning-style windows. Fenestration on the south half of the facade consists of various sized steel-framed, fixed-sash windows. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides of the street were demolished and replaced with new structures. The current building at 411 Monroe Street was constructed in the place of an original ca. 1905 two-story, wood-framed dwelling. The original building was demolished and replaced with the current building ca. 2015.

411 Monroe Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1077726525

Page 1

to its historic development or historic architectural character. Therefore it is recommended that 411 Monroe Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

411 Monroe Street is sited on a rectangular parcel (Block 58 Lot 6), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

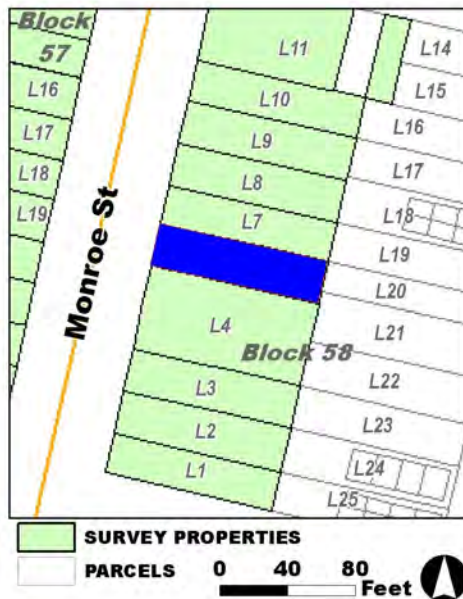
Other Designation Date:

☐ **Eligibility Worksheet 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)

1077726525

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| 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 | |
| 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 | 1938 | |

Additional Information:

HPC LIST ID: 44

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

NOTES: demo

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1077726525**

Page 3

PROPERTY REPORT

Property ID: **-955837**

Property Name: 412 Monroe Street

Ownership:

Address: 412 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 18 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 412 Monroe Street is a five-story, four-bay, multi-family rowhouse constructed ca. 1900. The brick building is fronted by an areaway demarcated by a wrought iron railing, and the first floor, which has been modified from a former storefront, is clad in brick veneer. The main entry is located at the center of the first floor. This entry is composed of a recessed wood door with a transom set within an original opening with a decorative wood surround. The entry is flanked by two pairs of double-hung, vinyl-sash windows set within modified openings. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. The openings on the second through fourth floors feature straight stone sills and lintels. The openings at the fifth floor feature brick rounded arch lintels and straight stone sills. The facade features stone details throughout, and the flat roof is accented by a decorative wood cornice. Alterations include replacement windows; a replacement door; a modified first floor facade; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 412 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a masonry structure with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-955837

Organization: AECOM

footprint, which has not been altered. Fire insurance maps from the 1930s mark 412 Monroe Street as a five-story commercial and residential building.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. Despite alterations, 412 Monroe Street retains elements that convey its historic use and retains sufficient integrity that contributes to the greater Hoboken Historic District. Character-defining features include the centered main entry; original window and door openings; decorative cornice; stone facade details; brick rounded arch lintels; and stone sills and lintels. Therefore, 412 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

412 Monroe Street is sited on a rectangular parcel (Block 57 Lot 18), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

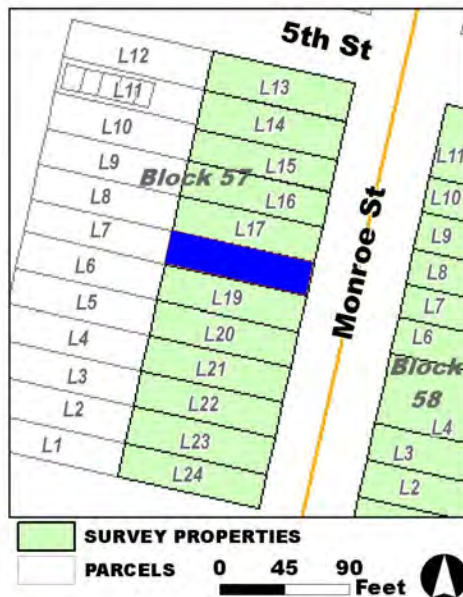
Other Designation Date:

☐ Eligibility Worksheet 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)

-955837

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BIBLIOGRAPHY:

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| 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 | |
| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |

Additional Information:

HPC LIST ID: 47

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:* 3/1/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-955837**

Page 3

PROPERTY REPORT

Property ID: **-917184070**

Property Name: 413 Monroe Street
Address: 413 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 413 Monroe Street is a three-story, two-bay, multi-family dwelling constructed ca. 1970. The vinyl siding-clad building has a stone-vener clad foundation and features a centered main entry at the first floor. The main entry is composed of a wood door fronted by a concrete stoop and porch with wrought iron railings. The main entry is flanked by two sets of vinyl-framed windows consisting of a fixed pane flanked by double-hung windows. There is a secondary basement entry located on the facade beneath the stoop, composed of a wood door fronted by a sunken areaway. Fenestration on the upper floors consists of two sets of vinyl-framed windows consisting of a fixed pane flanked by double-hung windows. The flat roof is accented by a vinyl cornice detail. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides of the street were demolished and replaced with new structures. The current building at 413 Monroe Street was constructed in the place of an original ca. 1905 four-story, wood-framed dwelling. The original building was demolished and replaced with the current building ca. 1970.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-917184070

Page 1

413 Monroe 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. Therefore it is recommended that 413 Monroe Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

413 Monroe Street is sited on a rectangular parcel (Block 58 Lot 7), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

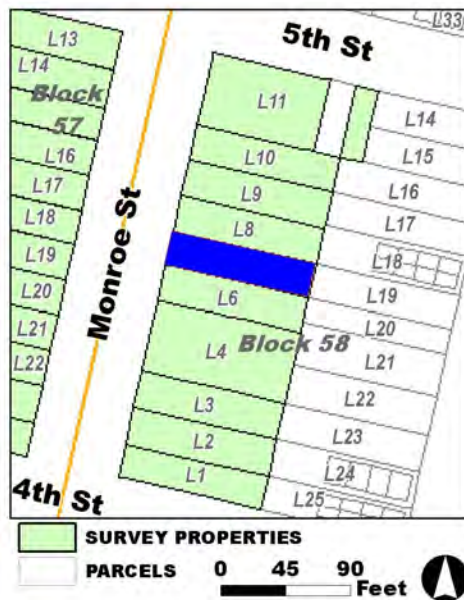
Other Designation Date:

☐ Eligibility Worksheet 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)

-917184070

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BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |
| 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 | 1938 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| 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 | 1931 | |

Additional Information:

HPC LIST ID: 44

PARCEL DATA (BLDG_DESC: 3F-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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-917184070**

Page 3

PROPERTY REPORT

Property ID: 1124494986

Property Name: 414 Monroe Street

Ownership: Private

Address: 414 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 414 Monroe Street is a four-story, four-bay, rowhouse constructed ca. 1900. The brick building is fronted by an areaway demarcated by a wrought iron railing and the garden level exterior is clad in stone. The main entry is located at center of the first floor. The entry is composed of a recessed, replacement wood door with a transom, set within an original opening. The main entry is flanked by two double-hung, vinyl-sash windows set within original openings with straight stone sills and lintels. There is a secondary entry located below street level on the facade. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor; these windows each feature a straight stone sills and lintels. Alterations include replacement windows; replacement doors; removal of the cornice; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 414 Monroe Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a masonry structure with a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s mark 414 Monroe Street as a four-story building containing flats.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1124494986

Page 1

☐ (Primary Contact)

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. Though 414 Monroe Street has been altered, it retains elements that convey its historic use and retains sufficient integrity that contributes to the greater Hoboken Historic District. Character-defining features include the centered main entry with stoop and garden-level entrance; original window and door openings; areaway with fencing; and stone sills and lintels. Therefore, 414 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

414 Monroe Street is sited on a rectangular parcel (Block 57 Lot 17), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

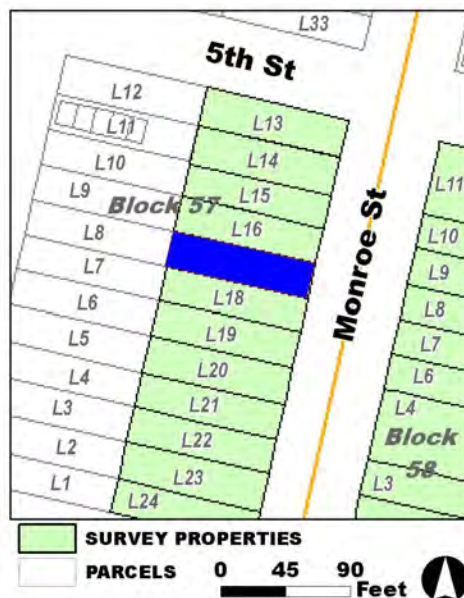
Other Designation Date:

☐ **Eligibility Worksheet 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)

1124494986

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 47

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1124494986

Page 3

PROPERTY REPORT

Property ID: **-214382157**

Property Name: 415 Monroe Street
Address: 415 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

415 Monroe Street is occupied by a private parking lot. The parking lot features a ca. 1970 brick wall with a central, rounded, brick-arch opening with double wood gates. The sidewalk in front of the parcel features inlaid metal and ceramic tile marking the location as Frank Sinatra's former home. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 415 Monroe Street is the location of Frank Sinatra's birth place. The former multi-family dwelling was constructed ca. 1905, and was a four-story, wood-framed building that housed eight families. The building was destroyed by a fire in 1967, and in 1970 markers were placed to mark the location as Frank Sinatra's birth place.

While this location may be locally significant to the City of Hoboken as Frank Sinatra's birthplace, 415 Monroe Street no longer includes any historic resources. Additionally, the gate appears to have been constructed outside the Period of Significance (1838-1967) for the Hoboken Historic District. Therefore, it is recommended that 415 Monroe Street be classified as a non-contributing resource to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-214382157

Page 1

☐ (Primary Contact)

Hoboken Historic District.

Setting:

415 Monroe Street is sited on a mid-block parcel (Block 58 Lot 8), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The parcel is oriented facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

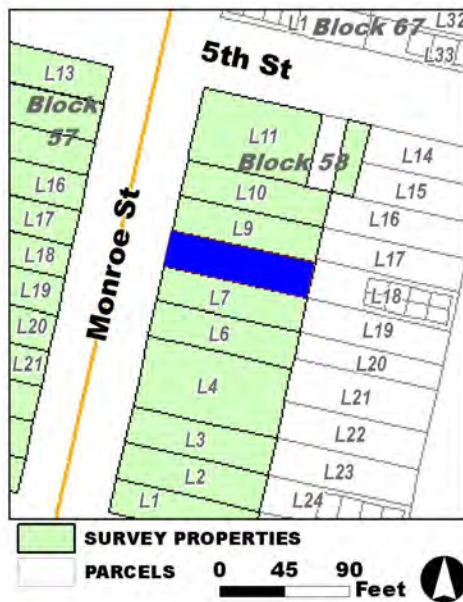
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-214382157

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |
| 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 | 1966 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |

Additional Information:

HPC LIST ID: 209

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

NOTES: Frank Sinatra's birthplace - DEMOED, part of streetscape # 44, the same as # 45

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-214382157**

Page 3

PROPERTY REPORT

Property ID: 134274893

Property Name: 416 Monroe Street

Ownership:

Address: 416 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 416 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The white brick building is fronted by a sunken areaway and garden bed, both demarcated by a cast iron railing. The main entry is located at center of the first floor. The entry is composed of a modern steel-framed plate glass door with a transom, set within an original opening and fronted by a metal stoop. The main entry is flanked by two double-hung windows set within original openings with straight stone sills and lintels on either side. There is a secondary entry located below street level on the facade, and a single double-hung window sits adjacent to the entry at the garden level. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor; the windows at the second and third floors each feature a straight stone sill and lintel. Windows at the fourth floor feature brick rounded arch lintels and straight stone sills. There are panels of sawtooth brick beneath the windows on the upper floors, and the flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 416 Monroe Street

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

134274893

Organization: AECOM

is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a masonry structure with a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s mark 416 Monroe Street as a four-story building containing flats.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. 416 Monroe Street retains elements that convey its historic use and retains sufficient integrity that contributes to the greater Hoboken Historic District. Character-defining features include the centered main entry with garden-level entrance; original window and door openings; areaway fencing; decorative cornice; decorative brick details; and stone sills and lintels. Therefore, 416 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

416 Monroe Street is sited on a rectangular parcel (Block 57 Lot 16), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

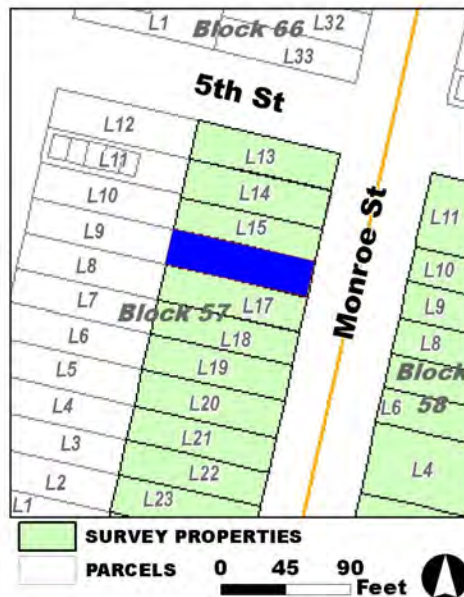
Other Designation Date:

☐ Eligibility Worksheet 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)

134274893

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BIBLIOGRAPHY:

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| Google | GoogleEarth Streetview | | |
| 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 | |
| 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: 47

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

134274893

Page 3

PROPERTY REPORT

Property ID: **-202226056**

Property Name: 417 Monroe Street
Address: 417 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 9 |

Property Photo:



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

Description:

The building at 417 Monroe Street is a one-story, three-bay building constructed ca. 1920. The wood-framed building is clad in brick veneer and is capped by a flat roof. The main entry is centered on the facade and is composed of a wood door set within an original opening. The entry is flanked by double-hung, vinyl-sash windows set within original openings. The flat roof is accented by a plain wood cornice. Alterations include replacement windows; a replacement door; and the addition of cloth awnings over the openings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 417 Monroe Street first appears on a 1923 atlas of Hoboken, where it is shown as having a rectangular footprint that did not occupy the full parcel width; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a one-story, wood-framed commercial building.

417 Monroe Street retains integrity as a commercial building. However, it does not have significant features that contribute to the historic

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-202226056

character of the greater Hoboken Historic District. Therefore it is recommended that 417 Monroe Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

417 Monroe Street is sited on a rectangular parcel (Block 58 Lot 9), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

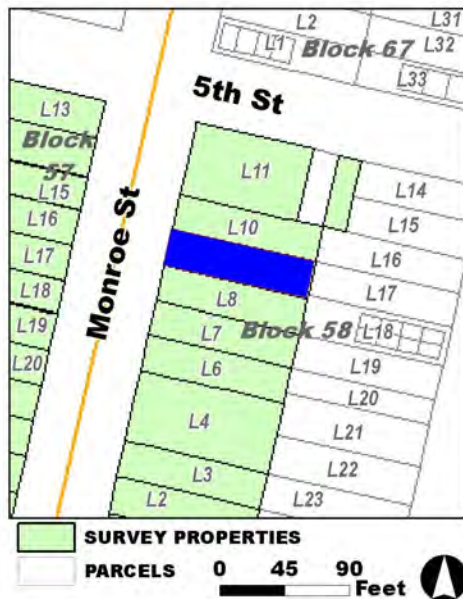
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-202226056

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BIBLIOGRAPHY:

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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |

Additional Information:

HPC LIST ID: 44

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

NOTES: "From here to eternity" Funeral home or bar?; part of streetscape 44

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-202226056**

Page 3

PROPERTY REPORT

Property ID: **-1986439172**

Property Name: 418 Monroe Street
Address: 418 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 418 Monroe Street is a one-story, two-bay, church building constructed ca. 1930. The building is clad in vinyl siding and features a side entry composed of an aluminum door set within an original opening. There is a single awning-style, vinyl-sash window adjacent to the entry on the facade. A metal cross is located at the peak of the front-gable roof. Alterations include replacement windows and door; and resurfacing in vinyl siding. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 418 Monroe Street first appears on a 1932 fire insurance map of Hoboken, where it is noted as a one-story, masonry private garage.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. However, 418 Monroe Street does not retain sufficient integrity or character defining features that contribute to the greater Hoboken Historic District. Therefore, 418 Monroe Street would not contribute to an expanded Hoboken Historic District as recommended by this survey.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1986439172

Page 1

Setting:

418 Monroe Street is sited on a rectangular parcel (Block 57 Lot 15), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

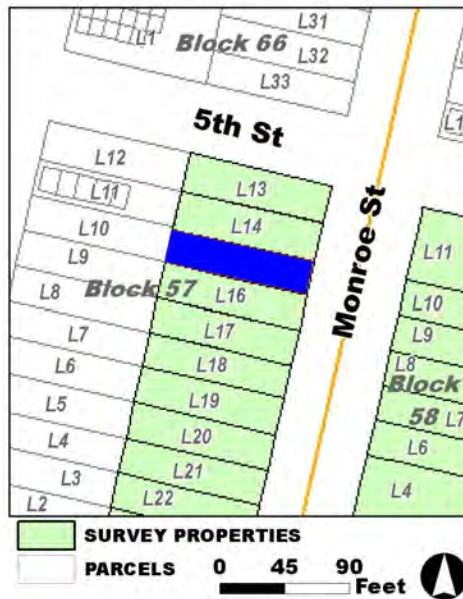
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

-1986439172

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 1938 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 47

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

NOTES: plain but must have some associative significance

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1986439172**

Page 3

PROPERTY REPORT

Property ID: **-2118006149**

Property Name: 419 Monroe Street
Address: 419 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 419 Monroe Street is a four-story, four-bay, multi-family rowhouse constructed ca. 1905. The vinyl-clad, wood-framed building has a concrete foundation. The main entry is located at the first floor and is composed of a replacement wood door with a transom, set within an original opening with a stone lintel, fronted by a modest stone stoop with wrought iron railings. There are three double-hung, vinyl-sash windows set within original openings with stone lintels that sit adjacent to the entry at the first floor. There is a secondary entry located below street level on the facade, fronted by a sunken areaway. Fenestration on the upper floors consists of replacement double-hung windows set within four evenly-spaced, original openings with stone lintels at each floor. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement exterior material; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 419 Monroe Street first appears on a 1909 atlas of Hoboken, where it is shown as having an irregular footprint; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a four-story, masonry building consisting of flats with commercial space at the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-2118006149

Page 1

☐ (Primary Contact)

basement level.

Despite modifications, 419 Monroe Street retains integrity as an early wood frame dwelling, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; stone lintels; decorative cornice; and wood-framed construction. It is possible that early or original wood siding may survive underneath the vinyl siding. It is recommended that 419 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

419 Monroe Street is sited on a rectangular parcel (Block 58 Lot 10), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

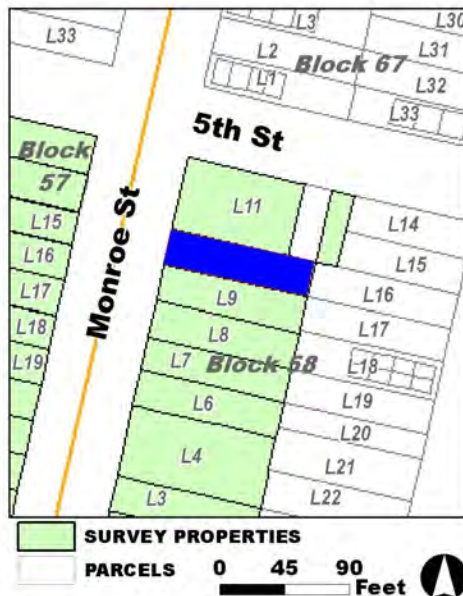
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-2118006149

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 44

PARCEL DATA (BLDG_DESC: 4B-7U-X-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:* 3/1/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2118006149**

Page 3

PROPERTY REPORT

Property ID: 1073084359

Property Name: 420 Monroe Street
Address: 420 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 420 Monroe Street is a four-story, four-bay rowhouse constructed ca. 1900. The brick-clad, wood-framed building is fronted by an areaway demarcated by a cast iron railing, and the garden level is covered in stucco. The main entry is located at the center of the first floor. The entry is composed of a wood and glass door with a transom, set within an original rounded arch opening. The entry features a wood surround and is fronted by a concrete and stone stoop with wrought iron railings. The main entry is flanked by two double-hung windows set within original openings with straight stone sills and wood surrounds on either side. There is a secondary entry located beneath the stoop. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor; the windows at the second and third floors each feature a straight stone sill and rectangular wood surround. Windows at the fourth floor feature straight stone sills and rounded arch wood surrounds. The flat roof is accented by a stepped parapet with a molded cornice. Alterations include replacement windows; replacement doors; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 420 Monroe Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1073084359

Page 1

is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a wood-framed structure with a rectangular footprint, which has not been altered. Fire insurance maps from the 1930s mark 420 Monroe Street as a four-story building containing flats.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opined in 2017, it does retain enough collective historic integrity to justify the expansion of the district boundary to include it. Despite alterations, 420 Monroe Street retains elements that convey its historic use and retains sufficient historic integrity that contributes to the greater Hoboken Historic District. Character-defining features include the centered main entry with stoop and garden-level entrance; original window and door openings; areaway with fencing; stepped parapet; and stone sills. Therefore, 420 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

420 Monroe Street is sited on a rectangular parcel (Block 57 Lot 14), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of historic integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

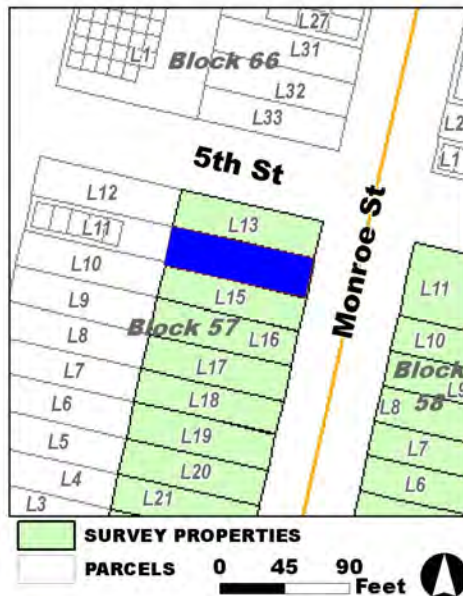
Other Designation Date:

☐ **Eligibility Worksheet 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:

1073084359

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 47

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: 3/1/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1073084359

Page 3

PROPERTY REPORT

Property ID: 1656428960

Property Name: 421 Monroe Street
Address: 421 Monroe ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 58 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 421 Monroe Street is a four-story, four-bay, multi-family Renaissance Revival-style rowhouse constructed ca. 1900. The brick building is fronted by a sunken areaway, demarcated by a wrought iron railing. There is a centered main entry at the first floor composed of a replacement wood door with a transom, set within an original opening with a straight stone lintel, fronted by a metal and concrete stoop with cast iron railings. The main entry is flanked by two pairs of double-hung, vinyl-sash windows set within original openings with shared straight stone lintels and sills. There is a secondary entry located below street level on the facade beneath the stoop, flanked by replacement windows set within original basement openings. Fenestration on the upper floors consists of replacement double-hung windows set within four evenly-spaced, original openings with straight stone lintels and sills at each floor. The windows on the fourth floor are topped by decorative arched brickwork. The flat roof is accented by a decorative wood cornice with swag details on the fascia. Alterations include replacement windows; a replacement stoop; and replacement doors. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe Street began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block was mostly developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides of the street were demolished and replaced with new structures. 421

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1656428960

Page 1

Monroe Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas of Hoboken shows it as having a rectangular footprint; the building's footprint has not been altered. On fire insurance maps from the 1930s it is noted as a four-story, masonry building containing flats.

Despite modifications, 421 Monroe Street retains integrity, and has significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the original openings; stone lintels and sills; decorative cornice; and centered stoop entry. Therefore it is recommended that 421 Monroe Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

421 Monroe Street is sited on a rectangular parcel (Block 58 Lot 11), located on the east side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 400 block of Monroe Street is primarily comprised of three and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

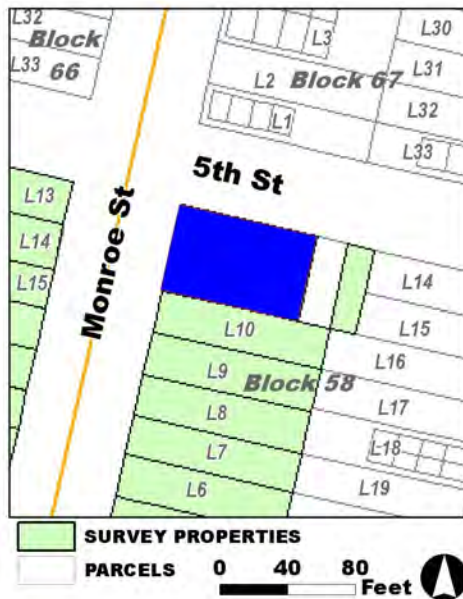
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1656428960

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Google | GoogleEarth Streetview | | |
| 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 | 1938 | |
| 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: 44

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: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1656428960

Page 3

PROPERTY REPORT

Property ID: **-434075490**

Property Name: 422 Monroe Street

Ownership:

Address: 422 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 57 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 422 Monroe Street is a three-story, four-bay structure constructed ca. 1905. The brick-clad, wood-framed building is fronted by an areaway demarcated by a cast iron railing and the first floor is primarily occupied by a commercial storefront. The storefront is composed of a modern steel and glass-plate door, flanked by two steel-framed fixed windows with stone sills. There is a secondary entry located adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement door set within an original opening with a decorative protruding brick vestibule. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor with stone sills. The façade features brick details throughout, and the flat roof is accented by a stepped parapet and brick cornice detail. Fenestration on the side (north) elevation consists of irregularly-spaced replacement windows set within original openings with stone sills. Alterations include replacement windows; replacement doors; and replacement railings. No exterior flood mitigation measures are evident.

Development of the 400 block of Monroe began ca. 1900, consisting primarily of wood-framed dwellings along the west side of the block. By 1909 the east side of the block had been almost completely developed, and by 1923 both sides of the block were fully occupied. While there were several masonry buildings along the block, the majority of buildings constructed were wood-framed dwellings. During the second half of the twentieth century, several original buildings along both sides were demolished and replaced with new structures. 422 Monroe Street is first depicted on a 1909 atlas that shows the building as a wood-framed structure with a rectangular footprint, which has

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Courtney Clark

☐ (Primary Contact)

-434075490

Organization: AECOM

not been altered. Fire insurance maps from the 1930s mark 422 Monroe Street as a three-story commercial and residential building.

Though the west side of the 400 block of Monroe Street is not located within the Hoboken Historic District boundaries as opinioned in 2017, it does retain enough collective integrity to justify the expansion of the district boundary to include it. 422 Monroe Street retains elements that convey its historic use and retains sufficient integrity that contributes to the greater Hoboken Historic District. Character-defining features include the commercial storefront; double entries; original openings; stepped parapet; brick façade details; and stone sills. Therefore, 422 Monroe Street would contribute to an expanded Hoboken Historic District as recommended by this survey.

Setting:

422 Monroe Street is sited on a rectangular parcel (Block 57 Lot 13), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 400 block of Monroe Street is primarily comprised of three- and four-story multi-family rowhomes constructed between 1900 and 1920. Several original buildings along the block have been replaced with modern dwellings. However, the block still retains a fair amount of integrity and a high concentration of wood-framed buildings, which are rare throughout the city.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

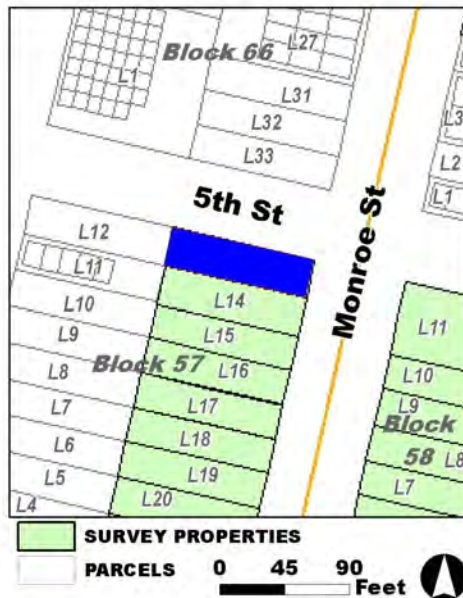
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-434075490

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 | 1909 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| 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 | | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |

Additional Information:

HPC LIST ID: 47

PARCEL DATA (BLDG_DESC: 3F-5U-1C / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-434075490

Page 3

PROPERTY REPORT

Property ID: **-530017553**

Property Name: 511 Monroe Street

Ownership: Private

Address: 511 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 67 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

511 Monroe Street is a three-story tall, four-bay, wide apartment building, constructed ca. 1900. The building is of frame construction, clad in vinyl siding. Side entrances, with wood surrounds, pierce both corners of the façade, sheltered by cloth awnings. Fenestration between the entrances is irregular and includes a garage bay and a pair of openings. Fenestration across the upper levels includes symmetrical, even-spaced single openings. The openings appear to be original with replacement sashes. The flat roof is accented by a simple cornice with brackets. Alterations include vinyl sash replacement windows throughout; replacement doors; and the application of replacement siding to the exterior. No exterior flood mitigation measures are evident.

No development is denoted in this area on the 1891 map of this area; however, by 1904 the majority of the block appears to have been developed. The 1909 map of this area denotes 511 Monroe Street with development. The footprint of this building at this location remains unchanged since its construction. Local newspaper clippings indicate occupancy at this address as early as 1897.

511 Monroe Street continues to exhibit its low-profile roof with cornice, and some original fenestration. However, due to other non-historic alterations, including the alteration of window and door openings, and the addition of a garage bay, the building lacks retention of significant character-defining features, and it is recommended that 511 Monroe Street be classified a non-contributing resource to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-530017553

Page 1

Setting:

511 Monroe Street is sited on the east side of Monroe Street, on a narrow, rectangular-shaped parcel (Block 67 Lot 6), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This 500 block of Monroe Street is comprised of medium-integrity, late-19th century, and early-20th to late-20th century residential buildings, featuring a variety of styles and mix of frame and brick exteriors.

**Registration
and Status
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

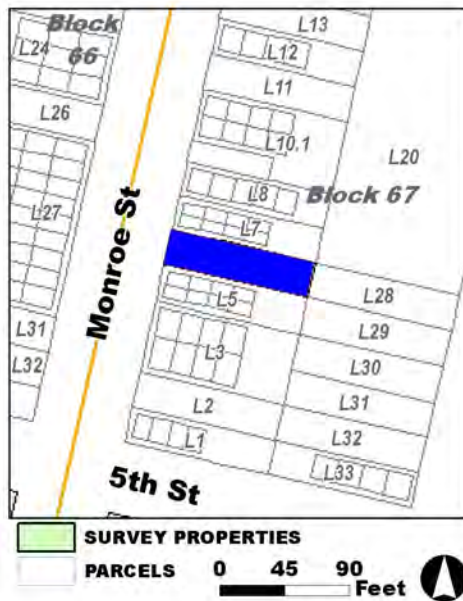
Certification of Eligibility:

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:

-530017553

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 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |

Additional Information:

HPC LIST ID: 49

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

NOTES: note says "now non-contributing"

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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-530017553**

Page 3

PROPERTY REPORT

Property ID: 1890942237

Property Name: Former Ferguson Brothers Manufacturing Company
Address: 720-732 Monroe ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 81 | 3.01 |
| HUDSON | Hoboken | | Newark | 80 | 1.01 |
| HUDSON | Hoboken | | Newark | 80 | 19.01 |
| HUDSON | Hoboken | | Newark | 81 | 2.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Ferguson Brothers Manufacturing Company is comprised of two freestanding industrial buildings linked by a modern steel and glass skybridge: 732 and 720 Monroe Street. The building at 732 Monroe Street is a five-story brick factory building constructed in 1900. Occupying the corner, its street-fronting elevations feature a system of replacement industrial steel windows (some with pivot sash in the centers), separated by vertical brick piers at regular intervals. Cast stone lintels extend across each window bay. At the north and east elevations, the first floor has been altered with modern storefront systems in place of the original window sash, and are topped by canvas awnings. A stair tower is centered on the north elevation. No flood mitigation measures are visible. The building at 720 Monroe Street is a five-story, reinforced concrete industrial building constructed ca. 1920. It displays restrained elements of the Art Deco style in the geometric pattern that adorns the top of each vertical pier. The street-fronting elevations feature large industrial windows with pivot sash at the center; windows on the first and second floors are modern aluminum replacements, while the upper floors appear to be the original steel sash. Painted brick spandrel panels extend beneath each window bay, while parged and painted vertical piers are spaced at regular intervals. Stair towers rise from the northeast and southeast corners of the structure. The first floor has been altered with modern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

☒ (Primary Contact)

1890942237

Page 1

storefront systems in place of the original window sash. No flood mitigation measures are visible. The modern steel and glass skybridge appears to have replaced an earlier structure that served the same purpose. Due to its location, scale, and contemporary vocabulary that distinguishes the old from the new (and with limited touch points on the historic buildings), the new skybridge does not detract from their historic setting or appearance.

Ferguson Bros. Manufacturing Company was a furniture manufacturer that was established in New York City in 1898, and moved to Hoboken in 1900. The company first occupied the large factory at 732 Monroe Street, and by the 1920s constructed the present-day 732 Monroe Street as their operation grew. By 1930 they employed 515 people, and were considered one of the most important industrial concerns in the City of Hoboken. The company produced Mission and Craftsman-style furniture, and had showrooms in both New York City and Chicago. In 1953 the company left Hoboken after they were acquired by Sun-Glo Industries. As a result, the company relocated its operations to West Virginia.

The buildings at Ferguson Bros. Manufacturing Company were determined to be individually eligible for listing in the National Register of Historic Places on October 16, 1998 under Criterion C, as excellent and intact examples of early 20th-century industrial buildings. They are currently located outside the boundaries of the Hoboken Historic District. Both buildings retain character-defining elements of early 20th-century industrial architecture, such as expansive industrial-style windows (including some original units), masonry piers, and enclosed stair towers. However, due to significant additions in recent years to the industrial complex, it is not recommended that the Hoboken Historic District boundaries be expanded to include 732 and 720 Monroe Street.

Setting:

Ferguson Brothers Manufacturing Company occupies the entire eastern portion of the block (Block 81 Lot 3.01), bound by 7th Street to the south, Jackson Street to the west, 8th Street to the north, and Monroe Street to the east. Its primary, street-fronting elevations occur along Monroe and 8th Streets in the City of Hoboken, Hudson County, New Jersey.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 10/16/1998

Local Designation:

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)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1890942237

| | | |
|--|---|------|
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 |
| Guzzo, Dorothy P. | Eligible Property Worksheet for Ferguson Brothers Manufacturing Company, 720-732 Monroe Street | 1998 |
| Guzzo, Dorothy P. | Eligible Property Worksheet for Ferguson Brothers Manufacturing Company, 720-732 Monroe Street | 1998 |

Additional Information:

HPC LIST ID: 135

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

NOTES: fmr. Ferguson Bros.Manuf. Co. , 720-732 Monroe Street

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☐**District Name:** not applicable**Status:****Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM**Property ID:**☒ (Primary Contact)**1890942237**

Page 3

PROPERTY REPORT

Property ID: **-718367648**

Property Name: 1060 Monroe Street

Ownership:

Address: 1060 Monroe ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 93 | 10 |
| HUDSON | Hoboken | | Newark | 93 | 11 |
| HUDSON | Hoboken | | Newark | 93 | 12 |
| HUDSON | Hoboken | | Newark | 93 | 13 |
| HUDSON | Hoboken | | Newark | 93 | 14 |
| HUDSON | Hoboken | | Newark | 93 | 15 |
| HUDSON | Hoboken | | Newark | 93 | 16.01 |
| HUDSON | Hoboken | | Newark | 93 | 16.02 |
| HUDSON | Hoboken | | Newark | 93 | 17.01 |
| HUDSON | Hoboken | | Newark | 93 | 17.02 |
| HUDSON | Hoboken | | Newark | 93 | 18 |
| HUDSON | Hoboken | | Newark | 93 | 19 |
| HUDSON | Hoboken | | Newark | 93 | 20 |
| HUDSON | Hoboken | | Newark | 93 | 21 |
| HUDSON | Hoboken | | Newark | 93 | 22 |
| HUDSON | Hoboken | | Newark | 93 | 23 |
| HUDSON | Hoboken | | Newark | 93 | 24 |
| HUDSON | Hoboken | | Newark | 93 | 25.01 |
| HUDSON | Hoboken | | Newark | 93 | 8.02 |
| HUDSON | Hoboken | | Newark | 93 | 9 |
| HUDSON | Hoboken | | Newark | 97 | 1.01 |
| HUDSON | Hoboken | | Newark | 97 | 1.02 |
| HUDSON | Hoboken | | Newark | 97 | 10 |
| HUDSON | Hoboken | | Newark | 97 | 11 |
| HUDSON | Hoboken | | Newark | 97 | 12 |
| HUDSON | Hoboken | | Newark | 97 | 13 |
| HUDSON | Hoboken | | Newark | 97 | 14 |
| HUDSON | Hoboken | | Newark | 97 | 15 |
| HUDSON | Hoboken | | Newark | 97 | 16 |
| HUDSON | Hoboken | | Newark | 97 | 17 |
| HUDSON | Hoboken | | Newark | 97 | 18 |
| HUDSON | Hoboken | | Newark | 97 | 19 |
| HUDSON | Hoboken | | Newark | 97 | 2 |
| HUDSON | Hoboken | | Newark | 97 | 20 |
| HUDSON | Hoboken | | Newark | 97 | 21 |
| HUDSON | Hoboken | | Newark | 97 | 22.01 |
| HUDSON | Hoboken | | Newark | 97 | 22.02 |
| HUDSON | Hoboken | | Newark | 97 | 3 |
| HUDSON | Hoboken | | Newark | 97 | 4 |
| HUDSON | Hoboken | | Newark | 97 | 5 |
| HUDSON | Hoboken | | Newark | 97 | 6.01 |
| HUDSON | Hoboken | | Newark | 97 | 6.02 |
| HUDSON | Hoboken | | Newark | 97 | 6.03 |
| HUDSON | Hoboken | | Newark | 97 | 7 |
| HUDSON | Hoboken | | Newark | 97 | 7.01 |
| HUDSON | Hoboken | | Newark | 97 | 8 |
| HUDSON | Hoboken | | Newark | 97 | 9 |

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

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Surveyor:

☐ (Primary Contact)

-718367648

Organization: AECOM

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1060 Monroe Street is a one-story brick industrial building constructed ca. 1940. The vernacular building is composed of two blocks, a north block clad in corrugated metal without fenestration, and a south block with painted common bond brickwork and intact industrial steel sash windows. Sawtooth roof monitors are located on the south block only. A modest primary entrance, flanked by brick pilasters, is located at the southeast corner of the building. Two roll-top metal door bays are situated immediately north of the entrance. A secondary entrance and nine additional loading bays are located across the north elevation, facing 11th Street. Alterations include infill of window openings on the south block's east elevation, and modern loading bay modifications. No exterior flood mitigation measures are evident.

Based on historic maps and aerials, the property located at 1060 Monroe Street was built sometime between 1934 and 1954. No significant modifications to its massing or building footprint have occurred since its initial construction. However, surrounding properties have changed over time because the former heavily industrial west end of Hoboken has transformed into a mixed-use and residential area.

1060 Monroe Street is located outside the boundaries of the Hoboken Historic District. Though it was constructed during the Hoboken Historic District's period of significance (1838-1967), it is not a distinguishable entity in the City of Hoboken, nor does it appear to contribute to the character of the National Register-eligible historic district. As such, it is recommended that 1060 Monroe Street not be included in the boundaries of the Hoboken Historic District.

Setting:

1060 Monroe Street is sited on an irregular-shaped parcel (Block 97, Lot 22.02), located on the west side of Monroe Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. It is located in the industrial west end of Hoboken, with its west elevation bounded by railroad tracks. It is located across from a shopping center and parking lot to the east, and attached on its southern elevation to a modern mixed-use property.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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:

Organization: AECOM

Property ID:

-718367648

Page 2

☐ (Primary Contact)

Location Map:



Site Map:

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

☐ (Primary Contact) **Property ID: -718367648**

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|--|------------------|-------|------------------|-----------------|
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1953 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1953 | | |

Additional Information:

HPC LIST ID: 100

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: 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:

-718367648

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PROPERTY REPORT

Property ID: **-2059367291**

Property Name: Hoboken Land and Improvement Company Building
Address: 1 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 230 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hoboken Land & Improvement Company Building, at 1 Newark Street, is a two-and-one-half-story, 11-bay commercial building built in 1889 with influences from the Queen Anne and Romanesque Revival-styles. The facade (fronting on Newark Street) is clad in brick with a stone foundation and features a fire escape. Of note is the decorative brickwork with recessed panels and Romanesque arches, the latter of which ornament the second floor of two squared towers with hipped roofs which flank the central section of the building. The facade has a centralized main entry containing a double-leaf, wood panel and glass door with a transom. Arched secondary entries are located on each side of the central block of the building and contain wood panel and glass doors with transoms above. A storefront in the second bay from the west features a recessed entry containing a wood panel and glass door topped by a transom. Fenestration on the first floor includes grouped single windows; banks of three windows; and a single window located in a partially filled larger opening. All windows contain one-over-one replacement sashes and a majority feature transoms and brick splayed arch lintels. Second floor fenestration includes arched windows containing banks of three one-over-one replacement sashes and transoms; larger windows with pairs of one-over-one replacement sashes with metal transom plates and flat brick lintels; and single windows with splayed arch brick lintels and stone sills containing replacement one-over-one sashes. The deck roof is clad in asphalt shingles and pierced by six irregularly spaced hipped dormers which each contain two one-over-one replacement sashes. The facade has one exterior brick chimney, one truncated interior chimney, and one centralized chimney.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-2059367291

Page 1

☐ (Primary Contact)

The east elevation of the building fronts on Frank Sinatra Drive, is two bays wide, and is clad in brick with a stone foundation. Fronted by a small garden and basement entry, it features an off-center, recessed entry containing a glass plate door with a transom. A second entry on the south side of the elevation has been filled. Fenestration on the first floor consists of a single window and a double window, both of which contain replacement one-over-one sashes. The second floor is pierced by two arched windows containing banks of three one-over-one replacement sashes and transoms. The roofline is accented by a stucco band and the roof itself is pierced by a large deck roof dormer containing four windows with one-over-one replacement sashes.

The west elevation of the building fronts on River Street, is two bays wide, and is clad in brick with a stone foundation. It features a recessed side entry with a classical surround and broken pediment containing a glass plate door with a transom. Fenestration on the first floor consists of an original centralized picture window with a three light transom, stone sill, and a splayed brick arch lintel. single window and a double window, both of which contain replacement one-over-one sashes. The second floor is pierced by a modern window containing two one-over-one sashes. The roofline is accented by a stucco band and the roof itself is pierced by a hipped dormer containing two windows with one-over-one replacement sashes. Included among the many exterior alterations are the removal of the pent roof; recladding of the tile roof with asphalt shingles; infill, opening, and alteration of window and entry openings around the building; and replacement of sashes and doors. No exterior flood mitigation measures are apparent.

The Hoboken Land& Improvement Company (HL&IC) was established in 1838 to manage the landholdings of the Stevens family. Designed by Charles Fall and constructed by Myles Tierney, this structure was built in 1889, likely on the site of a former structure used by the HL&IC. It remained in use as the company's headquarters until its dissolution in 1946.

The Hoboken Land& Improvement Company Building has undergone extensive alterations, including the removal of the pent roof; recladding of the tile roof with asphalt shingles; infill, opening, and alteration of window and entry openings around the building; and replacement of sashes and doors. Despite this, it retains character defining features such as decorative brickwork, dormers, central towers, and arched windows. These elements contribute to the historic and architectural character of River and Newark Streets as well as the locally designated Central Business and Washington Street Historic District and the Hoboken Historic District. In addition, it was individually listed in the New Jersey State Register of Historic Places on March 29, 1979, and in the National Register of Historic Places on July 3, 1979. Therefore, it is recommended that the Hoboken Land and Improvement Company Building be classified as a key contributing resource to the Hoboken Historic District.

Setting:

Hoboken Land and Improvement Company Building is sited on a parcel (Block 230 Lot 10), located on the southeast corner of River and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is surrounded by commercial development from the late 19th and 20th centuries.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register: 7/3/1979

New Jersey Register: 3/29/1979

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

Surveyor: Samantha Kuntz

Organization: AECOM

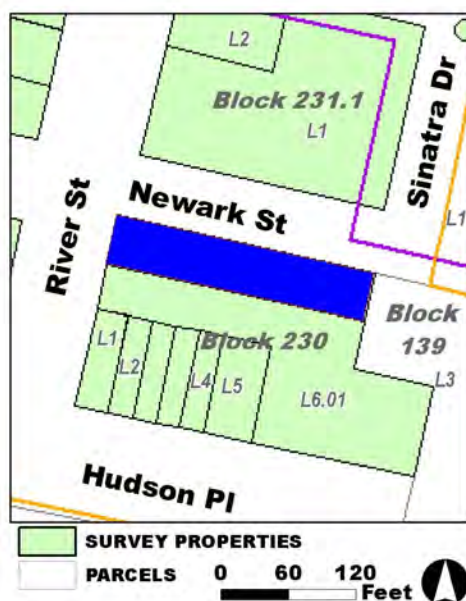
☐ (Primary Contact)

Property ID:

-2059367291

Page 2

Location Map:



Site Map:

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|---------------------------|--|-------|----------------------------------|
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| 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: 151

PARCEL DATA (BLDG_DESC: 3B-COM OFFICES / FAC_NAME: / YR:)

NOTES: Hoboken Land and Improvement Company, now Hoboken Land Building -listed indiv.

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

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-2059367291

Page 3

☐ (Primary Contact)

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

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2059367291

Page 4

PROPERTY REPORT

Property ID: 1838818354

Property Name: 30-34 Newark Street
Address: 30-34 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 6.01 |
| HUDSON | Hoboken | | Newark | 223 | 6.02 |
| HUDSON | Hoboken | | Newark | 223 | 6.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 30-34 Newark Street/92 River Street (also known as 30-34 Newark Street) is a heavily modified, two-story, six-bay, commercial structure erected ca. 1880. The primary elevation fronts on Newark Street and is clad in a painted brick veneer and features three modern storefronts. The central and western storefronts are located under a shared awning and each have a side entry containing a glass plate door and feature plate glass display windows. The eastern storefront is clad in a clapboard veneer and features a centralized entry containing a double-leaf, metal and glass door under an awning. To the west of this entry is a narrow plate glass window. A side entry to the building's second floor is located on the western corner of the facade and contains a glass and fiberglass door. Second floor fenestration consists of paired, six-over-six, double-hung replacement sashes set in the original window openings. The second floor windows feature replacement concrete sills and lintels. The flat roof is accented by a simple wood cornice on the eastern two bays and stone coping on the remaining four. The rooftop features a metal sign in the shape of a hand pointing to the west with neon-lights spelling "Clam Broth House," in reference to the restaurant formerly located next door. The east elevation fronts on River Street and features a clapboard veneer cladding on the first floor and a painted brick veneer on the second floor. An awning covers the four irregularly spaced entries, three of which contain double-leaf, metal and glass doors, with the fourth containing a single metal and glass door. Second floor fenestration consists of six-over-six, double-hung replacement sashes set in the original window openings. The second floor windows

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1838818354

feature replacement concrete sills and lintels. The flat roof is accented by a simple wood cornice. Alterations include replacement storefronts; replacement cornice; replacement lintels and sills, and replacement sashes and doors. No exterior flood mitigation measures are evident.

This block of Newark Street was originally part of the grounds of the Otto House restaurant, though development had begun by the 1860s. Structures were depicted on this site in the 1873 atlas of Hudson County published by G. M. Hopkins. In an 1881 bird's eye view of Hoboken, a four-story structure is depicted on the site of the building, and according to the 1891 fire insurance atlas published by the Sanborn-Perris Map Co. this structure has the same footprint as the present building. By the time the 1951 revision to the Sanborn Map Co.'s 1906 fire insurance atlas was published, this building was home to a single store on the first floor and offices above. Between 1951 and 1978, the building's upper stories were removed and the exterior heavily altered. Documentation from the 1978 Zingman survey shows a unified first floor with a corner entry that appears to be part of an expansion of the Clam Broth House restaurant. The upper stories are stuccoed. The two eastern bays of the structure underwent their most recent renovation in 2012.

The building at 30-34 Newark Street/92 River Street no longer conveys its historic appearance due to extensive modern alterations, including the removal of the upper two floors ca. 1955; facade recladding; modern window opening modifications; and modern storefronts. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 30-34 Newark Street/92 River Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

The building at 30-34 Newark Street / 92 River Street is sited on a parcel (Block 223 Lot 6.02), located on the northwest corner of River and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south, fronting on Newark Street and is situated among a mix of 19th, 20th, and 21st century buildings in Hoboken's dense Terminal area.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

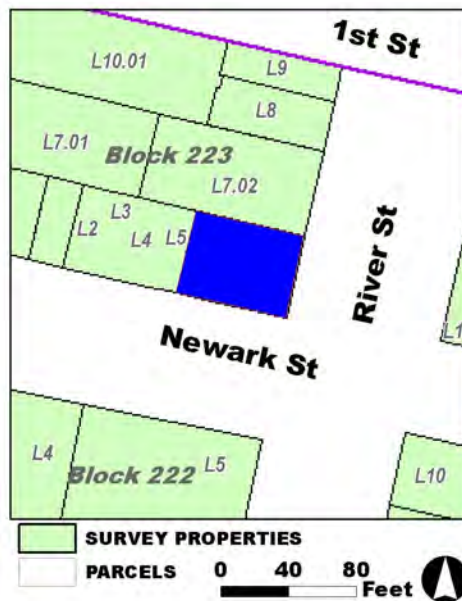
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1838818354

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
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| 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-1C-2U/2B-1C / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****1838818354**

Page 3

PROPERTY REPORT

Property ID: 1017733592

Property Name: Second Bank and Trust Company Building
Address: 31-41 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 222 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Second Bank and Trust Company Building (also known as the New Jersey State Unemployment Office and River View Historical Plaza II) at 31-41 Newark Street is a five-and-one-half-story, nine-bay commercial structure constructed in the Classical Revival-style ca. 1926, with an additional three stories and a set-back penthouse level added ca. 1990. The first two floors of the facade are clad in brick with terra cotta detailing, while the upper three floors are clad in concrete and stucco. The facade features an off-center main entry with a classical stone surround and a dentiled entablature. The entry contains a replacement, double-leaf, glass and metal door with a transom. A secondary, side entry is located in the westernmost bay and contains replacement two plate glass doors separated by a plate glass window with a metal panel in the transom above. Fenestration consists of windows mostly containing fixed sashes in groups of two or three. Two single windows are located on the first floor, and all first and fifth floor windows have transom lights. Bays on the first two floors are separated by squared brick pilasters with terra cotta Corinthian capitals which terminate in a decorative course of terra cotta tiles beneath the original, bracketed terra cotta cornice. The squared concrete piers of the upper floors imitate the effect of the pilasters, though they terminate without capitals in a subdued, dentiled cornice, which accents the structure's flat roof. The details largely repeat on the building's east elevation, which is five bays wide and features a centralized entrance with a classical stone surround and a bracketed, dentiled entablature. The entry contains a replacement, double-leaf, glass plate door with a transom. A secondary, side entry is located in the southernmost bay and contains a replacement plate glass door. Alterations include the additional three stories and set-back penthouse level as well as replacement doors and sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1017733592

Page 1

☐ (Primary Contact)

The building is located on the unit block of Hudson Street, which was owned by the Hoboken Land& Improvement Company into the 1870s, with the south side of the block entirely built up by 1873. In the mid-1920s, the brick structures on the site were demolished and the Second National Bank, founded in 1888 and headquartered in a building on the northeast corner of River Street and Hudson Place (Property ID -1603504876) erected a new building. The bank moved across the street in 1926, and soon after changed its name to the Second Bank and Trust Company. In 1931, after the Hoboken-based Steneck Trust Company failed, the Second Bank and Trust Company was taken over by other Hudson County banks. In the 1932 revision of the 1906 fire insurance atlas published by the Sanborn Map Co., most of the building was shown as vacant, though three shops were located in small storefronts in the northwestern corner of the building. In the 1938 revision it was used for offices and by 1951 it was utilized by the Federal Government. The three story addition with a penthouse level was added to the structure between 1987 and 1997 according to aerial photographs.

Though the Second Bank and Trust Company Building at 31-41 Newark Street exhibits substantial modifications, including first floor alterations and the construction of a three-and-one-half-story modern addition, the resource retains significant features such as the original terra cotta cornice above the second floor; pilasters with terra cotta Corinthian capitals; and classical door surrounds. The alterations have not diminished the building's overall integrity; and its architectural features contribute to the locally designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, despite modifications, it is recommended that the Second Bank and Trust Company Building be classified as a contributing resource to the Hoboken Historic District.

Setting:

Second Bank and Trust Company Building at 31-41 Newark Street is sited on a parcel (Block 222 Lot 5), located on the southwest corner of River and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is situated among a mix of 19th and 20th century buildings on a primarily commercial block near the Hoboken Lackawanna Terminal.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

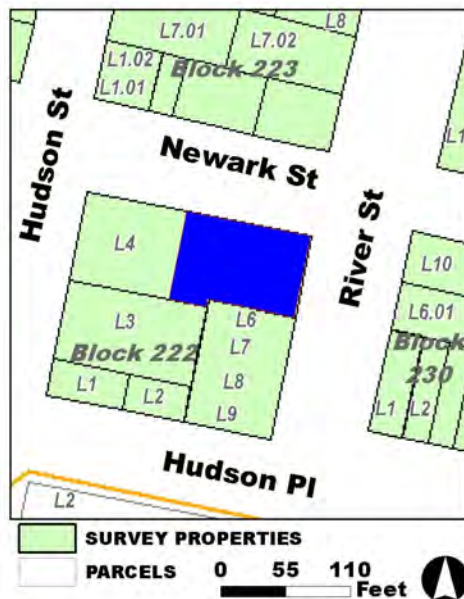
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1017733592

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
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| Jersey Journal | "Mercy Is Shown Bank Embezzler," January 21, 1930, 6. | 1930 | |
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| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1997 | |
| 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 | "Police Guard A Million As Bank Moves," February 1, 1926, 14. | 1926 | |
| Jersey Journal | "Cash Ceases Second Bank Withdrawals," July 9, 1931, 1, 14. | 1931 | |
| 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 | |
| New York Dawn | Hoboken Illustrated | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2004 | |
| 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-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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 6B-OFFICE BLDG / 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**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:****1017733592**

Page 3

☐ (Primary Contact)

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: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1017733592

Page 4

PROPERTY REPORT

Property ID: 604789909

Property Name: 36-42 Newark Street
Address: 36-42 Newark ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 2 |
| HUDSON | Hoboken | | Newark | 223 | 3 |
| HUDSON | Hoboken | | Newark | 223 | 4 |
| HUDSON | Hoboken | | Newark | 223 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 36-42 Newark Street is a six-story, six-bay, modern mixed-use structure with Second Empire and Italianate-style influences erected ca. 2006. The facade is clad in a brick veneer and features projecting central bays and a storefront on the first floor clad in a stone veneer. The storefront features entries in the western and two central bays containing double-leaf glass plate doors topped by arched transoms. The entries feature classically-inspired surrounds with foliated brackets. The central bays are flanked by windows with four light shades and classically-inspired surrounds. The eastern bay contains an entry to the upper floors of the building with a double-leaf glass plate door topped by an arched transom and flanked by sidelights. Fenestration on the second through fourth floors consists of single windows containing one-over-one, double-hung sashes with concrete sills and arched drip mold lintels. The mansard roof is accented by a simple bracketed cornice, and is pierced by two levels of pedimented and arched dormers containing one-over-one sashes. No exterior alterations or exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

604789909

Page 1

This block of Newark Street was originally part of the grounds of the Otto House restaurant, though development had begun by the 1860s. Structures were depicted on this site in the 1873 atlas of Hudson County published by G. M. Hopkins. In an 1881 bird's eye view of Hoboken, a four-story structure is depicted on the site of the building, and according to the 1891 fire insurance atlas published by the Sanborn-Perris Map Co. four, four-story brick structures were present on the site. From about 1899, some of these buildings housed the famed Clam Broth House restaurant, which was closed ca. 2003. According to the Hoboken Historic Preservation Commission, "the structure was razed after bricks on the street-facing facade began delaminating." Aerial photographs indicate that the present structure was erected between 2006 and 2007.

The building at 36-42 Newark 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 to the Hoboken Historic District.

Setting:

The building at 36-42 Newark Street is sited on a parcel (Block 223 Lot 5), located on the north side of Newark Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south and is situated among a mix of 19th, 20th, and 21st century buildings in Hoboken's dense Terminal area.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

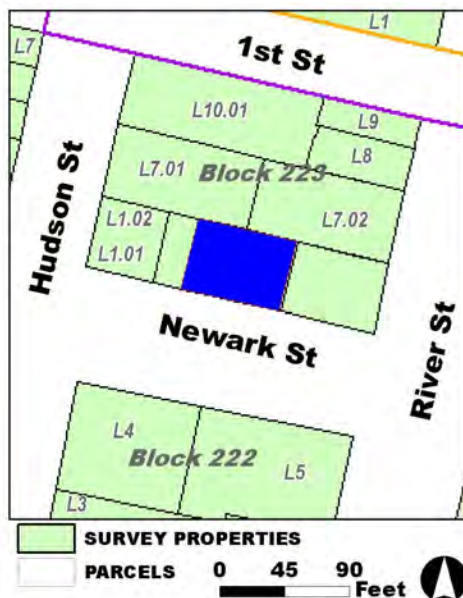
Other Designation Date:

☐ Eligibility Worksheet 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)

604789909

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--|--|-------|----------------------------------|
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2006 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 1978 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 2002 | |
| 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 | |
| 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 | 2007 | |

Additional Information:

HPC LIST ID: 0

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

NOTES: NJACTB Parcel = 5.01

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**604789909**

Page 3

PROPERTY REPORT

Property ID: **-535648817**

Property Name: 44 Newark Street

Ownership:

Address: 44 Newark ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 1.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 44A Newark Street (commonly known as 44 Newark Street) is a four-story, three bay, Italianate-style dwelling built ca. 1863. The facade is clad in painted brick; features a fire escape covering the central and western bays; and features a storefront on the first floor. The storefront has a side entry containing a plate glass door and a plate glass window. It is flanked by painted stone quoins. A side entry providing access to the remainder of the building contains a wood panel door with a wood surround. A small pent roof is located above the first floor. Fenestration on the second, third, and fourth floors consists of windows with stone arched label mold lintels and stone sills containing replacement one-over-one sashes. The flat roof is accented by a decorative bracketed cornice. Alterations include the installation of a replacement storefront and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building at 44A Newark Street is first depicted in John Bachmann's 1865 revision to his 1860 bird's eye view of Hoboken, where it is shown as one of the first structures on the north side of Newark Street east of Hudson Street. Known until 1891 as 16 Newark Street, it was depicted in the Sanborn-Perris Map Co. fire insurance atlas published that year with a gravel roof and a one-story frame addition in the rear. According to the 1932 revision to the 1906 fire insurance atlas published by the Sanborn Map Co., it was in use as a hotel. No changes were documented in the 1938 revision, but by the time of the 1951 revision it was no longer operating as a hotel and the frame addition to the rear had been removed. Excepting the remodeled storefront, little in the way of exterior alterations appear to have been made since the 1978 survey.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-535648817

Page 1

The building at 44A Newark Street has undergone alterations -- most conspicuously in the alteration of its first floor. Despite this, it retains integrity and character-defining features, such as the stone label mold lintels and bracketed cornice. These features contribute to the remaining mid-19th century historic and architectural character of this block of Newark Street and the locally-designated Central Business & Washington Street Historic District . Therefore, it is recommended that 44A Newark Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 44A Newark Street is sited on a parcel (Block 223 Lot 1.03), located on the north side of Newark Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south and is situated among a mix of 19th, 20th, and 21st century buildings in Hoboken's dense Terminal area.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

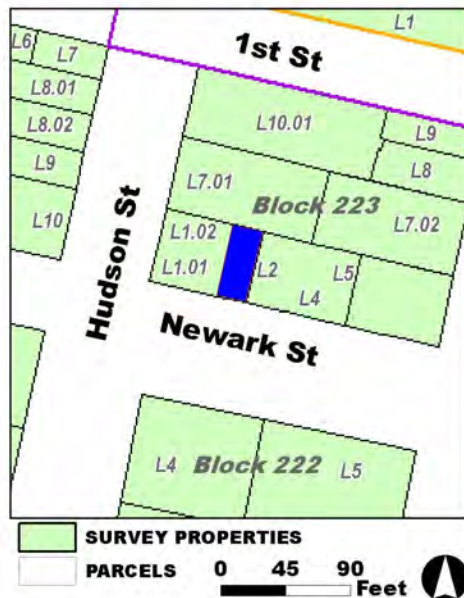
Other Designation Date:

☐ **Eligibility Worksheet 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)

-535648817

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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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. 4 | 1978 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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: 4B-1C-3U-H-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-535648817

Page 3

PROPERTY REPORT

Property ID: 17660870

Property Name: 46 Newark Street/89-91 Hudson Street
Address: 46 Newark ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 1.01 |
| HUDSON | Hoboken | | Newark | 223 | 1.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

There are two buildings located on the same parcel numbered 46 Newark Street (also known as 89 and 91 Hudson Street). The building at 89 Hudson Street is a four-story, three-bay structure built in the Italianate-style ca. 1870. The primary elevation fronts on Hudson Street, is clad in painted brick, and features a metal fire escape shared with the neighboring building. A storefront with a corner entry is located on the ground floor. The cut-out corner entry is supported by a cast iron column and the entry itself contains a double-leaf wood and glass door capped by a transom. The storefront features wood paneling below plate glass display windows and is topped by a painted metal cornice. Fenestration consists of windows containing one-over-one replacement sashes with brownstone lintels and sills. The flat roof is accented by a cornice with foliated brackets. The south elevation fronts on Newark Street and the three eastern bays were historically numbered 46 Newark Street. The storefront continues on this elevation. A secondary entry is located toward the east side of the elevation. The entry is fronted by a replacement brick stoop and contains a double-leaf wood and glass door. Fenestration and cornice details repeat from the primary elevation. Alterations include replacement secondary entry; replacement stoop; and replacement sashes and doors. No exterior floor mitigation measures are present. The building at 91 Hudson Street is a four-story, three-bay structure built in the Italianate-style ca. 1870. The primary elevation is clad in brick and features a shared fire escape with the neighboring 89 Hudson Street. The building features a storefront with a centered entry containing a wood and glass door. The storefront features wood paneling below glass display windows and decorative transoms. A side entry to the upper floors of the structure contains a replacement wood and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

17660870

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glass door topped by a transom. The first floor is topped by a metal cornice. Fenestration consists of windows containing one-over-one replacement sashes with brownstone lintels and sills. The flat roof is accented by a cornice with foliated brackets. Alterations include replacement sashes and doors. No exterior floor mitigation measures are present.

The buildings are located on a site which as of 1856 was part of a green space surrounding the Otto Cottage restaurant. By 1873, the structures at the northeast corner of Hudson and Newark Streets (now 89-91 Hudson Street/46 Newark Street) had been erected. Between 1938 and 1951 the building at 89 Hudson/46 Newark Street was modified to house three storefronts numbered 44, 44 1/2, and 46 Newark Street respectively. By the time of the 1978 Zingman survey, the storefront at 44 Hudson had been replaced by a modern residential entry different from the present secondary entrance.

The buildings at 89 Hudson Street/46 Newark Street and 91 Hudson Street have undergone alterations -- most conspicuously in substantial alterations to the first floor of the Newark Street elevation of 89 Hudson/46 Newark. Despite this, the buildings at 89 Hudson Street/46 Newark Street and 91 Hudson Street retain integrity and character-defining features, such as historic Hudson Street storefronts; the stone lintels and sills; and wood cornices with foliated brackets. These features contribute to the remaining mid-19th century historic and architectural character of these blocks of Hudson and Newark Streets as well as the locally-designated Central Business & Washington Street Historic District. Therefore, it is recommended that the buildings at 89 Hudson Street/46 Newark Street and 91 Hudson Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

46 Newark Street is sited on a parcel (Block 223 Lot 1.01), located on the northeast corner of Hudson and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west toward Hudson Street and is situated among a mix of 19th, 20th, and 21st century buildings in Hoboken's dense Terminal area.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

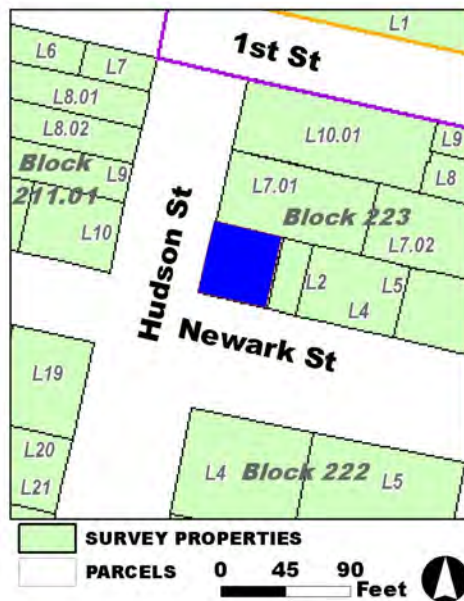
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

17660870

Page 2

☒ (Primary Contact)

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| Google | GoogleEarth Streetview | | | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

17660870

Page 3

PROPERTY REPORT

Property ID: 1039337880

Property Name: 50-54 Newark Street/86-88 Hudson
Address: 50-54 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 10 |
| HUDSON | Hoboken | | Newark | 211.01 | 11 |
| HUDSON | Hoboken | | Newark | 211.01 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

There are presently two buildings located 50-54 Newark Street/86-88 Hudson Street. The building at 50-52 Newark Street/86-88 Hudson Street is a three-story, seven-bay, Greek Revival-style dwelling built ca. 1850. The primary (south) elevation fronts on Newark Street and is clad in painted brick and features a storefront on the first floor. The storefront is accessed through an off-center entry containing a wood panel and glass door. Two picture display windows with wood paneling below are located on the west side of the door while a three-pane display window belonging to the storefront at 86 Hudson Street with wood paneling below is located to the east. A modern cornice shared with 54 Newark Street is located above the first floor storefront, and features a bracketed bay window. Fenestration on the second and third floors consists of replacement one-over-one double-hung vinyl sashes set within the original openings. The windows feature painted stone lintels and sills. The building's flat roof is accented by a replacement dentiled cornice.

The east elevation fronts on Hudson Street and is clad in painted brick. A wood-paneled storefront numbered 86 Hudson Street features a centered entry containing a replacement wood panel and glass door. The entry is flanked by display windows. Two single windows to the north of the storefront contain replacement one-over-one double-hung vinyl sashes. A bricked up secondary entry is to the north of these windows. On the north end of the elevation is a storefront numbered 88 Hudson Street. The storefront features an off-center door

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

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☐ (Primary Contact)

1039337880

containing a wood panel and glass door with a sidelight and a plywood transom panel. To the north of this door is a bay widow. Details on the second and third floors of this elevation repeat from the primary elevation. Alterations include replacement storefronts; replacement cornice; filled secondary entry; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building at 54 Newark Street is a three-story, three-bay, Greek Revival-style dwelling built ca. 1850. The primary (south) elevation fronts on Newark Street and is clad in painted brick and features a storefront on the first floor. The storefront is accessed through a recessed side-entry containing a wood panel and glass door topped by a transom, and features a centered picture display window. A side-entry to the upper floors is located on the east side of the facade and contains a metal door. Fenestration on the second and third floors consists of replacement one-over-one double-hung vinyl sashes set within the original openings. The windows feature painted stone lintels and sills. The building's flat roof is accented by a replacement metal dentiled cornice. Alterations include replacement storefront; replacement cornice; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The block bounded by Newark, Washington, First, and Hudson Streets had scatted development in 1856 according to a map published by Hufnagel & Hexamer that year; only the structure located at 50 Newark Street had been erected however. Confusingly, an 1851 map of Hoboken by Clerk & Bacot appears to show an entirely developed block, perhaps indicating that the extant buildings replaced earlier structures in the 1850s. In a bird's eye view of Hoboken published in 1860, the dwellings from 50 to 56 Newark Street are depicted, and an 1873 atlas published by G. M. Hopkins indicates that they were likely constructed by the Hoboken Land & Improvement Company. According to the 1891 fire insurance atlas published by the Sanborn-Perris Map Co. all of the dwellings in this group had storefronts on their ground floor, and the building at 54 Newark Street had a one-story addition on the rear. A photograph of the structure appears in a 1909 history of Hoboken with larger lintels and the original storefronts visible. By the time the 1932 revisions of the Sanborn Map Co.'s 1906 fire insurance atlas were published, the building at 54 Newark housed offices, as did the second floor of the building at 52 Newark. No alterations were documented in either the 1938 or 1951 revisions. The building at 50-52 Newark/86-88 Hudson were extensively renovated around the time of the 1978 Zingman survey, with details, including the cornice, applied to match those of 54 and 56 Newark Street.

Though the buildings at 50-54 Newark Street/86-88 Hudson Street have undergone alterations, such as the replacement of storefronts and cornice, these changes are compatible with the historic nature and fabric of these blocks of Newark and Hudson Streets, as well as the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. They are particularly significant as among the earliest surviving dwellings in the Hoboken Historic District and one of few examples of the Greek Revival style. Therefore, it is recommended that the buildings at 50-54 Newark Street/86-88 Hudson Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

The buildings at 50-54 Newark Street/86-88 Hudson Street are sited on a parcel (Block 211.01 Lot 11), located on the northwest corner of Hudson and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The buildings are oriented with their primary elevation facing south on Newark Street. It is part of a row of mid-19th century mixed use structures along Newark Street and across from early to late 20th century banking and commercial buildings in Hoboken's downtown area.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Melanie Fuechsel

Organization: AECOM

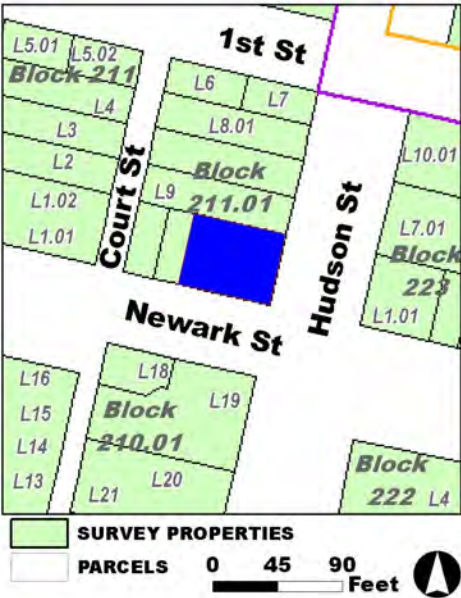
☐ (Primary Contact)

Property ID:

1039337880

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Melanie Fuechsel
Organization: AECOM

☐ (Primary Contact) **Property ID:**
1039337880

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Google | GoogleEarth Streetview | | | |
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Additional Information:

HPC LIST ID: 0

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

NOTES: Surveyed as 3 individual properties in HUD GB 103 v4

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

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

Historic District ? ☒

District Name: 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

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1039337880

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☐ (Primary Contact)

PROPERTY REPORT

Property ID: **-257217847**

Property Name: Hudson Terrace (Demolished)
Address: 55-57 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210.01 | 17 |
| HUDSON | Hoboken | | Newark | 210.01 | 18 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Hudson Terrace, which once stood at 55-57 Newark Street, was a late-19th century, three-story, six-bay, brick building demolished in 2017. At the time of survey the lot was vacant. However, ghostings of the former building's interior materials and stairwell composition are visible on the western elevation of the formerly attached Hudson Trust Building (Property ID: -1681450154) at 80-84 Hudson Street. Due to its loss of the original historic fabric, it is recommended that 55-57 Newark Street be considered a non-contributing resource to the Hoboken Historic District.

Setting:

The vacant lot that once housed Hudson Terrace is sited on a rectangular parcel (Block 210.01 Lot 18), located on the south side of Newark Street and the east side of Court Street in the City of Hoboken, Hudson County, New Jersey.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-257217847

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☐ (Primary Contact)

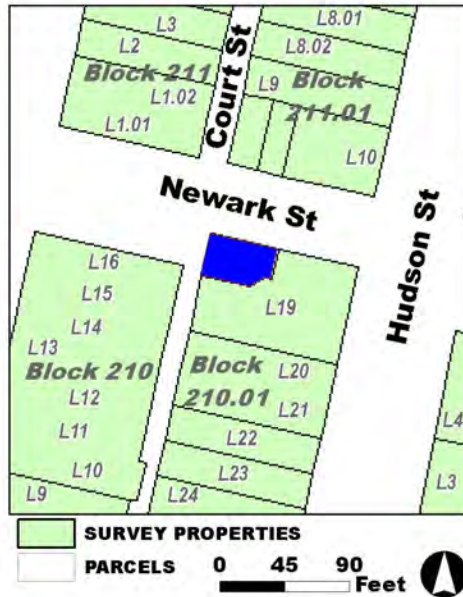
Certification of Eligibility:

☐ Eligibility Worksheet included in present survey?

Other Designation Date:

☐ 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)

-257217847

Page 2

BIBLIOGRAPHY:

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

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|--------|------------------------|--|--|--|
| Google | GoogleEarth Streetview | | | |
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|--------|------------------------|--|--|--|
| Google | GoogleEarth Streetview | | | |
|--------|------------------------|--|--|--|

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-3C-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 Boundary Increase**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-257217847**

Page 3

PROPERTY REPORT

Property ID: **-1403568199**

Property Name: 56 Newark Street

Ownership:

Address: 56 Newark ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 56 Newark Street is a three-story, three-bay, Greek Revival-style dwelling built ca. 1855. The facade is clad in painted brick and features a storefront on the first floor. The storefront is accessed through a side-entry containing a wood panel and glass door with a stone stoop, and features a bracketed bay window. A side-entry containing a wood panel and glass door with a stone stoop provides access to the upper floors of the building. The storefront is capped by a pent roof with a bracketed cornice. Fenestration on the second floor consists of extended windows containing fixed panes in wood frames topped by awning transoms. Third floor windows contain replacement one-over-one sashes set within the original openings. The second and third floor windows feature painted stone lintels, and the third floor windows also sport painted stone sills. The flat roof is accented by a replacement metal dentiled cornice. Alterations include lengthened second floor windows; replacement cornice; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The block bounded by Newark, Washington, First, and Hudson Streets had scattered development in 1856 according to a map published by Hufnagel & Hexamer that year. Only one structure fronting on Newark Street (at the northwest corner with Hudson Street) had been erected however. Confusingly, an 1851 map of Hoboken by Clerk & Bacot appears to show an entirely developed block, perhaps indicating that the extant buildings replaced earlier structures in the 1850s. In a bird's eye view of Hoboken published in 1860, the dwellings from 50 to 56 Newark Street are depicted, and an 1873 atlas published by G. M. Hopkins indicates that they were likely

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Melanie Fuechsel

☐ (Primary Contact)

-1403568199

Organization: AECOM

constructed by the Hoboken Land & Improvement Company. According to the 1891 fire insurance atlas published by the Sanborn-Perris Map Co. all of the dwellings in this group had storefronts on their ground floor. A one-story frame rear ell was added to 56 Newark by 1909, and a photograph published that year in a history of Hoboken indicates that the second floor windows had been extended to their present length. By the time the 1932 revisions of the Sanborn Map Co.'s 1906 fire insurance atlas were published, the building housed offices. No alterations were documented in either the 1938 or 1951 revisions. Little change has occurred to the structure since the 1978 Zingman survey.

Along with its sister building at 54 Newark Street, 56 Newark Street is one of the only surviving examples of the Greek Revival style expressed in brick in the Hoboken Historic District. Though the building has undergone alterations, such as the replacement of the cornice and lengthening of the second floor windows, it maintains character-defining features such as an early storefront, and flat stone sills and lintels. These elements help contribute to the surviving mid-19th century historic fabric of this block of Newark Street as well as the character of the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the building at 56 Newark Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

The building at 56 Newark Street is sited on a parcel (Block 211.01 Lot 13), located on the north side of Newark Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. It is part of a row of mid-19th century mixed use structures along Newark Street and across from early to late 20th century banking and commercial buildings in Hoboken's downtown area.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

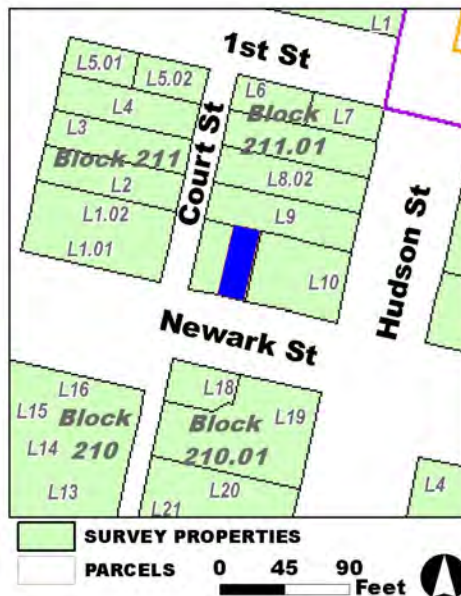
Other Designation Date:

☐ Eligibility Worksheet 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:

-1403568199

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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. 4 | 1978 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| New York Dawn | Hoboken Illustrated | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-1C-X-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1403568199

Page 3

PROPERTY REPORT

Property ID: **-1076467322**

Property Name: 58 Newark Street

Ownership:

Address: 58 Newark ST

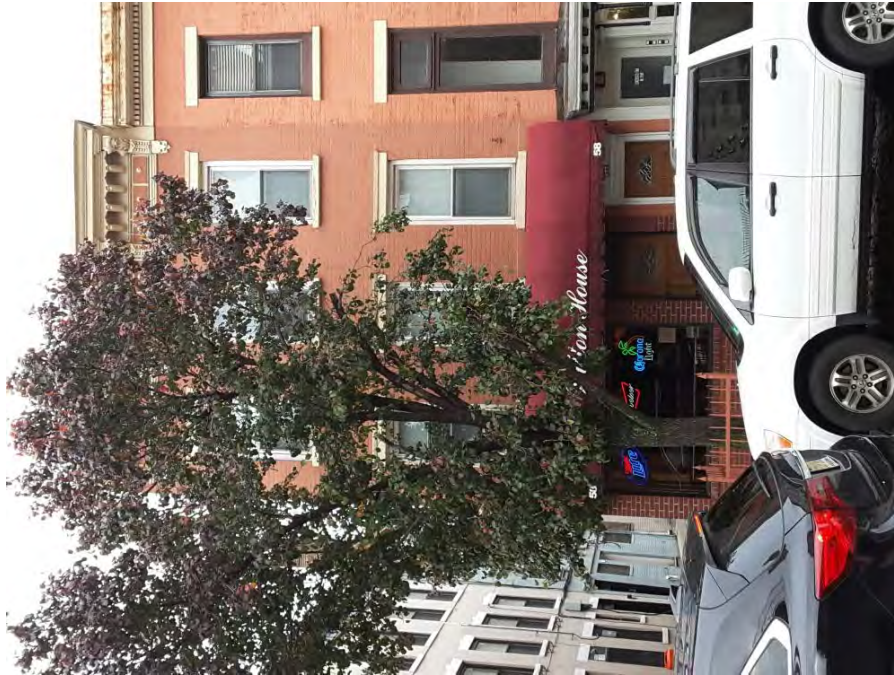
Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211.01 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 58 Washington Street is a three-story, three-bay, Italianate-style mixed-use building built ca. 1870. The facade is clad in painted brick and features a modern storefront with a brick veneer on the first floor. The storefront is accessed through an off-center entry containing a wood panel door and features a picture window with a brick sill. A side-entry containing a wood panel with a vinyl surround provides access to the upper floors of the building. Fenestration on the second and third floors consists of one-over-one, double-hung, replacement vinyl sashes set within the original openings featuring painted stone lintels and sills. The flat roof is accented by a cornice with foliated brackets. The west elevation of the building is clad in painted brick and features a secondary side entry containing a metal door and pedimented surround. Fenestration is highly irregular, and includes windows containing glass block as well as one-over-one, double-hung, replacement vinyl sashes set within the original openings. The rear (north) elevation is clad in painted brick and is not pierced by any openings. Alterations include replacement storefront; replacement cornice; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The block bounded by Newark, Washington, First, and Hudson Streets had scattered development in 1856 according to a map published by Hufnagel & Hexamer that year. Only one structure fronting Newark Street (at the northwest corner with Hudson Street) had been erected however. Confusingly, an 1851 map of Hoboken by Clerk & Bacot appears to show an entirely developed block, perhaps indicating that the extant buildings replaced earlier structures in the 1850s. In bird's eye views of Hoboken published in 1860 and 1865, the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Melanie Fuechsel

☒ (Primary Contact)

-1076467322

Organization: AECOM

from 50 to 56 Newark Street are depicted, with an empty lot located at 58 Newark Street. A structure is depicted on the site in the 1873 atlas published by G. M. Hopkins. indicates that they were likely constructed by the Hoboken Land & Improvement Company. According to the 1891 fire insurance atlas published by the Sanborn-Perris Map Co., 58 Newark Street had a storefront on its ground floor and a three-story brick addition in the rear. Period maps depict no alterations through 1951, but a portion of the building captured in an early 20th century photograph of neighboring 56 Newark Street indicates that the facade featured quoins. Little change appears to have occurred since the building was documented in the 1978 Zingman survey, though the glass block and replacement doors have been added.

Though the building at 58 Newark Street has undergone alterations such as the installation of a modern storefront and glass block windows on the Court Street elevation, it maintains character defining features such as a decorative cornice with foliated brackets and stone sills and lintels. These elements help contribute to the historic nature and fabric of this block of Newark Street as well as the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that the building at 58 Newark Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

The building at 58 Newark Street is sited on a parcel (Block 211.01 Lot 14), located on the northeast corner of Court and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. It is part of a row of mid-19th century mixed use structures along Newark Street and across from early to late 20th century banking and commercial buildings in Hoboken's downtown area.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

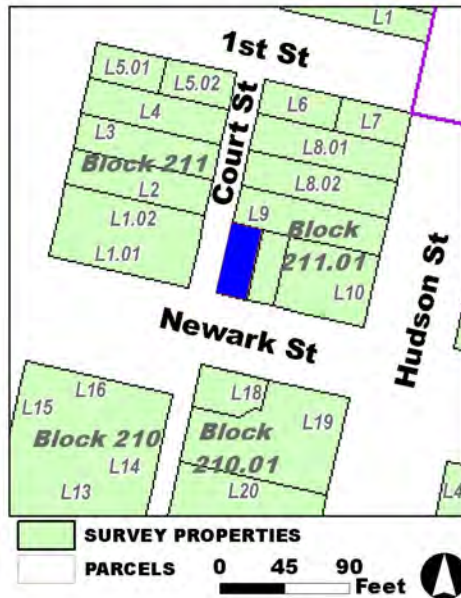
Other Designation Date:

☐ **Eligibility Worksheet 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:

-1076467322

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1076467322

Page 3

PROPERTY REPORT

Property ID: 116003509

Property Name: Hudson Observer Building
Address: 111 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hudson Observer Building, located at 77 Bloomfield Street and 111 Newark Street, is a large five-story early Sullivanesque and Renaissance Revival-style corner commercial building constructed in 1892. The beige brick and stone building, with primary elevation facing Newark Street, is fronted by two marble steps and a wrap-around areaway fence. At the time of the survey the primary facade was under construction, obscuring much of the first floor. Modern street imagery depicts the first floor as clad in cast stone with fluted pilasters at regular intervals between the window bays. A stone entablature extends between the first and second floors and includes "1892 HUDSON OBSERVER 1911" inscribed on the primary elevation. The commercial entry is composed of double-leaf glass and metal doors with a replacement glass transom set beneath a flat stone lintel and surrounded by marble. Fenestration is arranged in gangs of three two-over-two replacement windows separated by iron mullions that feature engaged rounded columns; all windows are topped by transoms and set within original openings. Fenestration at the first floor appears to match that of the upper stories. Modern street imagery depicts a modern garage door on the western elevation. The flat roof is accented by an original bracketed cornice. Alterations are limited to replacement window sash and modern aluminum entry systems at first floor entrances. No exterior flood mitigation measures are evident.

The Hudson Observer Building is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

116003509

Page 1

BIBLIOGRAPHY:

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| Spielmann & Brush | Santiary & Topographical Atlas of Hudson County New Jersey | 1880 | |

Additional Information:

HPC LIST ID: 0

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

NOTES:

AECOM 2019:

Alternative address: 77 Bloomfield Street. Original parcel 0905-198-11 now part of 0905-198-12; parcel address: 82-84 Washington 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)

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****116003509**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

116003509

Page 4

PROPERTY REPORT

Property ID: 784558977

Property Name: 517-519-521 Newark Street
Address: 517-519 Newark ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 3.02 | 9 |
| HUDSON | Hoboken | | Newark | 3.02 | 6 |
| HUDSON | Hoboken | | Newark | 3.02 | 10 |
| HUDSON | Hoboken | | Newark | 3.02 | 11 |
| HUDSON | Hoboken | | Newark | 3.02 | 7 |
| HUDSON | Hoboken | | Newark | 3.02 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 517-519-521 Newark Street is comprised of three attached brick buildings. The building at 517 Newark Street is a three-story, three-bay structure constructed ca. 1900. There is a modern steel door set within a modified opening at the first floor of this building. There are no other openings at the first floor; however, there is visual evidence of several former openings that have been infilled with brick at this level. Fenestration at the upper levels of this building consists of original segmental arch openings with brick segmental arch lintels and brownstone sills. The openings at the second floor feature original six-over-one windows and the openings at the third floor have been infilled with concrete. The flat roof of this building is accented by a decorative wood cornice. The building at 519 Newark Street is a four-story, three-bay Italianate-style structure constructed ca. 1900. The first floor of this building is primarily occupied by a modern roll-up steel door set within a modified opening. Fenestration on the upper floors consists of four evenly-spaced original window openings with straight brownstone sills and lintels at each floor; three of the four openings at each floor have been infilled with concrete blocks. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

784558977

flat roof of this building is accented by a decorative wood cornice. The building at 521 Newark Street is a two-story, three-bay building constructed ca. 1950. There is a steel roll-up door entry located within an original opening at the first floor. There are two brick infilled window openings at the first floor, adjacent to the entry, that have concrete sills. Fenestration at the second floor consists of three fixed-sash replacement windows, set within original openings, with concrete sills. The building's flat roof features concrete coping. Alterations include replacement windows; infilled windows; modified openings; removal of lintels; and replacement doors. No exterior flood-mitigation measures were observed.

The section of Newark Street where this group of buildings is located began to see development by the 1870s. By 1891 several wood-framed buildings had been erected in the area, and by 1909 the area was almost entirely developed, primarily with wood-framed buildings. The buildings at 517-519 Newark Street first appear on a 1909 atlas, where they are depicted as masonry buildings with rectangular footprints; the footprints of these buildings have not been altered. Fire insurance maps from the 1930s note that 517 Newark Street was a cold storage building, and 519 Newark Street was a multi-family dwelling. 521 Newark Street first appears on a 1951 historic aerial image, where it is shown with a rectangular footprint; the footprint of this building has not been altered.

517-519-521 Newark Street is not located within the Hoboken Historic District boundaries as opined in 2017. Though 517-519-521 Newark Street retains some elements that convey its historic use, due to extensive alterations it does not retain sufficient integrity to be classified as a contributing building. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 517-519-521 Newark Street.

Setting:

517-519-521 Newark Street is sited on a parcel (Block 3.02 Lot 7), located on the south side of Newark Street in the City of Hoboken, Hudson County, New Jersey. The buildings are oriented with their primary elevation facing north. Originally an area comprised primarily of light industrial-use buildings, this section of Newark Street has been significantly altered. Many buildings have been demolished and these lots are now occupied by parking lots or modern high-rise apartment 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:

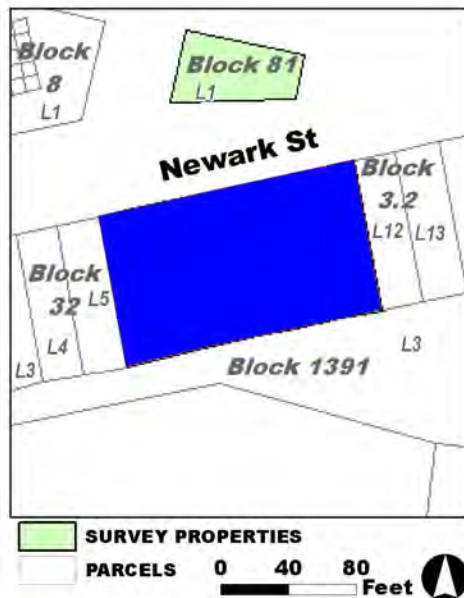
Other Designation Date:

☐ 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)

784558977

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| 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 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |

Additional Information:

HPC LIST ID: 118

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

NOTES: Rey Foods; also # 190

More Research Needed? ☐ (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: 3/4/2019

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

784558977

Page 3

PROPERTY REPORT

Property ID: 1392627347

Property Name: First National Bank Building
Address: 43-45 Newark ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 222 | 4 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The First National Bank Building, located at 43-45 Newark Street, is a two-story, five-bay structure built in the Classical Revival-style in 1910 and expanded in 1925. The facade is clad in marble and features an off-center entrance fronted by a large pedimented portico supported by twin pairs of fluted columns with Ionic capitals. The pediment's tympanum is ornamented with floral motifs and a sculpture of an eagle. The entry features a classical stone surround and entablature, and contains a replacement, double-leaf plate glass door topped by a transom. Above the entry is a large, arched transom window, which is partially obscured by a modern sign. The entry bay is flanked by long, first floor windows and smaller second floor windows. The eastern two bays, part of the 1925 addition, contain two-story arched windows separated by squared pilasters with Doric capitals. These windows are partially obscured by modern signs. The building's flat roofline is accented by a dentiled cornice and topped by a stone balustrade. The details repeat on the west elevation, with long first floor windows and smaller second floor windows in the end bays flanking arched windows in three central bays, which are separated by pilasters with Ionic capitals. This elevation is fronted by a heavy metal railing and a basement access. Alterations include the 1925 addition on the east side of the building and replacement sashes and doors in the original openings. No exterior flood mitigation measures are evident.

The First National Bank of Hoboken Building is located on the unit block of Hudson Street, which was owned by the Hoboken Land & Improvement Company into the 1870s. In about 1870, the bank, which had been founded in 1846, erected a bank building on the site of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1392627347

the present structure. This was replaced in 1910 by the present-building, which at the time encompassed just the western three bays of the facade. Designed by Kenneth M. Murchison, the building was expanded in 1925 according to the 1932 revision of the 1906 fire insurance atlas published by the Sanborn Map Co.

The First National Bank Building at 43-45 Newark Street, retains a high degree of architectural integrity and exhibits character defining features typical of an early 20th century Classical Revival-style bank building, including the marble cladding; fluted Ionic columns supporting a pedimented portico; dentiled cornice; large arched windows; and a balustrade along the roofline. These and other elements contribute to the historic and architectural character of Hudson and Newark Streets and the locally designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the First National Bank Building at 43-45 Newark Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The First National Bank Building is sited on a parcel (Block 222 Lot 4), located on the southeast corner of Newark and Hudson Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is situated among a mix of 19th and 20th century buildings on a primarily commercial block near the Hoboken Lackawanna Terminal.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

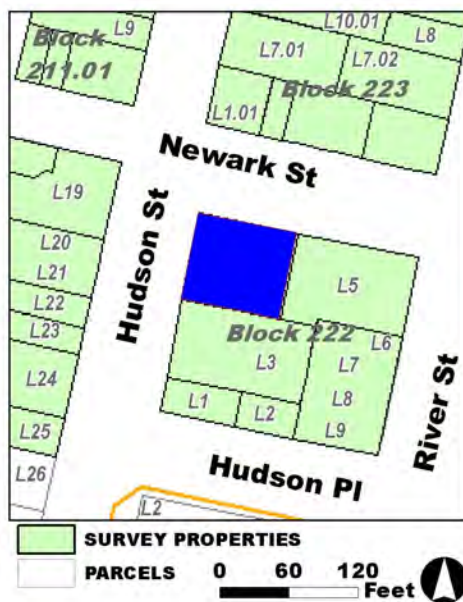
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1392627347

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Google | GoogleEarth Streetview | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| New York Dawn | Hoboken Illustrated | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 139

PARCEL DATA (BLDG_DESC: 1 S B BANK / FAC_NAME: / YR:)

NOTES: 43-51 NEWARK ST; bank

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****1392627347**

Page 3

PROPERTY REPORT

Property ID: 930637158

Property Name: Alpine Cap
Address: 110 Observer HWY

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 198 | 1.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

55 Bloomfield Street is a three-and-one-half-story former industrial loft that measures ten bays wide by three bays deep. Iron fencing surrounds the brick building, encompassing ornamental landscaping. An entrance pierces the center of the façade (facing Bloomfield Street). This single-door entrance is topped by an augmented transom and sheltered by a cloth awning. Three loft-style doors pierce the center of the south sidewall (facing Observers Highway); a hoist is intact above the second floor loft door. Fenestration throughout the building consists of single window openings with replacement sash windows. The roof is gabled. Alterations include replacement window sashes and doors throughout. Though no obvious exterior flood mitigation measures are evident, the substantial planting bed along the building perimeter may be helping to divert stormwater away from the building's foundation.

This section of Bloomfield Street started developing during the late-nineteenth century. Historic mapping illustrates a rectangular-shaped masonry building constructed at this location as early as 1909. The same three-and-one-half-story masonry construction appears on mapping from 1932, denoted as being used as a loft. Mapping from 1951 continues to illustrate the same information. The footprint of the building appears to have remained unchanged since its construction.

55 Bloomfield Street, though altered, continues to read as a former industrial building and retains integrity as well as features that contribute to the historic character of Hudson Place, the locally-designated Central Business & Washington Street Historic District, and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

930637158

Page 1

the greater Hoboken Historic District. Character-defining features include its gabled roof and massing; loft doors with intact hoist; and augmented fenestration. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 55 Bloomfield Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

55 Bloomfield Street (also known as 110 Observers Highway) is sited on the east side of Bloomfield Street, at the northeast corner of Bloomfield Street and Observers Highway, on a rectangular-shaped parcel (Block 198 Lot 1.01), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. This block of Bloomfield 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:

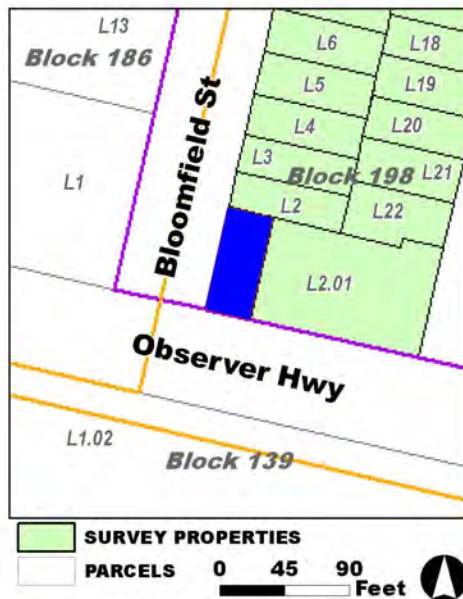
Other Designation Date:

☐ **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)

930637158

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|---|-------|------------------|-----------------|
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| 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 | | |
| 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: 12,5B-116U-H-BA / FAC_NAME: URBAN RENEWAL / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

930637158

Page 3

PROPERTY REPORT

Property ID: **-851419380**

Property Name: Engine Company #3, Truck #2 Firehouse
Address: 501 Observer HWY

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 8.01 | 1 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 501 Observer Highway is a two-story, two-bay Romanesque Revival-style firehouse constructed in 1892. The brick building has a granite foundation, and there is a squared three-story fire tower at the southwest corner of the building. There are two vehicle bay openings at the first floor of the building, one on the east elevation and one on the west elevation. Each opening is composed of a replacement metal garage door with a wood-framed transom set within an original rusticated brownstone arch opening. The vehicle opening on the west elevation is flanked by replacement windows set within brick segmental arch openings with brownstone sills. There are two pedestrian-style replacement wood doors set within original openings on the north elevation. There is a rounded bay window on the south elevation at the first floor. Fenestration along the remainder of the first floor consists of replacement windows set within original openings with rusticated brownstone sills and lintels. Fenestration at the second floor consists of replacement windows set within a mix of arched and rectangular openings. Lintels on the openings are a mix of rounded brick arches, brick jack arches, and straight brownstone lintels; all windows feature straight brownstone sills. The facade features brownstone and molded brick details, and the cross-gabled roof is accented by pointed pediments above each elevation. Alterations include replacement windows; replacement doors; and rooftop modifications. No exterior flood-mitigation measures were observed.

The section of Newark Street where this group of buildings is located began to see development by the 1870s. By 1891 several wood-framed buildings had been erected in the area, and by 1909 the area was almost entirely developed, primarily with wood-framed buildings.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-851419380

The firehouse at 501 Observer Highway was designed by architect Charles Fall, was the most southern firehouse in the city, and was one of the only free-standing firehouses in Hoboken. 501 Observer Highway first appears on a 1904 atlas of Hoboken, where it is shown as a masonry building and is noted as Engine No. 3 Firehouse Truck No. 2. Fire insurance maps from the 1930s note that the firehouse is two-stories high and has a three-story tower at its southwest corner. Images from the early 1900s show that there had been a pyramidal roof above the corner tower, and a conical roof had sat above the southeast rounded corner of the building; both were removed during the mid-1900s. These images also show that other than the rooftop modifications, the building has not sustained significant alterations to the exterior.

The building at 501 Observer Highway retains character-defining features including the corner tower; double vehicle openings; brownstone sills and lintels; brick lintels; rounded and rectangular original openings; cross-gabled roof; pointed pediments; and brownstone and molded brick facade details. While 501 Observer Highway is not located within the Hoboken Historic District boundaries as opined in 2017, it would be key contributing to an expanded district as recommended by this survey. In addition, in 1984 the building was listed on the New Jersey and National Registers of Historic Places; the building is also a local landmark and part of the Thematic Nomination of Hoboken Firehouses.

Setting:

Engine Company #3, Truck #2 Firehouse is sited on a freestanding triangular parcel (Block 8.01 Lot 1), located on the southwest side of Observer Highway in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Originally an area comprised primarily of light industrial-use buildings, this section of Newark Street has been significantly altered. Many buildings have been demolished and these lots are now occupied by parking lots or modern high-rise apartment buildings.

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:

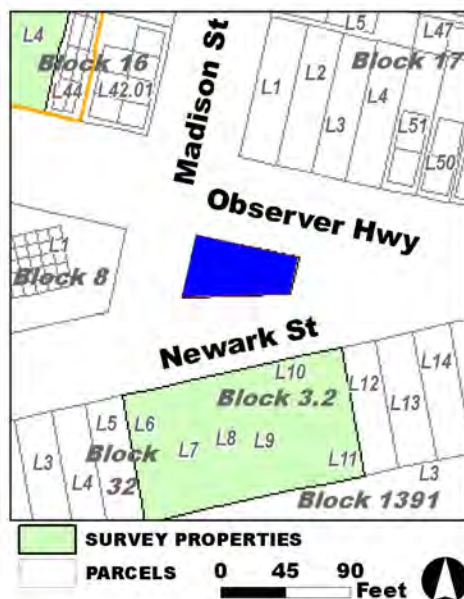
Other Designation Date:

☐ 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) |
|-------------------|---|-------|------------------|-----------------|
| Google | GoogleEarth Streetview | | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two | 1923 | | |

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-851419380

| | | |
|------------------------|--|------|
| | Volumes, Volume One Containing Jersey City. | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 |
| 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 |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 |
| Florio, Patricia | National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource" | 1983 |
| 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: 126

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

NOTES: Engine Company #3 Firehouse, Truck #2 Firehouse

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: 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

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-851419380

Page 3

PROPERTY REPORT

Property ID: **-503364626**

Property Name: 564-562 Observer Highway
Address: 564 Observer HWY

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 16 | 1 |
| HUDSON | Hoboken | | Newark | 16 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 564-562 Observer Highway is a four-story, eight-bay Romanesque Revival-style rowhouse constructed ca. 1880. Part of the brick building's first floor, consisting on three bays at the southwest corner, is occupied by a commercial storefront. The storefront is composed of a recessed replacement door set within an original recessed entry, flanked by wood-framed commercial windows, all set within a paneled wood surround. There are two secondary residential entries on the facade, each composed of a replacement wood door with a transom set within an original opening with a carved stone pediment lintel. There are also four replacement windows set within original openings with carved flat-pediment stone lintels and straight stone sills at the first floor. Fenestration on the upper floors consists of replacement windows set within eight evenly-spaced original openings at each floor. These openings feature carved flat-pediment stone lintels and straight stone sills. The side (west) elevation features a one-bay extension of the commercial storefront at the first floor; there is a secondary entrance composed of a steel door set within a modified opening near the rear of the building on the side elevation. Fenestration on the remainder of the side elevation consists of replacement windows set within evenly-spaced original openings with carved flat-pediment stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and a modified opening. No exterior flood-mitigation measures were observed.

The development of the blocks of Monroe Street below First Street began ca. 1870. By ca. 1880 the majority of the block had been built-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-503364626

up, primarily consisting of three and four-story, mixed-use buildings. The building at 564-562 Observer Highway first appears on an 1881 bird's eye view image of Hoboken. On an 1891 fire insurance map the property is shown as two separate four-story masonry rowhouses, one with a commercial space. The collective structure is shown as having a rectangular footprint; the footprint has not been altered.

564-562 Observer Highway retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; stone sills and lintels; decorative cornice; commercial storefront; and door pediments. Therefore, it is recommended that 564-562 Observer Highway be classified as a contributing resource to the Hoboken Historic District.

Setting:

564-562 Observer Highway is sited on a corner parcel (Block 16 Lot 1), located on the north side of Observer Highway in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. Though several of the original ca. 1880 rowhomes north of Observer Highway have been replaced with modern dwellings, the blocks retain a fair amount of integrity. The plots of land along the south side of Observer Highway have been infilled with large modern structures.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

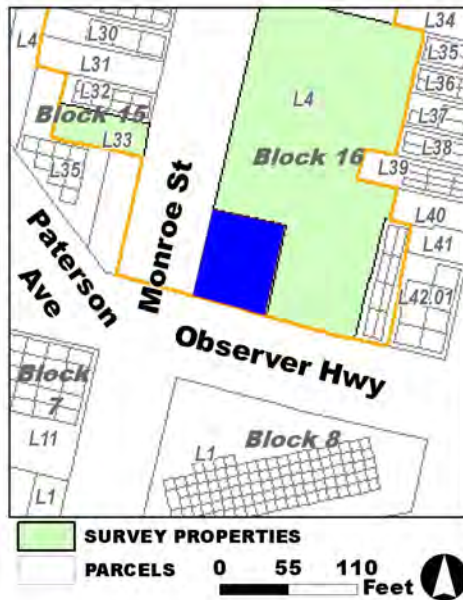
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-503364626

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| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 58

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

NOTES: was Newark Avenue

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:****-503364626**

Page 3

PROPERTY REPORT

Property ID: **-829376350**

Property Name: Public School No. 7

Ownership:

Address: 80 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 1 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 80 Park Avenue is the location of Public School No. 7, a four-story, nine-bay Classical Revival-style building constructed in 1897. The tan brick building has a coursed stone first floor exterior and a squared tower at the center of the front of the building that extends one story above the remainder of the building. The main entrance to the building is located at the center of the facade's first floor. This entrance is composed of a pair of replacement wood doors with a wood-framed, half-circle transom, set within an original rounded arch opening. This entry features a decorative, carved stone surround. Two additional doorways, composed of replacement steel-framed doors set within modified openings, are located at either end of the facade. Fenestration at the first floor consists of replacement windows set within original openings with stone lintels. Fenestration on the remainder of the building consists of regularly-spaced replacement windows set within original openings. These openings feature a mix of straight brownstone lintels, brick jack arch lintels, and brick rounded arch lintels; all of these openings feature straight brownstone sills. The top floor of the tower features a group of three replacement, fixed-sash windows, with a rounded transom, set within original openings on each side. The flat roof of the main block and tower are accented by simple terracotta cornices. Alterations include replacement windows; replacement doors; and removal of a pyramidal roof above the tower. No exterior flood mitigation measures were observed.

Development of the blocks of Park Avenue below First Street began as early as the 1840s. Through the 1870s and 1880s more of this area was built up, primarily with dwellings. By the early 1900s the entire area had been fully developed with dense buildings. Public School

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Kaitlin Pluskota

☒ (Primary Contact)

-829376350

Organization: AECOM

Number 7 is first depicted on a 1904 aerial image of Hoboken. On a 1909 atlas of the city the building is shown as a masonry structure with an irregular footprint and is marked as "Public School No. 7"; the footprint of this building has not been altered. On a fire insurance map from 1932 the building is marked as the four-story public school. On a fire insurance map from 1938 the building is noted as being occupied by the City of Hoboken Relief & Welfare departments. Documentation completed as part of a city-wide survey in 1978 notes that the building is occupied by a clothes factory. Historic photographs show that the building's exterior has not been significantly modified from its early form.

Public School No. 7 retains architectural integrity as an institutional building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; cornices; stone details; stone surround; tower; and light-colored brick facade. In addition, this building has been determined individually NRHP-eligible (May 16, 1995). Therefore, it is recommended that Public School No. 7 be classified as a key contributing resource to the Hoboken Historic District.

Setting:

Public School No. 7 is sited on a corner parcel (Block 1 Lot 15), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The blocks surrounding the school do not retain significant integrity, as many of the densely-constructed rowhomes have been demolished and replaced with large modern buildings.

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:

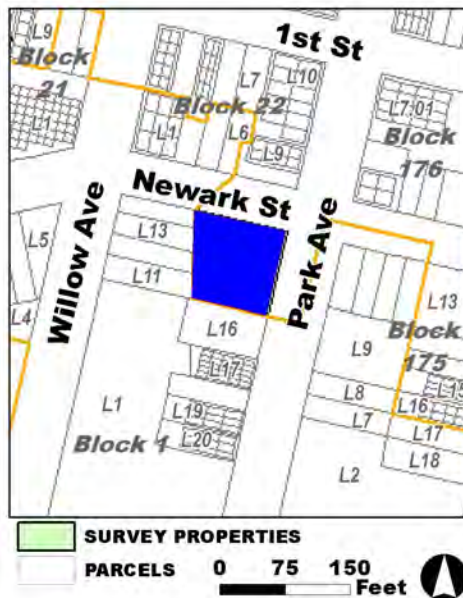
Other Designation Date:

☐ 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) |
|---------------------|---|-------|----------------------------------|
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

-829376350

| | | |
|------------------------|--|------|
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 1978 |
| 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 | 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 |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 |

Additional Information:

HPC LIST ID: 183

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

NOTES: fmr. Public School No. 7, now comm/res (?); 80-84 Park Avenue

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒

District Name: 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: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-829376350

Page 3

PROPERTY REPORT

Property ID: **-2075181816**

Property Name: 110 Park Avenue
Address: 110 Park AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 30 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 110 Park Avenue is a four-story, three-bay Neo-Grec-style rowhome constructed ca. 1865. The brownstone-clad building is fronted by an areaway demarcated by a replacement wrought iron railing. The front entry is composed of a double-sided wood door set within an original opening with a carved brownstone surround; the main entry is fronted by a high brownstone stoop with cast iron railings. There are two two-over-two windows set within original elongated openings that sit adjacent to the main entry at the first floor. These openings feature carved brownstone surrounds. There is a secondary entry located within the stoop at the garden level, and there are two replacement windows set within original openings that sit adjacent to the secondary entry at this level. Fenestration at the upper floors consists of two-over-two windows set within original openings with carved brownstone surrounds. The original flat roofline is accented by a decorative cornice with dentils. Above the original roofline there is a mansard-style rooftop addition with three arched window openings. Alterations include replacement windows; replacement doors; and the rooftop addition. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. 110 Park Street is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by the Hoboken Land & Improvement Company, along with several similar dwellings along the block. An 1891 fire insurance map

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2075181816

Page 1

shows the building as a three-story masonry dwelling with a rectangular footprint; a three-story extension was constructed at the rear of the dwelling in the second half of the 1900s. Photographic documentation completed as part of a city-wide survey in 1978 shows that the building had been clad in vinyl siding for a period.

Despite alterations, 110 Park 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; areaway; secondary entry; high stoop; and decorative cornice. Therefore, it is recommended that 110 Park Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

110 Park Avenue is sited on a rectangular parcel (Block 34 Lot 30), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

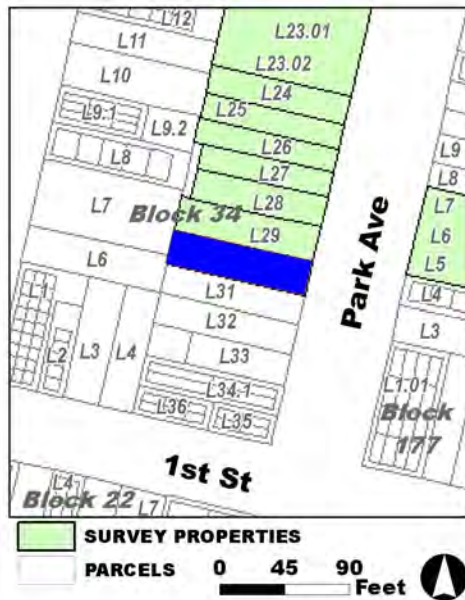
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-2075181816

Page 2

BIBLIOGRAPHY:

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|------------------------|--|-------|----------------------------------|
| 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-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 | 1865 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 1978 | |
| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: 3B-3U-FX-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2075181816**

Page 3

PROPERTY REPORT

Property ID: **-1145322365**

Property Name: 112 Park Avenue

Ownership: Private

Address: 112 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 112 Park Avenue is a four-story, three-bay rowhome constructed ca. 1865. The brick veneer-clad building is fronted by an areaway demarcated by a wrought iron railing. There are two pedestrian entrances at the street-level first floor, one at each end of the facade. Each entrance is composed of a replacement wood door set within an original opening. Between the two entrances there are three double-hung, vinyl-sash windows set within a single modified opening. Fenestration on the upper floors consists of two-over-two windows set within original openings straight stone lintels and sills. Alterations include replacement windows; replacement doors; removal of the original cornice; first-floor modifications; and overall re-facing of the facade. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. 112 Park Avenue is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by H. Gercken. An 1891 fire insurance map shows the building as a three-story masonry dwelling with a rectangular footprint that is larger than the surrounding buildings, and a rear two-story, wood-frame extension; the building's footprint has not been altered. Fire insurance maps from the 1930s note that the building was being used as a hall. Photographic documentation completed as part of a city-wide survey in 1978 shows that alterations to the building's exterior were completed prior to that date.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1145322365

Page 1

112 Park Avenue no longer conveys its historic appearance due to extensive modern alterations, including first floor modifications and removal of the cornice. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 112 Park Avenue be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

112 Park Avenue is sited on a rectangular parcel (Block 34 Lot 29), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

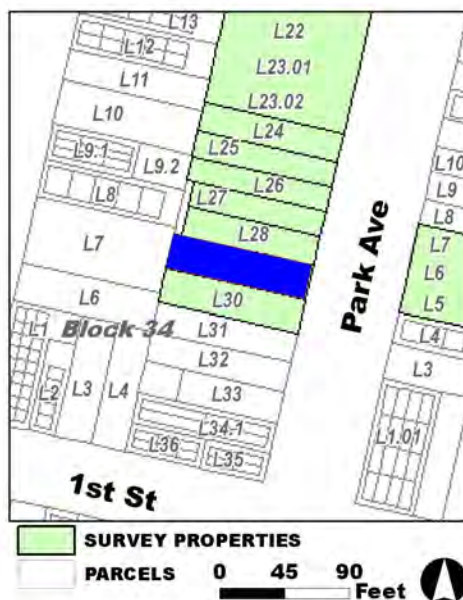
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1145322365

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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. 4 | 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 | |
| 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: 60

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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1145322365**

Page 3

PROPERTY REPORT

Property ID: 1364384202

Property Name: 114 Park Avenue

Ownership: Private

Address: 114 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 114 Park Avenue is a two-story, three-bay rowhome constructed ca. 1865. The brick-clad, wood-framed building features a large setback from the road, and is fronted by a modern driveway. The main entry is located at the first floor and is composed of a double-sided wood door with a transom, set within an original opening. The entry is fronted by a covered porch that spans the width of the façade, and has squared wood columns that support the shed-style roof. There are two replacement windows set within original openings that sit adjacent to the entry at the first floor; these openings have brick lintels and sills. Below the front porch there are replacement windows set within original openings. Fenestration at the second floor consists of two-over-two replacement windows set within original openings with brick lintels and sills. The flat roof is accented by a simple cornice. Alterations include replacement windows; replacement doors; re-facing of the façade; and porch modifications. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. 114 Park Avenue is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by C. L. Cotelyon. An 1891 fire insurance map shows the building as a two-story wood-framed dwelling with an irregular footprint and a far setback from the street; the building's footprint has not been altered. Photographic documentation completed as part of a city-wide survey in 1978 shows that the building had been clad in vinyl siding for a period.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1364384202

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Despite alterations, 114 Park Avenue 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; deep setback; front porch; and double-sided wood door. It is also notable as an early surviving frame building in the historic district. Therefore, it is recommended that the 114 Park Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

114 Park Avenue is sited on a rectangular parcel (Block 34 Lot 28), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

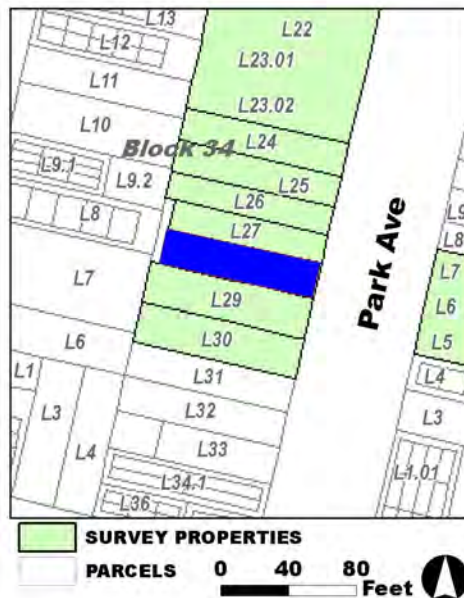
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1364384202

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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. 4 | 1978 | |
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Additional Information:

HPC LIST ID: 60

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1364384202**

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PROPERTY REPORT

Property ID: **-1664906612**

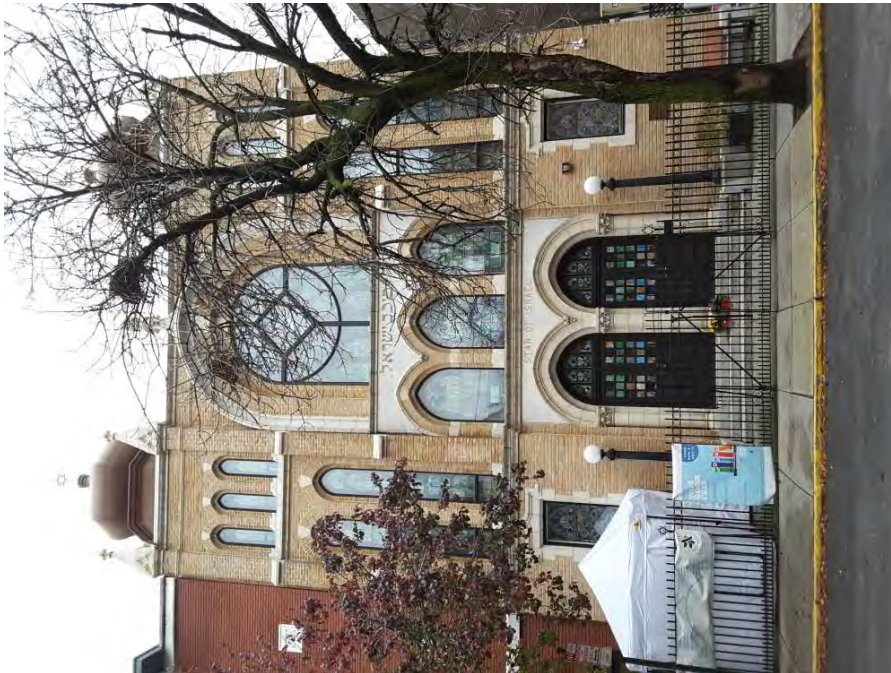
Property Name: United Synagogue of Hoboken
Address: 115 Park AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 177 | 7 |
| HUDSON | Hoboken | | Newark | 177 | 5 |
| HUDSON | Hoboken | | Newark | 177 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 115 Park Avenue is the location of the United Synagogue of Hoboken, a three-story, three-bay Eclectic-style building constructed in 1915. The tan-colored brick building features its main entry at the center of the facade on the first floor. The entry is composed of two pairs of wood and stained glass doors with stained glass transoms, set within lancet arch openings. The doors feature a shared limestone and terracotta surround with rounded column details. The double-door entry is flanked by stained glass windows set within original openings with limestone and terracotta surrounds. At the second floor, the central bay features stained glass windows set within three original lancet arch openings with limestone accents. At the third floor of the center bay there is a large stained glass window set within a large brick rounded arch opening with limestone accents and a terracotta surround. At the second floor of the side bays there are two pairs of stained glass windows set within original tall and narrow brick lancet arch openings with limestone accents. The third floor of the side bays feature two sets of stained glass windows set within original brick arch openings with limestone accents. The flat roof is accented by a terracotta cornice, pyramidal terracotta details, and copper-clad bulbous domes. Alterations include protective windows over the stained glass windows; and replacement doors. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1664906612

Page 1

☒ (Primary Contact)

developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The United Synagogue of Hoboken was completed in 1915 and designed by the architect Max J. Beyer. The building first appears on a 1923 atlas of Hoboken, where it is shown as a masonry structure with an irregular footprint; a ca. 2000 north-side addition completes the building's current footprint.

The United Synagogue of Hoboken retains architectural integrity as a religious building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; light-colored brick facade; limestone and terracotta details; stained glass windows; and rooftop details. In addition, this building is individually NRHP-listed (June 27, 2008), designed at the state level (May 6, 2008), and a locally designated landmark (August 15, 2012). Therefore, it is recommended that the United Synagogue of Hoboken be classified as a key contributing resource to the Hoboken Historic District.

Setting:

United Synagogue Of Hoboken is sited on a rectangular parcel (Block 177 Lot 7), located on the east side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. This block retains fair integrity from the time the synagogue was completed in 1915. While some rowhomes have been retained, a good portion of them have been replaced with modern multi-family buildings that dominate the block.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register: 6/27/2008

New Jersey Register: 5/6/2008

Determination of Eligibility:

Certification of Eligibility: 4/28/2005

SHPO Opinion:

Local Designation: 8/15/2012

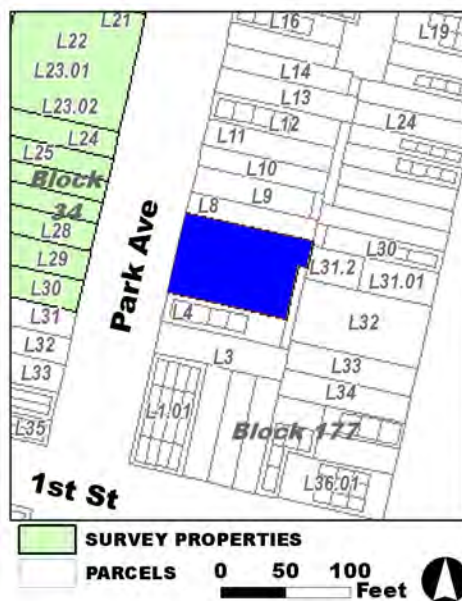
Other Designation:

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 | 1938 | |
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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1664906612

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☒ (Primary Contact)

| | | |
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| 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: 224

PARCEL DATA (BLDG_DESC: 3B TEMPLE/CNTR / FAC_NAME: SYNAGOGUE / YR:)

NOTES: United Synagogue of Hoboken, a.k.a. Star of Israel (Listed Indv.)

More Research Needed? ☐ (checked=Yes)

INTENSIVE-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: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1664906612

Page 3

PROPERTY REPORT

Property ID: **-636797043**

Property Name: 116 Park Avenue

Ownership: Private

Address: 116 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 116 Park Avenue is a three-story, three-bay rowhome constructed ca. 1865. The vinyl siding-clad, wood-framed building features a deep setback from the road, and is fronted by a concrete driveway. The main entry is located at the first floor and is composed of a replacement wood door with a transom, set within an original opening. The entry is fronted by a covered porch that spans the width of the facade, and has wrought iron columns that support the shed-style roof; the porch is fronted by brick and concrete steps with wrought iron railings. There are two replacement windows set within original openings that sit adjacent to the entry at the first floor. Below the front porch there are replacement windows set within original openings. Fenestration at the second floor consists of two-over-two replacement windows set within original openings. Alterations include replacement windows; replacement door; modern vinyl siding; and porch modifications. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. 116 Park Avenue is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by D. Winkleman. An 1891 fire insurance map shows the building as a three-story wood-framed dwelling with a rectangular footprint and a deep setback from the street; the building's footprint has not been altered. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the building were completed prior to that date.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-636797043

Despite alterations, 116 Park Avenue retains integrity, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. It is possible that early or original wood siding survives underneath the vinyl. Character-defining features include the original openings; deep setback; and front porch. It is also notable as a surviving, early frame dwelling in the historic district. Therefore, it is recommended that the 116 Park Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

116 Park Avenue is sited on a rectangular parcel (Block 34 Lot 27), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

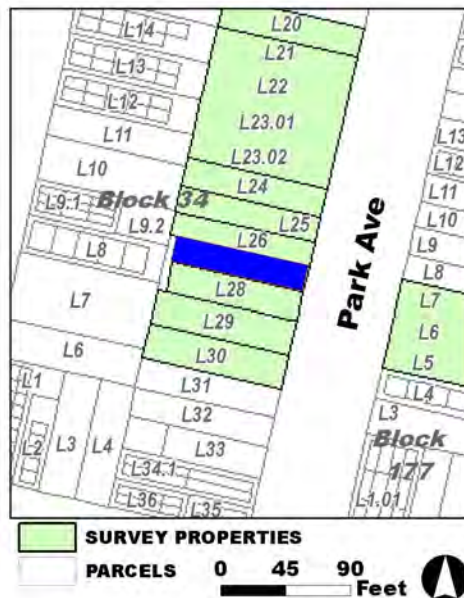
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-636797043

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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |

Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: 3B-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:** 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:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-636797043**

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PROPERTY REPORT

Property ID: 624927036

Property Name: 118 Park Avenue

Ownership: Private

Address: 118 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 118 Park Avenue is a four-story, one-bay rowhome constructed ca. 1970. The brick veneer and stucco-clad building is fronted by a concrete driveway and was constructed as a front addition to a ca. 1865 dwelling. The main entrance to the building is located at the steel-level first floor and is composed of an aluminum door. A garage bay with a wooden garage door is located adjacent to the main entry at the first floor. Fenestration on the upper floors consists of a pair of double-hung, vinyl-sash windows set within a single opening at the center of each floor. The flat roof is lined with concrete. No exterior flood mitigation measures were observed, although it appears that living spaces are located above the first floor/base flood elevation.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The building-sized addition at 118 Park Avenue was constructed ca. 1970. The original building is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by William McNaughton. An 1891 fire insurance map shows the building as a three-story wood-framed dwelling with a rectangular footprint and a deep setback from the street.

118 Park Avenue 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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624927036

Page 1

resource to the Hoboken Historic District.

Setting:

118 Park Avenue is sited on a rectangular parcel (Block 34 Lot 26), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

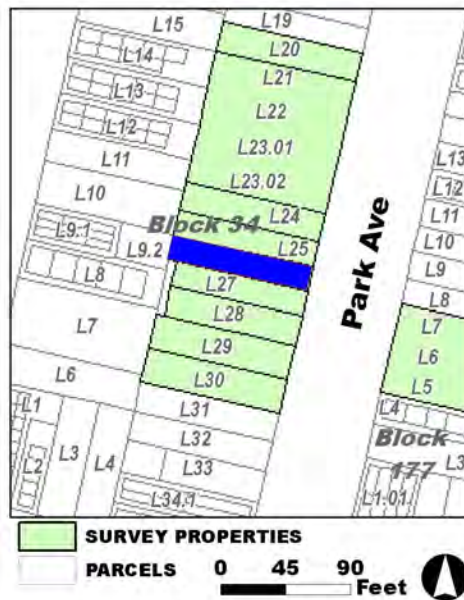
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624927036

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BIBLIOGRAPHY:

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Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: 4B-2U-H-X-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: 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624927036

Page 3

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

624927036

PROPERTY REPORT

Property ID: **-1357222393**

Property Name: 120 Park Avenue
Address: 120 Park AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 34 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 120 Park Avenue is a four-story, five-bay rowhome constructed ca. 2015. The brick veneer-clad building has two main entrances located at the street-level first floor. Each entrance is composed of a wood and glass door set within a rectangular opening. There is a squared multi-story bay, clad in aluminum, that extends from the facade near the north side of the building. Fenestration on the building consists of steel-framed fixed and awning-style windows in various configurations. The flat roof is accented by an aluminum-clad cornice detail. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The building-sized addition at 120 Park Street was constructed ca. 2015. The original building that the present building replaced is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by William Wild. An 1891 fire insurance map shows the building as a two-story wood-framed dwelling with a rectangular footprint and a deep setback from the street. Photographic documentation completed as part of a city-wide survey in 1978 shows that the original building had been a modest rowhome with a front porch, similar to 114 Park Street.

120 Park Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1357222393

Page 1

☐ (Primary Contact)

its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

120 Park Avenue is sited on a parcel (Block 34 Lot 25), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

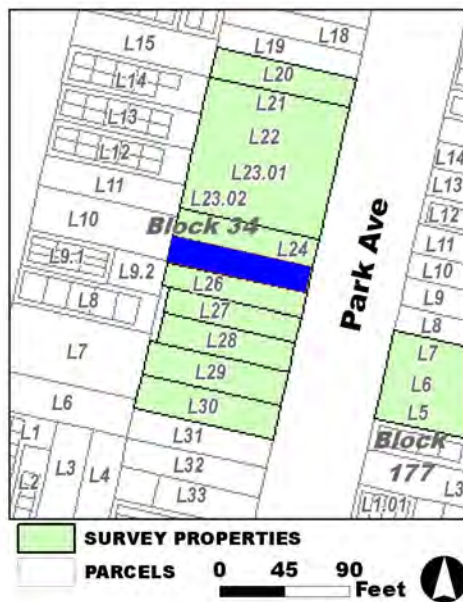
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1357222393

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
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| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: VACANT LAND WIP / 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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1357222393**

Page 3

PROPERTY REPORT

Property ID: **-1455620130**

Property Name: 122 Park Avenue
Address: 122 Park AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 122 Park Avenue is a four-story, two-bay rowhome constructed ca. 2015. The brick veneer-clad building has a main entrance located at the street-level first floor, composed of an aluminum-framed door. Fenestration on the building consists of groupings of vinyl-framed fixed and awning-style windows in various configurations, set in openings at regular intervals. These window openings feature brick lintels and sills. The flat roof is accented by aluminum coping. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The building-sized addition at 122 Park Street was constructed ca. 2015. The original building that the present building replaced is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by J. J. Terhune. An 1891 fire insurance map shows the building as a two-story wood-framed dwelling with a rectangular footprint and a deep setback from the street. Photographic documentation completed as part of a city-wide survey in 1978 shows that the original building had been a modest rowhome with a front porch, similar to 114 Park Street.

122 Park 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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1455620130

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resource to the Hoboken Historic District.

Setting:

122 Park Avenue is sited on a parcel (Block 34 Lot 24), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

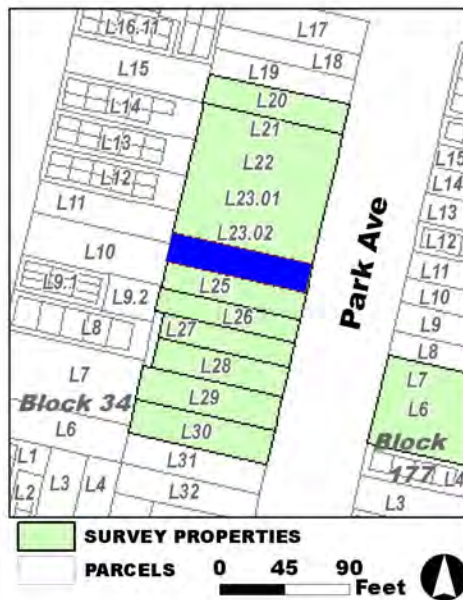
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1455620130

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Google | GoogleEarth Streetview | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 1978 | |

Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: VACANT LAND WIP / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1455620130**

Page 3

PROPERTY REPORT

Property ID: **-586498447**

Property Name: 130 Park Avenue

Ownership: Private

Address: 130 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 34 | 21 |
| HUDSON | Hoboken | | Newark | 34 | 22 |
| HUDSON | Hoboken | | Newark | 34 | 23.01 |
| HUDSON | Hoboken | | Newark | 34 | 23.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 130 Park Avenue is a five-story, four-bay rowhome constructed ca. 2015. The brick veneer-clad building has a main entrance located at the street-level first floor, composed of an aluminum-framed, glass-plate door and oversized sidelight. An aluminum and glass garage door sits adjacent to the entry at the first floor. The third and fourth floors feature aluminum balconies with glass-plate dividers that act as railings that front aluminum-framed doors. Fenestration on the upper floors of the building consists of groupings of aluminum-framed fixed and awning-style windows in various configurations. The flat roof is accented by plate-glass railings that demarcate the rooftop patio. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The building-sized addition at 130 Park Avenue was constructed ca. 2015. The original buildings that the present building replaced are first depicted on an 1865 bird's eye view image of Hoboken. An 1891 fire insurance map shows the buildings as two-story

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-586498447

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and three-story wood-framed dwellings with a rectangular footprint and a deep setback from the street. Photographic documentation completed as part of a city-wide survey in 1978 shows that the original buildings had been modest rowhomes with front porches.

130 Park Avenue 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 to the Hoboken Historic District.

Setting:

130 Park Avenue is sited on a parcel (Block 34 Lot 23.02), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

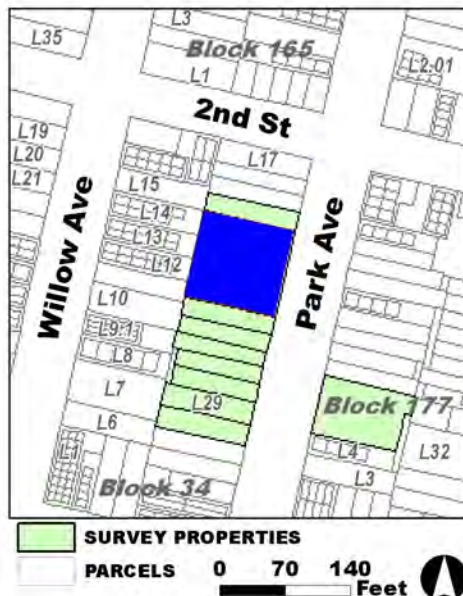
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-586498447

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BIBLIOGRAPHY:

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 4 | 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 | 1865 | | |
| Google | GoogleEarth Streetview | | | |

Additional Information:

HPC LIST ID: 60

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-586498447**

Page 3

PROPERTY REPORT

Property ID: **-549343696**

Property Name: 132 Park Avenue

Ownership: Private

Address: 132 Park AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 34 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 132 Park Avenue is a five-story, four-bay rowhome constructed ca. 2000. The brick veneer-clad building has a main entrance located at the street-level first floor, composed of an aluminum-framed door and sidelight. A large window bay with aluminum-framed, fixed-sash windows set within sits adjacent to the entry at the first floor. Fenestration on the upper floors of the building consists of groupings of aluminum-framed fixed and awning-style windows set within a single large opening at each floor. The fifth floor features an arched opening, while the remainder are rectangular. The flat roof is accented by metal paneling, and there is a rooftop patio. No exterior flood mitigation measures were observed.

Development of the 100 block of Park Avenue began as early as the 1860s. By the 1870s the whole block had been almost fully developed on both sides of the street, primarily comprised of wood-framed rowhomes on the west side and masonry rowhomes on the east side. The building-sized addition at 132 Park Avenue was constructed ca. 2000. The original building that the present building replaced is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the building is noted as being owned by Chas Kemper. An 1891 fire insurance map shows the building as a two-story wood-framed dwelling with a rectangular footprint and a deep setback from the street. Photographic documentation completed as part of a city-wide survey in 1978 shows that the original building had been a modest rowhome with a front porch.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-549343696

Page 1

132 Park Avenue 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 to the Hoboken Historic District.

Setting:

132 Park Avenue is sited on a rectangular parcel (Block 34 Lot 20), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. This block, which was initially developed in the mid 1800s, retains fair integrity. Many of the two and three-story dwellings have been demolished and replaced with large-scale modern buildings that intrude on the historic character 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:

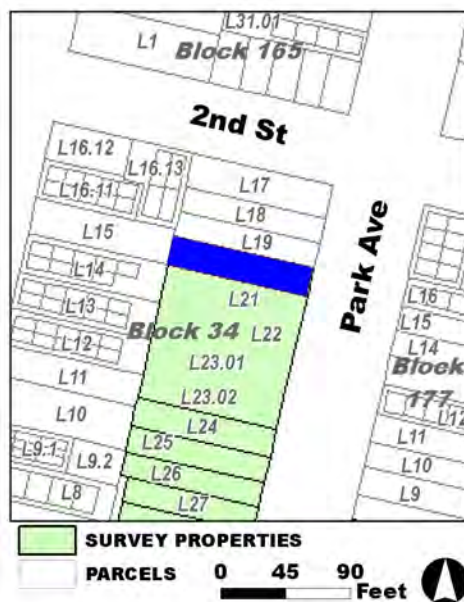
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-549343696

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BIBLIOGRAPHY:

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| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 60

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1831)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-549343696**

Page 3

PROPERTY REPORT

Property ID: **-1161457876**

Property Name: Former Engine Company #4 Firehouse
Address: 212 Park AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 165 | 29 |

Property Photo:



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

Description:

The former Engine Company #4 Firehouse at 212 Park Avenue is a two-story, three-bay, vernacular rowhouse constructed ca. 1870 by prominent local architect Charles Fall. The brick building, with a wood cornice demarcating the upper floor, is fronted by a central modern roll-top garage door. The main entry is composed of a replacement single-leaf wood and glass door and glass transom with original wood surrounds. Fenestration includes three eight-over-twelve replacement vinyl windows with transoms within brick segmental arch openings and brownstone sills on the second floor; the first floor features a six-over-twelve windows with a stone sill. The cornice has been removed. Alterations include replacement windows, door, and roofline modification. No exterior flood mitigation measures are evident.

212 Park Avenue is located in a mixed-use neighborhood surrounded by properties dating from the late-19th to the early 20th centuries. The block - located close the historic center of Hoboken- likely developed as a residential neighborhood ca. 1840 when it was known as Meadow Street. Mapping first indicates the rowhouse on the parcel in 1873, although the parcel owned by a "Cath. Rigney" with no mention of a connection with the Fire Department until 1891 where the building is attributed to "Engine Co No 2". The building is not listed as "Fire Station No 4" until 1906. The parcel and building footprint undergo minimal change limited to the rear of the lot. The Hoboken Fire Department was established in 1848 with 212 Park Avenue believed to be the oldest extant firehouse remaining. During the 1970s was occupied by the Signal & Traffic Division of Hoboken, the lettering for the sign still visible on the wood banding above the first floor, and has since been adapted to residential use.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1161457876

Page 1

☐ (Primary Contact)

The former Engine Company #4 Firehouse at 212 Park Avenue 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). It exhibits some diminishment of integrity due to loss of historic fabric, including replacement windows, doors, alteration of several window openings, and altered roofline. Given the building's significance and retention of character defining features, such as the original height, massing, openings, and stylistic elements, that contribute to the historic character of the greater Hoboken Historic District, it is recommended that the former Engine Company # 4 Firehouse retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

212 Park Avenue is sited on a mid-block rectangular parcel (Block 165 Lot 29), located on the west side of Park Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. 212 Park Avenue 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 Park Avenue is characterized by residential three-to-five-story masonry rowhouses, in keeping with the rest of Park Avenue.

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

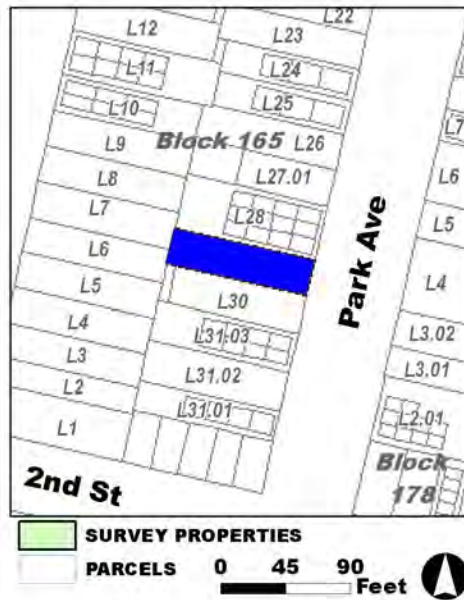
Other Designation:

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) |
|------------------------|--|-------|----------------------------------|
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
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| 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 | |

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-1161457876

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| Spielmann & Brush | Santiary & Topographical Atlas of Hudson County New Jersey | 1880 |
| Florio, Patricia | National Register of Historic Places Nomination, "Hoboken Firehouses & Firemen's Monument Thematic Resource" | 1983 |

Additional Information:

HPC LIST ID: 127

PARCEL DATA (BLDG_DESC: 2B-1U-H / FAC_NAME: / YR: 1885)

NOTES: Engine Company #4 Firehouse, now residential

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: Key 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

☐ (Primary Contact)

Property ID:

-1161457876

Page 3

PROPERTY REPORT

Property ID: **1150052129**

Property Name: 63-65 Paterson Avenue
Address: 63-65 Paterson AVE

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 12 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The property at 63-65 Paterson Avenue is comprised of two, two-story buildings: a dwelling and a garage. The two-story, two-bay dwelling constructed ca. 1885 is clad in vinyl siding and features an aluminum-door entryway set within a vestibule on the west side of the facade at the first floor. Fenestration on the facade consists of replacement double-hung, vinyl-sash windows set within two evenly-spaced, original openings at each floor. The side (east) elevation features a single replacement double-hung, vinyl-sash window at each floor. The flat roof is accented by a vinyl-covered cornice. The ca. 1920 two-story, three-bay brick garage building sits to the northwest of the dwelling. The building is composed of an original first story and a second story rooftop addition. The first floor features a pedestrian entry which is composed of a steel door and transom set within an original opening. There is a replacement steel garage-style door set within a garage bay opening that sits adjacent to the main entry at the first floor; there is also a glass block window at the first floor. Fenestration at the second floor consists of a pair of double-hung, vinyl-sash windows set within a centered original opening, flanked by single, double-hung, vinyl-sash windows set within original openings; all of these openings have brick sills. The facade of the building features brick detailing, and the flat roof is accented by terracotta coping. Alterations include replacement windows; replacement doors; altered exterior material on the dwelling; and the rooftop addition on the garage. No exterior flood-mitigation measures were observed.

The blocks around the intersection of Paterson Avenue and Harrison Street began to see development by the 1870s. By 1891 several wood-framed buildings had been erected in the area, and by 1909 the area was almost entirely developed, primarily with wood-framed

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1150052129

Page 1

buildings. The dwelling at 63-65 Paterson Avenue first appears on an 1891 fire insurance map of Hoboken where it is depicted as a two-story, wood-framed dwelling. By 1923 the garage building had been constructed and it is depicted as a two-story, wood-framed auto garage by 1932.

63-65 Paterson Avenue is not located within the Hoboken Historic District boundaries as opined in 2017. Though 63-65 Paterson Avenue retains some elements that convey its historic use, due to extensive alterations it does not retain sufficient integrity to be classified as a contributing building. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 63-65 Paterson Avenue.

Setting:

63-65 Paterson Avenue is sited on a parcel (Block 12 Lot 8), located on the southwest side of Paterson Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The area around 63-65 Paterson Avenue has been heavily modified; most early two and three-story wood-framed buildings were demolished during the late 1900s. Many of these pieces of land have remained vacant, and several large, apartment buildings have been constructed as well; the early industrial character of the area has been completely altered.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

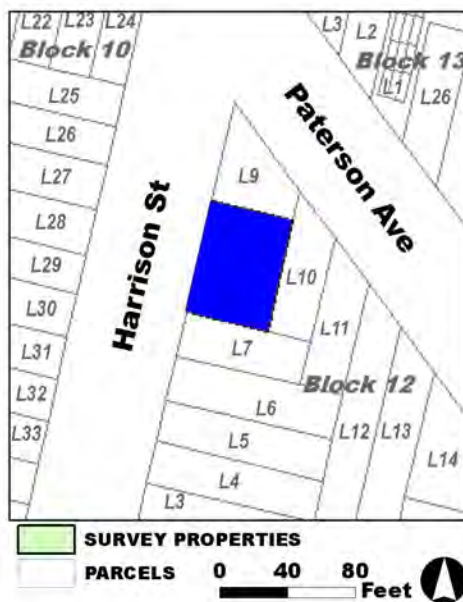
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1150052129

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Google | GoogleEarth Streetview | | |
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| 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 Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| 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: 63

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

NOTES: 65 Paterson Plank Road

More Research Needed? ☐ (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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1150052129**

Page 3

PROPERTY REPORT

Property ID: **-1466746286**

Property Name: Former Union Dry Dock & Repair Company
Address: River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 259 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Union Dry Dock & Repair Company facility, located on the northeast side of the city along the waterfront (sometimes referred to as 901 Sinatra Drive), includes three wooden piers that extend into the Hudson River and were constructed circa 1900. The parcel is fenced and walled and public access was not provided. There are approximately five permanent buildings located within the parcel, but these were not fully visible from the public right-of-way. Visual elements consisted of concrete block construction with flat roofs. Review of aerial photography reveal that these buildings were constructed post-1979. While the parcel once contained numerous historic buildings, the lot was clear of buildings in 1979, with just the piers remaining. Additionally, there were historically four piers extending from the parcel. The piers appear to be constructed of wood with wood piling supports and no railings. The piers are in active use and appear to be used for industry and cargo purposes. Aerial photographs and mapping reveal that the middle pier once contained a crane, but this is no longer extant. Alterations include the demolition of historic-period building stock and removal of the crane. No flood mitigation measures were visible.

Review of an 1881 bird's eye view illustration of Hoboken and an 1891 Sanborn map reveals that there was a pier in the vicinity of the current parcel by that date. The 1891 Sanborn reveals three wood-frame boathouses and another unlabeled building extended into the Hudson River, with a separate wood-frame building on land housing the New Jersey Yacht Club. It does not appear that any of this fabric, including the early pier, is extant. A 1904 bird's eye view illustration and a 1909 atlas of Hoboken depicts the three extant piers, as well as

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1466746286

Page 1

☐ (Primary Contact)

other piers and building stock that no longer remain. The 1909 atlas reveals the piers and parcel were associated with the Pennsylvania Railroad's Hoboken Shops and contained machine shops, a boiler house, coal, lumber, and iron storage buildings, and a derrick depicted on the middle pier. Rail lines are depicted running along the west side of the parcel. The same configuration is depicted on 1932 and 1951 Sanborn maps, although more buildings, including offices, more storage, and a carpenters shop, had been constructed. Review of historic aerial photography reveal that this configuration was still present in 1966, though after the 1968 merger of the Pennsylvania Railroad with the New York Central Railroad into the Penn Central, the yard became redundant. By 1972 the bankrupt Penn Central was looking to divest itself of the yard, leasing it to Sound Shipbuilding Corp. Fires repeated ravaged the yard in the following years, and it was abandoned by 1974. Though there were proposals that the site be used as a park, the railroad sold the property to the Union Dry Dock & Repair Co. in 1976 as fires continued to damage the property. Though 1979 and 1980 aerial photographs indicate that any structures not destroyed by fire had been demolished, it was not until the early 1980s that the Union Dry Dock & Repair Co. erected the present structures on the site. The current building stock and configuration of the parcel was intact by 1987.

Today, according to the City of Hoboken's Frank Sinatra Drive Visioning and Conceptual Design Plan released in 2014, the former Union Dry Dock facility is the "one remaining maritime use" property on the Hoboken waterfront. In 2017, NY Waterway purchased site with the intention of operating a ferry maintenance and reueling station onsite - plans which were not well received by a public who has long petitioned for the industrial site to become public open space in order to complete the stretch of waterfront park along the Hudson River. The debate over the appropriate use for the site has continued, undecided, into 2019.

While the site of River Road may have historically been significant to the development of Hoboken, the historic-period building stock associated with the Pennsylvania Railroad Hoboken Shops has been demolished and the current use no longer reflects its historic associations. This parcel is located outside of the current Hoboken Historic District boundaries, and it is not recommended that this parcel would contribute to an extended district boundary.

Setting:

The former Union Dry Dock & Repair Company facility is sited on a large parcel (Block 259 Lot 1), located on the east side of River Street in the City of Hoboken, Hudson County, New Jersey. The parcel is fenced and walled off from public access and the industrial parcel is sited among riverfront parks and high-rise apartment 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?**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1466746286

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Courtney Clark
Organization: AECOM

☐ (Primary Contact)

Property ID:
-1466746286

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| B. Hufnagel & E. Hexamer | Map of the City of Hoboken situated in the County of Hudson, New Jersey | 1856 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |

Additional Information:

HPC LIST ID: 222

PARCEL DATA (BLDG_DESC: 3,1B-BOAT REP / FAC_NAME: / YR:)

NOTES: Union Dry Dock-901 Sinatra Drive

More Research Needed? ☐ (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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1466746286

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PROPERTY REPORT

Property ID: 363741945

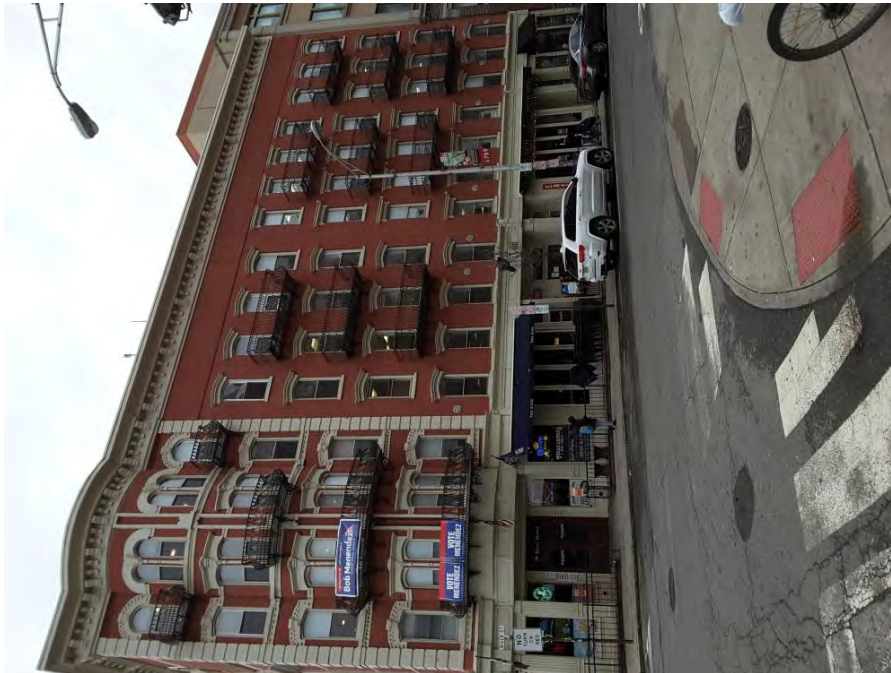
Property Name: American Hotel
Address: 76-82 River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 222 | 6 |
| HUDSON | Hoboken | | Newark | 222 | 7 |
| HUDSON | Hoboken | | Newark | 222 | 8 |
| HUDSON | Hoboken | | Newark | 222 | 9 |

Property Photo:



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

Description:

The American Hotel, at 76-82 River Street, 38 Hudson Place (also known as 76-80 River Street, 38 Hudson Place) is a five-and-one-half-story, 15-bay commercial structure built in the Italian Renaissance-style as at least five separate structures ca. 1885. The facade is clad in painted brick and features three cast iron storefronts along its length. The storefronts are fronted by metal areaway fences and contain wood and glass doors; accordion windows; and display windows. A recessed, centralized entrance to the upper stories contains a replacement, double-leaf, wood and glass door with a transom. Fenestration on the second through the fifth floors consists of single windows in the 11 northern bays, with those at 78 and 82 River Street featuring painted stone sills and painted arched stone hooded lintels, and those at 80 River Street featuring painted stone sills and painted stone label mold hooded lintels. The windows in the four southern bays (at 76 River Street) consist of a two-bay-wide, centralized bay window featuring two pairs of single windows with an ornate hooded lintel and stone sills. This bay window is flanked by single windows with painted brick lintels with a keystone and stone sills. The lintels in the southernmost four bays continue across 76 River Street as a beltcourse. All windows contain replacement one-over-one sashes, and each address (76-82 River Street) features fire escape balconies without ladders. The building's flat roof is accented by a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

363741945

Page 1

bracketed cornice. The south elevation, fronting on Hudson Place, is clad in painted brick and features modern replacement first floor storefronts with entries containing replacement double-leaf doors with transoms. The first floor of 76 River Street is capped by a plain, classical cornice; while the storefront at 38 Hudson Place features an ornate, bracketed Italianate cornice. The second through fifth floors of 76 River Street feature painted brick beltcourses and a three-story protruding bay capped with a pediment supported by a bracketed cornice and featuring a decorative motif at the top of the tympanum. This pedimented bay matches a similar, four-story feature on the nearby Hotel Victor (Property ID 1793272076). Fenestration on the second through fourth floors consists of single windows with painted stone sills and brick lintels containing replacement, one-over-one sashes, while the fifth floor windows feature arched brick lintels with keystones which continue as a beltcourse. The flat roof is accented by a bracketed cornice. Alterations include a set-back modern penthouse level; altered storefronts; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building is located in an area that did not undergo substantial development until the 1880s. By 1891, five structures had been erected on the northwest corner of River Street and Hudson Place. Fronting on River Street were four brick structures, the southernmost of which was four-stories, while the remainder were five stories in height with one-story rear wings. Around the corner at 38 Hudson Place was a single-story frame building. In a bird's eye view of Hoboken published in 1904, the corner property was occupied by the Delaware Hotel and appears to have had a fifth story added, while 80 River Street housed Gonzales' American Hotel and Dining Rooms. By 1909, the frame building at 38 Hudson Place had been replaced by a brick structure and the Delaware and American Hotels were located on the same block as the Palace Hotel and Hoboken House. In the atlas of Hudson County published by G. M. Hopkins Co. in 1923, 78-82 River Street were occupied by the American House, while 76 River was home to the Zimmerman Hotel. In the 1932 revision of the fire insurance atlas published by the Sanborn Map Co. in 1906, the American House occupied the buildings located at 78-82 River Street, all of which had one-story rear brick additions. The Hotel Rey was located in 76 River Street, with various storefronts in the ground floor and an office in the one-story brick building at 38 Hudson Place. By the 1938 revision, the American Hotel had expanded south into 76 River Street and occupied all of the buildings between 76 and 82 River Street. By the time of the 1951 revision, the small structure at 38 Hudson Place, connected to the building at 76 River Street, had been converted into a storefront. At the time of the 1978 Zingman survey the first floor of the structure was sheathed in a stone veneer and the building sported multi-story fire escapes. Aerial photographs indicate that a set-back penthouse level was added between 1979 and 1987.

The American Hotel, at 76-82 River Street, 38 Hudson Place (also known as 76-80 River Street, 38 Hudson Place) has undergone alterations, including the addition of a set-back penthouse level and the alteration of some of its storefronts. Despite this, it retains a high degree of integrity with character defining features such as its bracketed cornices; ornate stone window hoods; and remaining cast iron storefronts. These elements contribute to the historic and architectural character of River Street and Hudson Place as well as the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the American Hotel be classified as a contributing resource to the Hoboken Historic District.

Setting:

The American Hotel is sited on a parcel (Block 222 Lot 6), located on the northwest corner of River Street and Hudson Place in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is situated among a mix of 19th and 20th century buildings on a primarily commercial block near the Hoboken Lackawanna Terminal.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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:

363741945

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Location Map:



Site Map:

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

☐ (Primary Contact) **Property ID:**
363741945

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
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| Google | GoogleEarth Streetview | | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-5C-10U-H-BA / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Alternative address(es): 80 River Street; 38 Hudson Place

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

Attachments Included:

| | | | |
|---|-----------|---|-----------|
| 0 | Building | 0 | Bridge |
| 0 | Structure | 0 | Landscape |
| 0 | Object | 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:** Samuel Pickard**Organization:** AECOM**Property ID:**

Page 4

☐ (Primary Contact)**363741945**

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

363741945

Page 5

PROPERTY REPORT

Property ID: **-519531412**

Property Name: Frank Sinatra Post Office
Address: 89 River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 231.1 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Frank Sinatra Post Office (also known as the U.S. Post Office, Hoboken Main Office), at 89 River Street, is a two-story, five-bay post office built in the Colonial Revival-style in 1931. The facade is fronted by a small garden and clad in brick with terra cotta detailing. It features a centralized, recessed entrance with a decorative marble surround featuring carved eagles and a shield with a garland. The entrance contains a metal and glass door flanked by sidelights and topped by a transom with ten lights. Fenestration includes windows in the three central bays flanked by fluted terra cotta pilasters and with the first and second floors separated by green marble panels. The first floor windows contain nine lights in metal frames with stone sills while those on the second contain six lights in metal frames with stone lintels. The windows in the outer bays contain two-over-one sashes with two light transoms and stone sills on the first floor and two-over-two sashes on the second floor. A terra cotta beltcourse is located above the second floor windows above which is an inscription reading "United States / Post Office / Erected 1931". The deck roof is accented by a terracotta cornice. The south elevation fronts on Newark Street and is seven bays wide and is clad in brick with a stone foundation. A recessed, secondary entrance is located in the westernmost bay and features a stone surround with an incised motif of an eagle clutching a laurel wreath in a ring. The entry contains a double-leaf, metal and glass door over which are metal letters spelling "U.S. Post Office". Fenestration consists of nine-light sashes in metal frames in first floor windows and six-light sashes in metal frames in the second floor windows. The first and second floor windows are separated by metal panels. A vent with an Art Deco-style metal grill is located to the east of the westernmost second floor window. A terra cotta beltcourse is located above the second floor windows and the deck roof is accented by a terracotta cornice. A one bay wide

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-519531412

tower extends above the cornice in the easternmost bay and is pierced by a small window with a three-light sash. The tower's flat roof is accented by a terra cotta cornice. The north elevation is clad in brick and window details along the main body of the structure repeat from the south elevation. A rear ell features windows with awning sashes in metal frames. The two easternmost windows have sidelights. The rear (east) elevation fronts on Frank Sinatra Drive and is itself fronted by a fenced parking lot and covered loading dock. The main body of the structure is five bays wide, while a rear ell on the north side of the building is three bays wide and features a two-story interior brick chimney. The elevation is clad in brick with a stone foundation. It features multiple entries on the loading dock containing double-leaf metal and glass doors. The second floor of the main body of the structure features windows in the four northernmost bays containing six-light sashes in metal frames. The rear ell features banks of awning windows in metal frames with sidelights and metal panels separating the first and second floors in its central and northern bay. The roof is accented by a terra cotta cornice. A one bay wide tower extends above the cornice in the easternmost bay and is pierced by a small window with a three-light sash. The tower's flat roof is accented by a terra cotta cornice. Alterations include some replacement doors and sashes. No exterior flood mitigation measures are evident.

The Frank Sinatra Post Office is located on the unit block of River Street, which as of 1856 was the site of a green space and a structure known as the Otto Cottage. By 1881 the block had been partially developed, with several smaller structures lining the Newark Street side of the block. The fire insurance atlas published by the Sanborn-Perris Map Co. in 1891 shows an empty lot on the side of the present-day structure, with a four-story brick building located in what is now the rear parking lot. By 1904 a post office building had been erected on the site with a hipped roof and cupola. This was replaced by the present structure in 1931. Additional information on the history of this property was compiled by Hunter Research in 2013 (on file with the NJ HPO: HUD I 14, ID 10961).

The Frank Sinatra Post Office retains character-defining features including the ornamental stone door surrounds; terra cotta pilasters and cornices; marble panels; and metal window frames. These elements contribute to the historic and architectural character of River and Newark Streets as well as the locally designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the Frank Sinatra Post Office be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Frank Sinatra Post Office is sited on a parcel (Block 231.1 Lot 1), located on the northeast corner of River and Newark Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is located in Hoboken's southern business center, adjacent to the former location of the steamship docks and near the Hoboken Lackawanna Terminal. It is surrounded by a mix of commercial buildings from the late 19th through the early 21st centuries.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Samantha Kuntz

Organization: AECOM

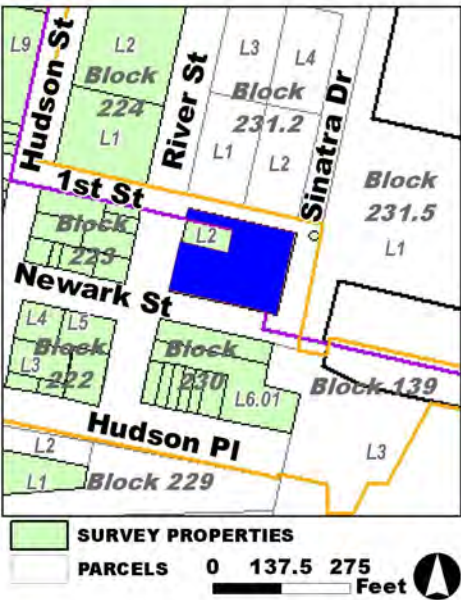
☐ (Primary Contact)

Property ID:

-519531412

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Samantha Kuntz
Organization: AECOM

☐ (Primary Contact) **Property ID:**
-519531412

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|--------------------------|---|-------|----------------------------------|
| Google | GoogleEarth Streetview | | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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| 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 | 1951 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |

Additional Information:

HPC LIST ID: 223

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

NOTES: United States Post Office / Frank Sinatra Memorial Building

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-519531412**

Page 4

PROPERTY REPORT

Property ID: 1733045680

Property Name: 90-92 River Street

Ownership: Private

Address: 90-92 River ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 7.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 90-92 River Street is a two-story, four-bay, modern commercial structure erected in 2012. The facade is clad primarily in metal with wood accents. The building features a pair of side entries containing double-leaf metal and glass doors. Fenestration consists of plate glass windows in the central bays of the first floor, and irregular but mirror fenestration on the second floor. The flat roof is accented by a simple cornice. No exterior alterations or exterior flood mitigation measures are evident.

The unit block of River Street was not developed until the 1880s, when this block of River Street was opened, and in 1891 the site of the present structure was occupied by a two-story frame building used by a hay and feed business. By 1932, it was the site of several one-story frame structures, one of which housed a restaurant. These structures were demolished after 2007 for the construction of the present building in 2012.

The building at 90-92 River 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 to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1733045680

Page 1

The building at 90-92 River Street is sited on a parcel (Block 223 Lot 7.02), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is situated on a block consisting largely of 20th century commercial structures.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

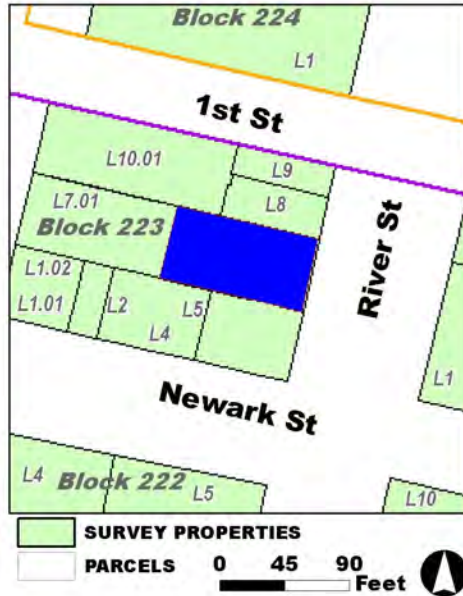
Other Designation Date:

☐ Eligibility Worksheet 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)

1733045680

Page 2

BIBLIOGRAPHY:

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| 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 | 1951 | |
| Google | GoogleEarth Streetview | | |
| 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-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: NJACTB: INcluded w/ L6.01

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:* 3/5/2019**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1733045680**

Page 3

PROPERTY REPORT

Property ID: **-1787811855**

Property Name: 94 River Street

Ownership:

Address: 94 River ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 94 River Street is a four-story, four-bay, Neo-Grec-style building erected ca. 1885. The façade is clad in brick and features a mid-20th century storefront. The storefront entry is off center and contains a double-leaf, wood and glass door with a brick lintel and a transom filled with glass block. A picture window contains two panes of glass topped by transoms. The upper stories of the structure are accessed by a side entry containing a glass and fiberglass door with a brick lintel and a transom filled with glass block. Decorative brickwork and a stone beltcourse serve to separate the first-floor storefront with its unpainted brick from the upper floors. Fenestration on the second, third, and fourth floors consists of windows containing replacement, double-hung, six-over-one sashes. All windows have ornate, stone label mold hoods and all except the second floor windows have ornate stone drip sills. The flat roof is accented by an ornately decorated, bracketed cornice. Alterations include the replacement storefront; replacement doors; and replacement sashes. No exterior flood mitigation measures are evident.

The site of 94 River Street was not developed until the 1880s, when this block of River Street was opened. The 1891 fire insurance atlas published by the Sanborn-Perris Map Co. depicts the present structure under the address 20 River Street. Subsequent maps depict little in the way of alterations. The structure appears much as it was documented in the 1978 Zingman survey, with the only alterations appearing to be replacement doors and sashes.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1787811855

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The building at 94 River Street has undergone the mid-20th century replacement of its first-floor storefront, but otherwise maintains character defining features including the ornately decorated stone label mold hoods; stone drip sills; decorative bracketed cornice. These features contribute to the historic and architectural character of this block of River Street, the locally-designated Central Business & Washington Street Historic District, and the Hoboken Historic District. Therefore, it is recommended that 94 River Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 94 River Street is sited on a parcel (Block 223 Lot 8), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is situated on a block consisting largely of 20th century commercial structures.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1787811855

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| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1C-4U-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1787811855**

Page 3

PROPERTY REPORT

Property ID: 1121656573

Property Name: Steneck Building
Address: 95 River ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 231.1 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Steneck Building (also known as the Seaboard Building), located at 95 River Street, is a five-story, three bay structure built in the Sullivanesque-style ca. 1911 and is clad in tan brick with stone on the first floor. The façade features a pair of side entries with classical stone surrounds and entablatures. Each entry contains replacement double-leaf plate glass doors and are capped by glass transoms. A centered window features replacement plate glass panes and is capped by a keystone with a decorative motif. Fenestration on the second through fourth floors consists of a central bank of grouped windows with one-over-one sashes and decorative metal surrounds flanked by single windows containing one-over-one sashes with stone sills. These single windows are themselves flanked by brick pilasters with Ionic capitals. An ornately decorated, terra cotta dentiled cornice is situated above the fourth floor. Fenestration on the fifth floor of the façade consists of three windows in the central bay containing one-over-one sashes, and single windows in each of the side bays containing one-over-one sashes. The side bay windows are flanked by pilasters with medallions and decorative terra cotta tile. The building's flat roof is accented by an ornately decorated, terra cotta dentiled cornice which is surmounted by a brick parapet. The details on the upper stories repeat on the remaining elevations, while the first floor features a variety of different fenestration schemes. Alterations appear limited to replacement sashes and panes as well as a partially filled entry on the north elevation. No exterior flood mitigation measures are evident.

The Steneck Building is located on the unit block of River Street, which as of 1856 was the site of a green space and a structure known as the Otto Cottage. By 1881 the block had been partially developed, and by 1904 John Steneck & Sons, a private banking house, had

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1121656573

erected a one-story building at 95 River Street due to its proximity to the Hamburg America steamship piers. By 1911, they had erected the present structure, designed by Crow, Lewis & Wickenhoefer, and in 1914, the partnership was incorporated as a complete bank under the name Steneck Trust Company. The 1923 atlas of Hudson County produced by G. M. Hopkins Co. reflects this, noting the structure as the Steneck Building, home to the Steneck Trust Co. On December 17, 1928, the bank laid the cornerstone for a branch office building at the southwest corner of Grand and Fourth Streets (Property ID# 1153212977), but two-and-one-half years later, in June 1931, the New Jersey State Department of Banking and Insurance closed the Steneck Trust Company due to a severe decline in the value of its securities. Despite the closure, the 1932 revisions to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey still refers to the five-story and basement structure as the Steneck Building, noting that it was of fireproof concrete, stone, and brick construction. No physical changes are noted in the 1938 or 1951 revisions to the Sanborns, but both label the structure the Seaboard Building after its primary occupant, the Seaboard Trust Company. Little change appears to have occurred between the 1978 and 2018 surveys. Notably, the 1978 survey form refers to the Steneck Building as "One of the finest buildings in this style in Hoboken."

The Steneck Building (also known as the Seaboard Building) at 95 River Street, retains a high degree of architectural integrity and exemplifies an office building built in the Sullivanesque-style, with three distinct parts to the structure; prominent entry and door; bands of windows in a central bay flanked by vertical piers or pilasters; and heavy use of ornate terra cotta ornamentation, especially on the cornice. Additionally, exterior alterations appear limited to the replacement of some window sashes and doors, pertaining to its continued use as a bank building. Finally, John Steneck & Sons and its successor, the Steneck Trust Company played a prominent role in Hoboken's financial history, especially in its relation to the transatlantic shipping companies which sailed from the city. These historic and architectural elements help contribute to the historic nature and fabric of the Hoboken Historic District. Based on the building's architecture and preliminary research into the building and firm's history, the Steneck Building is potentially a key contributing resource to the Hoboken Historic District. Further research into the Steneck banks and business relating to steamship lines is recommended, as is further investigation of its architecture. Pending further investigation, it is recommended that the Steneck Building at 95 River Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Steneck Building at 95 River Street is sited on a parcel (Block 231.1 Lot 2), located on the southeast corner of River and First Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Located in Hoboken's southern business center, adjacent to the former location of the steamship docks, this building stands out as an enduring relic of Hoboken's banking and shipping history.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Samantha Kuntz

Organization: AECOM

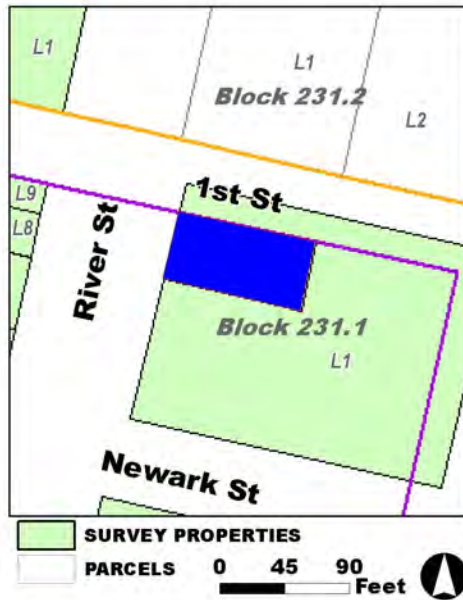
☐ (Primary Contact)

Property ID:

1121656573

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1121656573

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| Google | GoogleEarth Streetview | | |
| 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 | |
| American Contractor | *Bank Building, American Contractor | | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Bankers Magazine | The Steneck Trust Company of Hoboken, New Jersey, Bankers Magazine | 1922 | |

Additional Information:

HPC LIST ID: 216

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

NOTES: fmr. Normannia Hotel (Sanborn 1891), ? (Hopkins 1909), Steneck Trust Company/Steneck Bldg (Hopkins 1923), Garden State Nat Bank ca. 1977, now Wells Fargo

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

Attachments Included:

| | |
|-------------|-------------|
| 0 Building | 0 Bridge |
| 0 Structure | 0 Landscape |
| 0 Object | 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:**

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☐ (Primary Contact)**1121656573**

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1121656573

Page 5

PROPERTY REPORT

Property ID: 265915230

Property Name: 96 River Street

Ownership:

Address: 96 River ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 223 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 96 River Street is a two-story, two-bay, modern commercial structure erected ca. 1985. The primary facade fronts on First Street and is clad in brick and is fronted by a wrap-around Plexiglas and metal enclosure with two gated openings. This enclosure obscures the first floor of the structure on both the River Street and First Street elevations. Fenestration on the second floor consists of large arched windows with fixed panes. The flat roof is accented by a balustrade and features a rooftop dining area. Details repeat on the River Street elevation. No exterior alterations or exterior flood mitigation measures are evident.

The unit block of River Street was not developed until the 1880s, when this block of River Street was opened, and in 1891 the site of the present structure was occupied by a four-story brick building fronting on River Street and a one-story brick building in the rear. These structures were present until after 1951, when they were demolished and replaced by the one-story commercial building surveyed in 1978. This in turn was demolished in the 1980s and replaced by the present structure.

The building at 96 River 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 to the Hoboken Historic District.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

265915230

The building at 96 River Street is sited on a parcel (Block 223 Lot 9), located on the southwest corner of River and First Streets in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north and is situated on a block consisting of a mix of 19th and late 20th century commercial structures.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

265915230

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |
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| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2CB-1C-BA-H / 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**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**

265915230

Page 3

☐ (Primary Contact)

Status: Not 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: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

265915230

Page 4

PROPERTY REPORT

Property ID: 258807996

Property Name: Municipal Garage
Address: 112-134 River ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 224 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 112-134 River Street is a six-story, one-bay Modernistic-style commercial parking garage constructed ca. 1975. The concrete-foundation structure features two vehicle openings on the north elevation at the first floor, one each for entering and exiting the structure. There are also two steel-door pedestrian entrances at this level on the north elevation. The exterior walls of the garage are clad in vertical metal banding on all sides, and the flat roof is accented with a concrete band at the top of the elevations. No exterior flood-mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

112-134 River Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. In addition, this building 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

258807996

Page 1

incorporate 112-134 River Street.

Setting:

Municipal Garage is sited on a rectangular parcel (Block 224 Lot 2), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use 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:

258807996

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| Google | GoogleEarth Streetview | | | |
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| 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 | 1931 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| 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: GARAGE#B-810 PS / FAC_NAME: GARAGE / 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:** not applicable**Status:****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:**

258807996

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

258807996

Page 4

PROPERTY REPORT

Property ID: 1806376266

Property Name: Municipal Garage D
Address: 210-222 River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 225 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 210-222 River Street is a four-story, one-bay Modernistic-style commercial parking garage constructed ca. 1975. The concrete-foundation structure features two vehicle openings on the west elevation at the first floor, one each for entering and exiting the structure. There are also two steel-door pedestrian entrances at this level on the west elevation; another steel-door pedestrian entry is located on the east elevation. The exterior walls of the garage are clad in vertical metal banding on all sides, and the flat roof is accented with a concrete band at the top of the elevations. No exterior flood mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

210-222 River Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. In addition, this building 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1806376266

incorporate 210-222 River Street.

Setting:

Municipal Garage D is sited on a mid-block parcel (Block 225 Lot 2), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

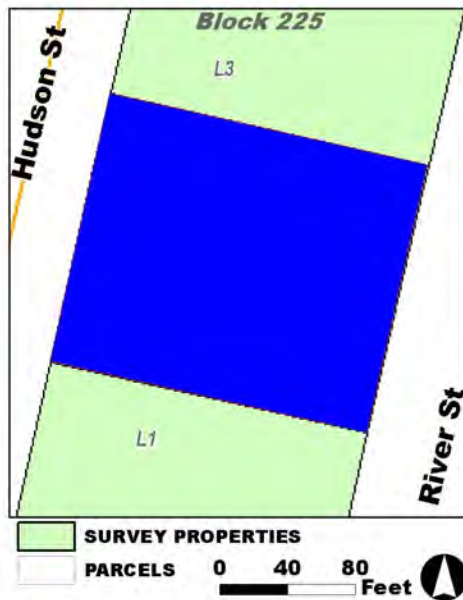
Other Designation:

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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1806376266

Page 2

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: GARAGE#D-486 PS / FAC_NAME: GARAGE / 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:** not applicable**Status:****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:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1806376266**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1806376266

Page 4

PROPERTY REPORT

Property ID: **-662754168**

Property Name: Marineview Plaza 2
Address: 300-308 River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 226 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 300-308 River Street is a twenty-five-story, twelve-bay, high-rise residential complex constructed ca. 1975. The building was constructed as one of three on this block that comprise Marineview Plaza; there is an almost identical building at the north end of the block and between the two residential buildings there is a parking garage. The concrete building has a flat roof and a rectangular footprint that spans the full block. The main entrance is located on the south elevation at the center of the first floor. The main entry is composed of an automatic, aluminum-framed, sliding-glass door and an adjacent aluminum-framed, plate-glass door. There is a secondary aluminum-framed plate-glass door pedestrian entry at the rear (north) of the building. Fenestration along the first floor of the building consists of aluminum-framed fixed-sash windows set at regular intervals. Fenestration on the remainder of the building consists of groups of aluminum-framed windows that are composed of a fixed-sash window flanked by double-hung windows. There are concrete cantilevered balconies located at each end of the north and south facades; each balcony fronts an aluminum-framed sliding-glass door. There is a pedestrian walkway that extends from the north elevation at the fifth story, connecting to the parking garage to the north. No exterior flood-mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-662754168

demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

300-308 River Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. In addition, this building 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 300-308 River Street.

Setting:

Marineview Plaza 2 is sited on a rectangular parcel (Block 226 Lot 1), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

-662754168

Page 2

BIBLIOGRAPHY:

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| 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 | 1931 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 25B-216U-BA-H / FAC_NAME: URBAN RENEWAL / 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:** not applicable**Status:****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:** Samantha Kuntz**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-662754168**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

-662754168

Page 4

PROPERTY REPORT

Property ID: **-899873815**

Property Name: Marineview Plaza Parking Garage
Address: 310-322 River ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 226 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 310-322 River Street is a four-story, one-bay Modernistic-style commercial parking garage constructed ca. 1975. The concrete-foundation structure features two vehicle openings on the west elevation at the first floor, one each for entering and exiting the structure. There are also two steel-door pedestrian entrances and a two-pane, fixed-style, steel-sash window at this level on the west elevation; another steel-door pedestrian entry is located on the east elevation. The exterior walls of the garage are clad in vertical metal banding on all sides, and the flat roof is accented with a concrete band at the top of the elevations. The parking garage features two concrete skyways, extending from the north and south elevations, that connect to Marine View Plaza 1 and 2 on either side of the garage. No exterior flood-mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the North, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use, row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

310-322 River Street is not located within the Hoboken Historic District boundaries as opined in 2017. In addition, this building was not

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-899873815

Page 1

constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not contribute to its historic development or historic architectural character. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 310-322 River Street.

Setting:

Marineview Plaza Parking Garage is sited on a mid-block parcel (Block 226 Lot 2), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use 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

Property ID:

☒ (Primary Contact)

-899873815

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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: GARAGE#G-488 PS / FAC_NAME: GARAGE / 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:** not applicable**Status:****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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-899873815**

Page 3

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-899873815

Page 4

PROPERTY REPORT

Property ID: 1360856566

Property Name: Marineview Plaza 1
Address: 324-334 River ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 226 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 324-334 River Street is a twenty-five-story, twelve-bay, high-rise residential complex constructed ca. 1975. The building was constructed as one of three on this block that comprise Marineview Plaza; there is an almost identical building at the south end of the block and between the two residential buildings there is a parking garage. The concrete building has a flat roof and a rectangular footprint that spans the full block. The main entrance is located on the north elevation at the center of the first floor. The main entry is composed of an automatic, aluminum-framed, sliding-glass door and an adjacent aluminum-framed, plate-glass door. There is a secondary aluminum-framed, plate-glass door pedestrian entry at the rear (south) of the building. Fenestration along the first floor of the building consists of aluminum-framed, fixed-sash windows set at regular intervals. Fenestration on the remainder of the building consists of groups of aluminum-framed windows that are composed of a fixed-sash window, flanked by double-hung windows. There are concrete, cantilevered balconies located at each end of the north and south facades; each balcony fronts an aluminum-framed, sliding-glass door. There is a pedestrian walkway that extends from the south elevation at the fifth story, connecting to the parking garage to the south. No exterior flood-mitigation measures were observed.

The blocks between First Street at the south, Fourth Street at the north, Marine View Plaza at the east, and Hudson Street at the west were all heavily redeveloped ca. 1970. These blocks had previously been occupied primarily by four to five-story, masonry, commercial-use row buildings and three-story, masonry, rowhomes constructed between the 1860s and 1890s. These blocks of dense rows were all

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1360856566

Page 1

demolished between 1966 and 1979 and large commercial structures, apartment complexes, and parking garages were constructed in their place.

324-334 River Street is not located within the Hoboken Historic District boundaries as opinioned in 2017. In addition, this building 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. Therefore, it is not recommended that the Hoboken Historic District boundaries be expanded to incorporate 324-334 River Street.

Setting:

Marineview Plaza 1 is sited on a rectangular parcel (Block 226 Lot 3), located on the west side of River Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The blocks surrounding this building were heavily redeveloped in the second half of the 1900s. The area originally had a building stock consistent with the majority of Hoboken, comprised of smaller rowhomes and dense mixed-use buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

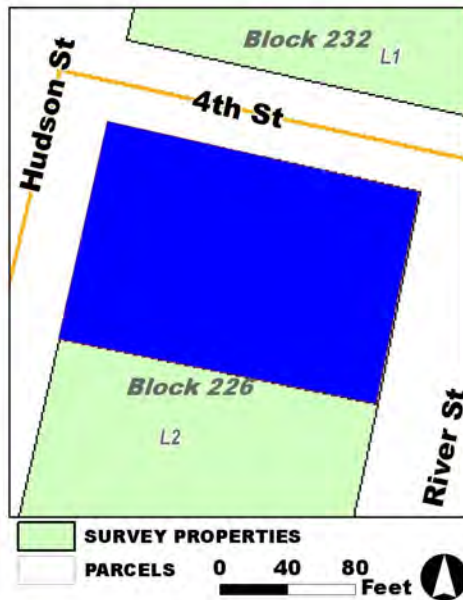
Other Designation:

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)

1360856566

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BIBLIOGRAPHY:

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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 25B-216U-BA-H / FAC_NAME: URBAN RENEWAL / 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:** not applicable**Status:****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**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1360856566**

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1360856566

Page 4

PROPERTY REPORT

Property ID: **-2039240201**

Property Name: Point of Embarkation (site)

Ownership: Private

Address:

Apartment #:

ZIP: 07030

Nearest cross street:

Sinatra Drive

Second cross street:

1st Avenue

Distance to property:

ft

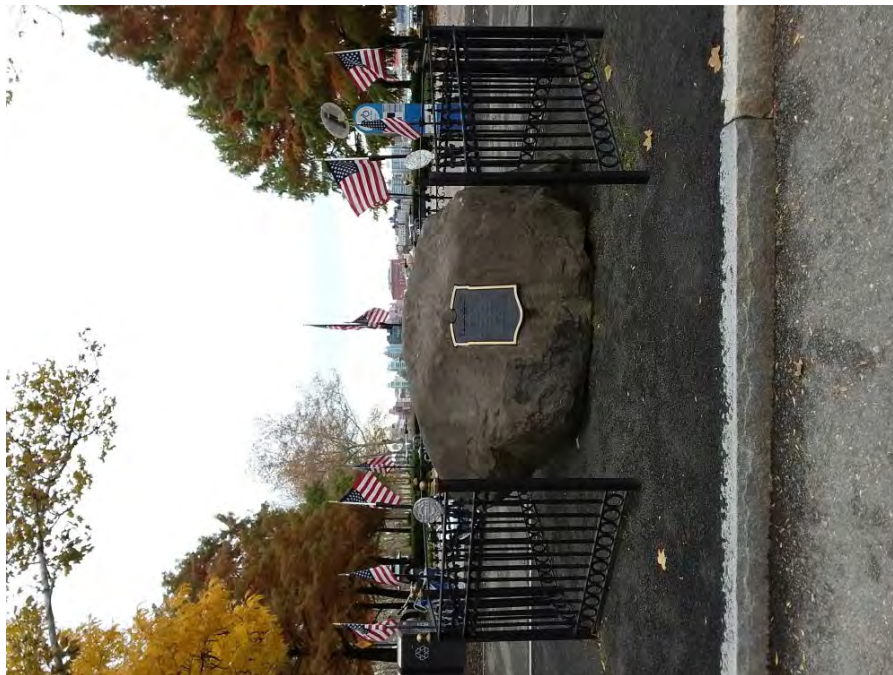
Compass Direction:

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 Point of Embarkation (site), located at Sinatra Drive and First Street, is a memorial marker originally dedicated in 1925. The memorial primarily consists of a large, unshaped boulder with an embedded metal plaque which reads "Dedicated / to the / Valiant / American Expeditionary / Forces Who Embarked / From This Port / To Participate / in the / World War 1917-1918 / Erected by / Hoboken Assembly / Fourth Degree / Knights of Columbus / May 30, 1925". The boulder is surrounded by a cast iron fence, which bears a plaque affixed to it in 1978 by the Hudson County Board of Chosen Freeholders. This second plaque notes that the memorial marks the site from which over a million members of the armed forces departed for Europe during World War I. The marker was dedicated in honor of those who never returned. Hoboken had been selected as the primary embarkation point for the American Expeditionary Force after the United States entered World War I, and through the 1950s according to Sanborn fire insurance atlases this area remained dedicated to industry and shipping.

The Point of Embarkation (site), located at Sinatra Drive and First Street, is a memorial marking a major event in Hoboken's history -- its

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2039240201

Page 1

role as the point of embarkation for the American Expeditionary Force during World War I. Originally dedicated in the years immediately following World War I, it is a surviving link to the industrial and transportation heritage of Hoboken's waterfront. Thus, it is recommended that the Point of Embarkation (site) be classified as a resource contributing to the Hoboken Historic District.

Setting:

Point of Embarkation (site) is a memorial located on the east side of Sinatra Drive at the intersection with First Street in the City of Hoboken, Hudson County, New Jersey. The memorial is oriented with its primary elevation facing west and marks the former location of the piers from which the American Expeditionary Forces boarded ships to Europe during World War I. It is presently surrounded by a waterfront park and modern high-rise buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

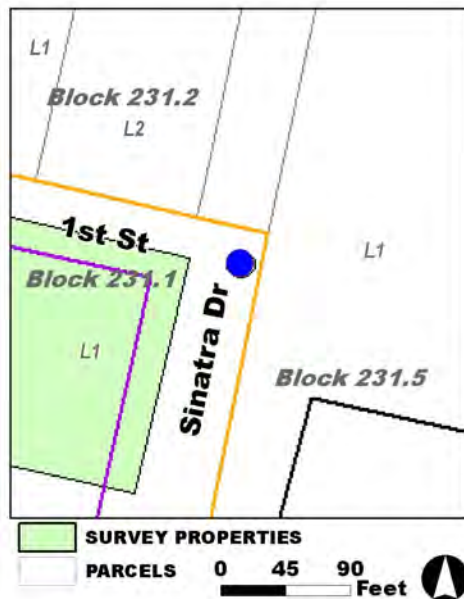
Other Designation:

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:

-2039240201

Page 2

BIBLIOGRAPHY:

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| 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: 234

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

NOTES: World War I Memorial -1st Street at Pier A

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2039240201**

Page 3

PROPERTY REPORT

Property ID: 1609897878

Property Name: 50 Washington Street
Address: 50 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 2.01 |
| HUDSON | Hoboken | | Newark | 198 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 50 Washington Street is a five-story, four-bay, modern commercial structure erected in 2008. The facade is clad primarily in brick and glass. The flat roof building is divided into two vertical massings flanking a glass curtain wall. The building features an off-center main entry covered by a metal awning and containing a revolving door and a plate glass door. Fenestration consists of vertical and horizontal banks of windows. The south elevation, fronting on Observer Highway, includes metal cladding with cantilevered shade screens. No exterior alterations or exterior flood mitigation measures are evident.

The west side of Washington Street below Newark Street was undeveloped property belonging to the Hoboken Land & Improvement Company at the time of Hoboken's incorporation as a city in 1855. The lots here were located on a slope that led west toward marshland and a creek. A lumber yard is depicted on the site in bird's eye views from 1860 and 1865, and by 1873, the northwest corner of Washington Street and Ferry Street (as Observer Highway was then known) was the location of a structure labeled on G. M. Hopkin's Hudson County atlas as the Sinclair House. An 1881 bird's eye view of Hoboken depicts a collection of light industrial structures along the block, though a decade later, when Sanborn-Perris Map Co. published a fire insurance atlas of Hoboken, most of the lots north of 50 Washington Street were occupied by five-story brick tenements. By 1904, the industrial structure at the corner of Washington and Ferry had been demolished and replaced by brick flats. Most of these were in turn demolished by 1938, though the structure at the corner was

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1609897878

not demolished until somepoint between 1979 and 1987. The present structure was erected in 2008.

The building at 50 Washington 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 to the Hoboken Historic District.

Setting:

The building at 50 Washington Street is sited on a parcel (Block 198 Lot 2.01), located on the northwest corner of Washington Street and Observer Highway in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east on Washington Street and is situated at the end of a row of late 19th century tenements and across from a railyard and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

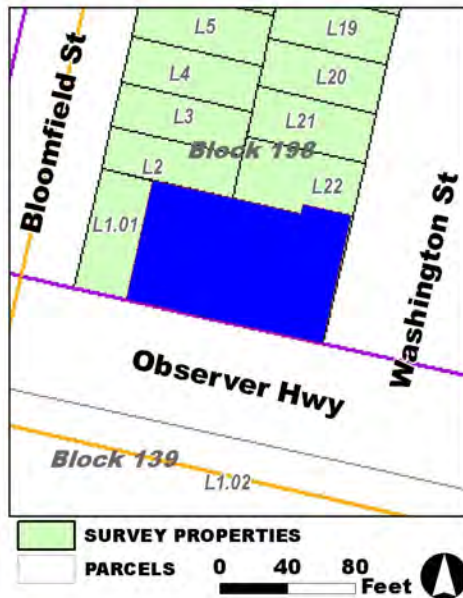
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1609897878

Page 2

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| 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 | |
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| 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 | 1979 | |
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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

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 |

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1609897878**

Page 3

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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1609897878

Page 4

PROPERTY REPORT

Property ID: **-964624375**

Property Name: 58 Washington Street
Address: 58 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 58 Washington Street is a five-story, four-bay, Renaissance Revival-style structure built ca. 1885. The facade is clad primarily in tan brick and is ornamented with decorative brickwork and terra cotta tiles. The building features centralized false main entry containing three false wood panel doors flanked by cast iron columns. The outer bays contain windows with paired replacement one-over-one sashes. A bracketed cornice is located above the first floor. Fenestration on the upper floors consists of replacement one-over-one sashes set within the original openings. All windows have brownstone sills surmounting a band of terra cotta egg and dart moulding and most have stone lintels. The two central arched windows on the third floor feature arched terra cotta lintels. The flat roof is accented by a replacement bracketed cornice. Alterations include replacement cornice and sashes; and false doors. No exterior flood mitigation measures are evident.

The west side of Washington Street below Newark Street was undeveloped property belonging to the Hoboken Land & Improvement Company at the time of Hoboken's incorporation as a city in 1855. The lots here were located on a slope that led west toward marshland and a creek. A lumber yard is depicted on the site in bird's eye views from 1860 and 1865, and by 1873, the northwest corner of Washington Street and Ferry Street (as Observer Highway was then known) was the location of a structure labeled on G. M. Hopkin's Hudson County atlas as the Sinclair House. An 1881 bird's eye view of Hoboken depicts a collection of light industrial structures along the block, though a decade later, when Sanborn-Perris Map Co. published a fire insurance atlas of Hoboken, most of the lots, including the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-964624375

Page 1

one at 58 Washington Street, were occupied by five-story brick tenements. According to the Sanborn-Perris atlas, the building at 58 Washington (then numbered 10 Washington) contained a storefront on the first floor. According to the Hudson County atlas published by G. M. Hopkins Co. in 1909, the building at 58 Washington had been divided into north and south units. This division was illustrated in the 1932 revision of the 1906 fire insurance atlas published by the Sanborn Map Co., and continued through at least 1951. Both units had their own storefront (or in the case of the north unit according to the 1938 Sanborn, a cigar factory). The divided storefronts were present at the time of the Zingman survey in 1978, which recorded that the building's cornice had been removed. In 1979, the building and the neighboring tenements were renovated by Applied Housing Associates and the Hoboken Rehabilitation and Development Corp. into affordable housing units.

Though the building at 58 Washington Street has undergone alterations such as the replacement of the cornice and installation of a false entry, it maintains character defining features including light colored brick; decorative brickwork; terra cotta detailing; and brownstone sills. These elements help contribute to the historic nature and fabric of this block of Washington Street as well as the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that the building at 58 Washington Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

The building at 58 Washington Street is sited on a parcel (Block 198 Lot 22), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is located at the end of a row of late 19th century tenements on Hoboken's main commercial thoroughfare. It is located across from modern retail buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

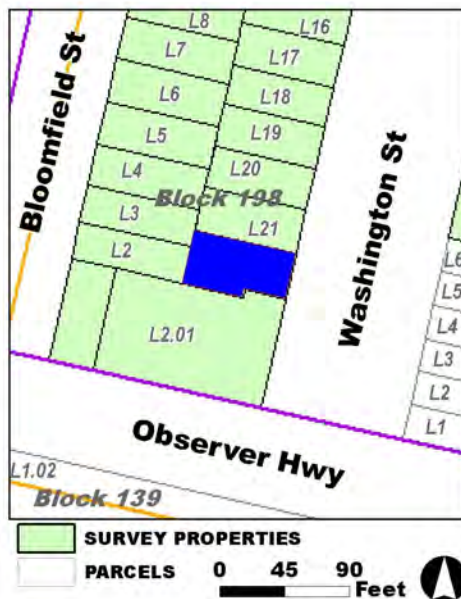
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-964624375

Page 2

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| 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 | | |
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| Jersey Journal | "Historical group OKs rehabilitation plans," October 17, 1979, 8n. | 1979 | |
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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 6 | 1978 | |

Additional Information:

HPC LIST ID: 0

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

NOTES: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-964624375**

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-964624375

Page 4

PROPERTY REPORT

Property ID: **-1230890264**

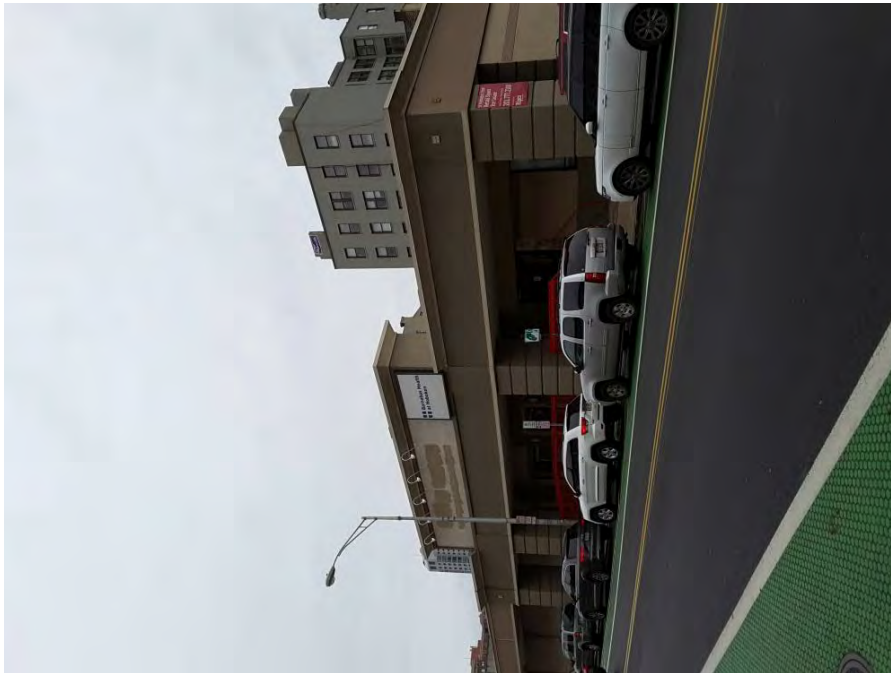
Property Name: 59 Washington Street
Address: 59 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210 | 7.01 |
| HUDSON | Hoboken | | Newark | 210 | 7.02 |
| HUDSON | Hoboken | | Newark | 210 | 8 |
| HUDSON | Hoboken | | Newark | 210 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 59 Washington Street is a one-story, six-bay commercial building constructed ca. 1970. The concrete building's main entrance is located at the center of the facade. The entry is composed of a steel-framed, plate-glass door fronted by a concrete walkway with ramp and stair access and steel handrails. Fenestration on the facade consists of steel-framed, fixed-sash windows set at regular intervals. The facade is recessed and a covered walkway fronts it, supported by scored concrete columns. The flat roof is accented by a centered parapet. The side (south) elevation features no fenestration. No exterior flood-mitigation measures were observed.

The development of this block of Washington Street began by the mid-1800s. By 1873 the block had been fully developed. The original buildings in this location were primarily three-story, masonry dwellings. Around 1970 these dwellings were demolished and the current large commercial structures and a parking lot were developed.

59 Washington Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and does not

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1230890264

Page 1

contribute to its historic development or historic architectural character. Thus, it is recommended that the property be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

59 Washington Street is sited on a rectangular parcel (Block 210 Lot 7.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The original makeup of this block has not been retained due to demolition and erection of two large, modern commercial structures. However, the surrounding blocks retain significant integrity.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

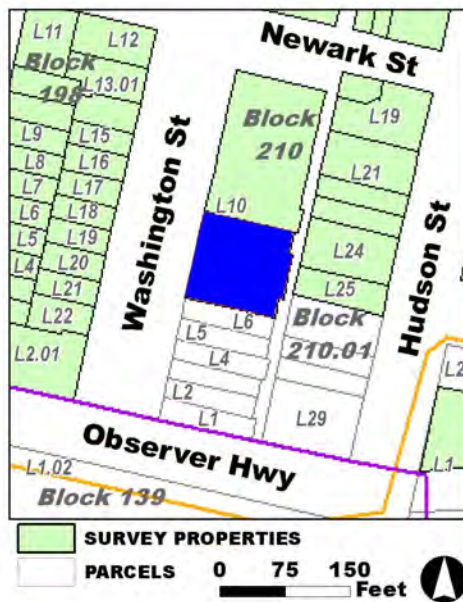
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1230890264

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BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Google | GoogleEarth Streetview | | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | | |
| 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: BARNABAS / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1230890264

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PROPERTY REPORT

Property ID: 243770851

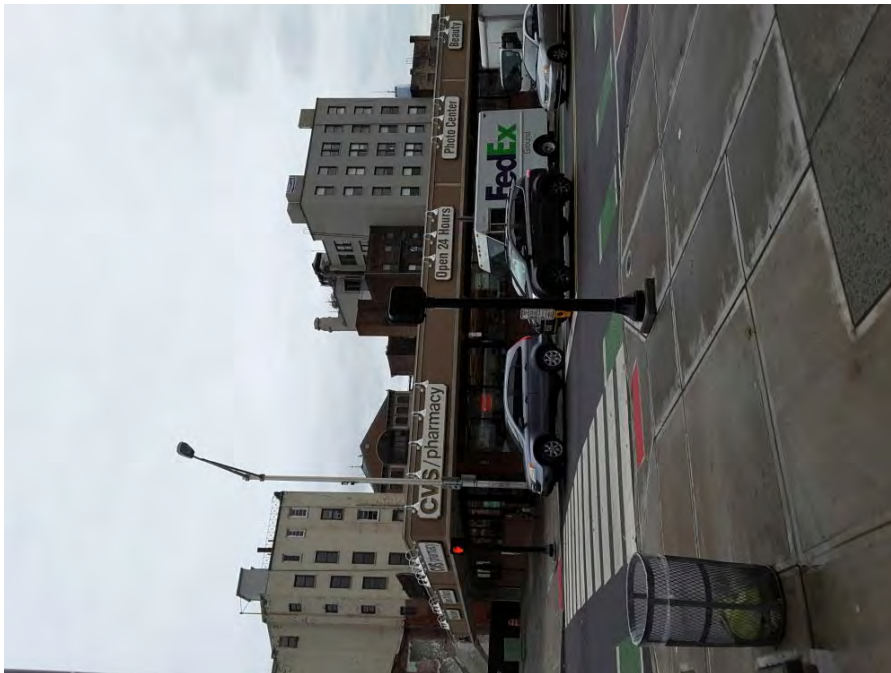
Property Name: 59 Washington Street
Address: 59 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 210 | 10 |
| HUDSON | Hoboken | | Newark | 210 | 11 |
| HUDSON | Hoboken | | Newark | 210 | 12 |
| HUDSON | Hoboken | | Newark | 210 | 13 |
| HUDSON | Hoboken | | Newark | 210 | 14 |
| HUDSON | Hoboken | | Newark | 210 | 15 |
| HUDSON | Hoboken | | Newark | 210 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 59 Washington Street is a one-story, six-bay commercial building constructed ca. 1970. The concrete and brick building's main entrance is located at the northwest corner. The entry is composed of a steel-framed, plate-glass door. Fenestration on the front and side elevation consists of steel-framed, fixed-sash windows set at regular intervals. The flat roof features a wide overhang and is marked with store signage panels. No exterior flood-mitigation measures were observed.

The development of this block of Washington Street began by the mid-1800s. By 1873 the block had been fully developed. The original buildings in this location were primarily three-story, masonry dwellings. Around 1970 these dwellings were demolished and the current

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

243770851

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large commercial structures and a parking lot were developed.

59 Washington 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 to the Hoboken Historic District.

Setting:

59 Washington Street is sited on a rectangular parcel (Block 210 Lot 13), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The original building stock of this block has not been retained due to demolition and erection of two large, modern commercial structures. However, the surrounding blocks retain significant integrity.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

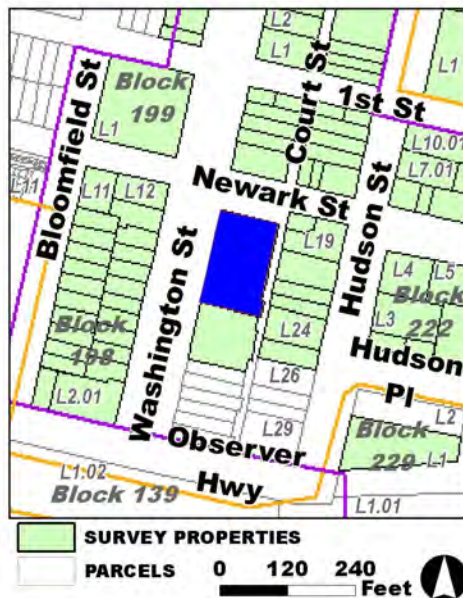
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

243770851

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: CVS / 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: 3/5/2019

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

243770851

Page 3

PROPERTY REPORT

Property ID: 370658600

Property Name: 60-64 Washington Street
Address: 60-64 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building 60 Washington Street is a five-story, five-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by an original stone stoop, replacement iron railings, and areaway fence. The central main entry features a replacement paneled wood door with transom and stylized metal hood. A secondary entrance with modern steel door is located to the side of the stoop. Fenestration includes one-over-one replacement windows set within the original openings with metal hoods that feature a greek key motif and flat sills. The flat roof is accented by an original bracketed cornice with paneled fascia. Alterations include replacement windows, door, railing, areaway fence, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

60 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

370658600

Page 1

60 Washington Street exhibit cosmetic alterations, including replacement windows, door, railing, and areaway fence. Despite this, the building retains character-defining features, including the original cornice; window and door openings; window lintels and sills; and garden-level entry, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 60 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

60 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 21), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 60 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

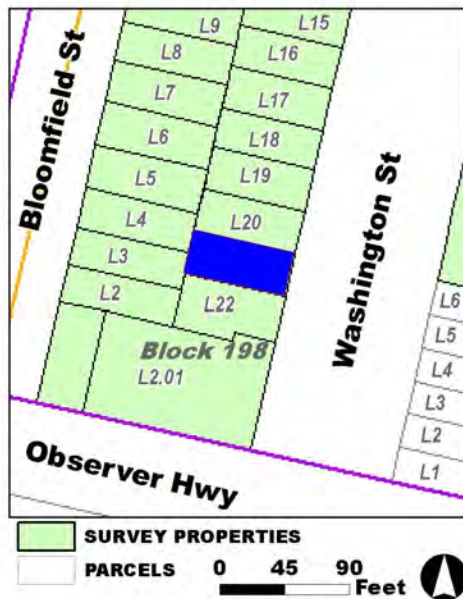
Other Designation Date:

☐ Eligibility Worksheet 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)

370658600

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| 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 | 1938 | |
| Spielmann & Brush | Santiary & Topographical Atlas of Hudson County New Jersey | 1880 | |
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| 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: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**370658600**

Page 3

PROPERTY REPORT

Property ID: 1205033773

Property Name: 60-64 Washington Street
Address: 60-64 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building 64 Washington Street is a five-story, five-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by a replacement brick stoop, replacement iron railings, and areaway fence. The central main entry features a replacement paneled wood door with transom and stylized metal hood. A secondary entrance with modern steel door is located to the side of the stoop. Fenestration includes one-over-one replacement windows set within the original openings with painted metal hoods that feature a greek key motif and flat sills. The flat roof is accented by an original bracketed cornice with paneled fascia. Alterations include replacement windows, door, railing, stoop, areaway fence, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

64 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1205033773

Page 1

64 Washington Street exhibit cosmetic alterations, including replacement windows, door, stoop, railing, and areaway fence. Despite this, the building retains character-defining features, including the original cornice; window and door openings; window lintels and sills; and garden-level entry, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 64 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

64 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 19), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 64 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

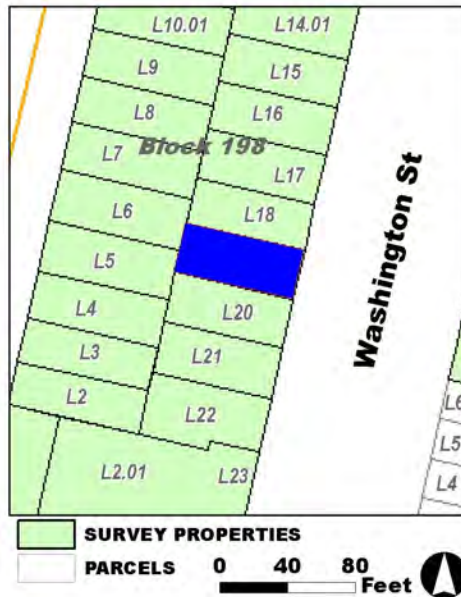
Other Designation Date:

☐ **Eligibility Worksheet 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:

1205033773

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 2 | 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 | |
| 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 | |
| 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:)

NOTES: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1205033773**

Page 3

PROPERTY REPORT

Property ID: 2078001443

Property Name: 60-64 Washington Street
Address: 60-64 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building 62 Washington Street is a five-story, five-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by a replacement stone and brick stoop, replacement iron railings, and areaway fence. The central main entry features a replacement paneled wood door with transom and stylized metal hood. A secondary entrance with modern steel door is located to the side of the stoop. Fenestration includes one-over-one replacement windows set within the original openings with painted metal hoods that feature a greek key motif and flat sills. The flat roof is accented by an original bracketed cornice with paneled fascia. Alterations include replacement windows, stoop, entry system, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

62 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

2078001443

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62 Washington Street exhibits cosmetic alterations, including replacement windows, door, stoop, railing, and areaway fence. Despite this, the building retains character-defining features, including the original cornice; window and door openings; window lintels and sills; and garden-level entry, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 62 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

62 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 20), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 62 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

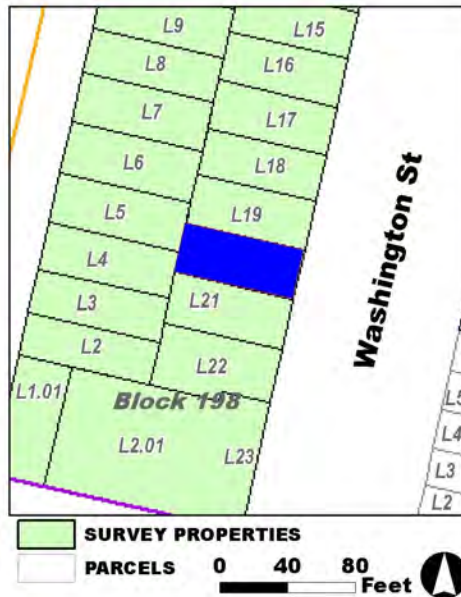
Other Designation Date:

☐ **Eligibility Worksheet 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:

2078001443

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☐ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | |
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| 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 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: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**2078001443**

Page 3

PROPERTY REPORT

Property ID: **-1407989506**

Property Name: 66-72 Washington Street
Address: 66-72 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

One of three internally-connected rowhouses, 70 Washington Street is a five-story, five-bay, rowhouse constructed ca. 1980. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by a concrete and brick ramp, stoop, and areaway fence. The central main entry features a paneled wood door with transom and stylized hood. A secondary entrance with is located to the side of the stoop. Fenestration includes one-over-one windows with painted hoods that feature a greek key motif and flat sills. The flat roof is accented by a bracketed cornice with paneled fascia. No alterations evident. No exterior flood mitigation measures are evident.

70 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. A 1978 survey shows a vacant lot at the location of the subject building. Historic aerial imagery indicates it was constructed sometime between 1979 and 1987 to imitate the adjacent Neo-Grec style former tenements.

70 Washington Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1968). Despite its replicative

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1407989506

Page 1

design imitating the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development, 70 Washington Street does not constitute a historic resource and thus does not contribute to the district's 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:

70 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 16), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 70 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

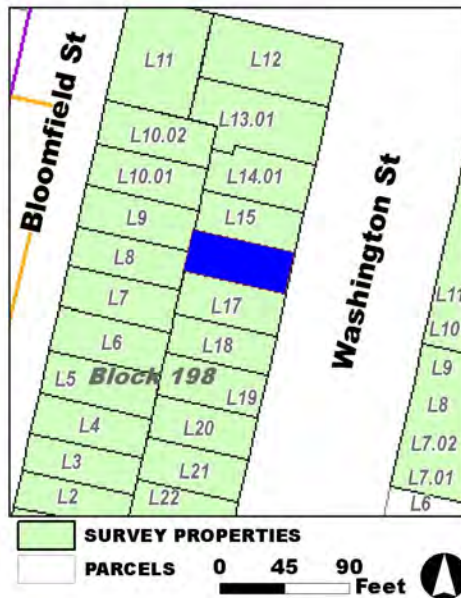
Other Designation Date:

☐ Eligibility Worksheet 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:

-1407989506

Page 2

BIBLIOGRAPHY:

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | | |
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| 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: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:****-1407989506**

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☒ (Primary Contact)

Date form completed: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1407989506

PROPERTY REPORT

Property ID: **-1315696804**

Property Name: 66-72 Washington Street
Address: 66-72 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 18 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

One of three internally-connected rowhouses, 66 Washington Street is a five-story, four-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by a concrete ramp leading to the present-day main entry located at 72 Washington Street (marked 70 above the entry). The former main entry was centered on the facade and has been replaced by a window and replacement stone sill. Fenestration includes one-over-one replacement windows set within the original openings with bracketed and painted metal hoods and flat sills. The flat roof is accented by an original bracketed cornice. Alterations include replacement windows, entry system, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

66 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s. A 1978 survey shows the building with its original main entry intact.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1315696804

Page 1

66 Washington Street exhibits alterations to its original design intent, including loss of a primary entry on the facade and the addition of a ramp. Despite this, the building retains character-defining features, including the original cornice; window openings with lintels and sills; and massing, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 66 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

66 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 18), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 66 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

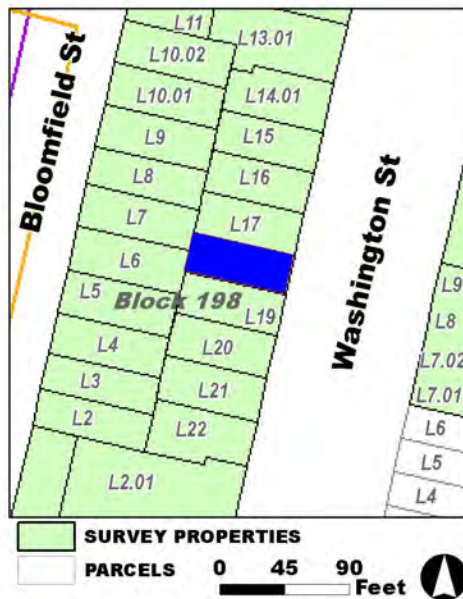
Other Designation Date:

☐ Eligibility Worksheet 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:

-1315696804

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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-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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 2 | 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

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

NOTES: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1315696804**

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PROPERTY REPORT

Property ID: **-812742489**

Property Name: 66-72 Washington Street
Address: 66-72 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

One of three internally-connected rowhouses, 68 Washington Street is a five-story, four-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by a concrete ramp leading to the present-day main entry located at 61 Bloomfield Street (marked 63 above the entry). The former main entry was centered on the facade and has been replaced by a window and replacement stone sill. Fenestration includes one-over-one replacement windows set within the original openings with bracketed and painted hoods and flat sills. The flat roof is accented by an original bracketed cornice with paneled fascia. Alterations include replacement windows, entry system, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

68 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s. A 1978 survey shows the building with its original main entry intact.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-812742489

Page 1

68 Washington Street exhibits alterations to its original design intent, including loss of a primary entry on the facade and the addition of a ramp. Despite this, the building retains character-defining features, including the original wood cornice; window openings with lintels and sills; and massing, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 68 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

68 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 17), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 68 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

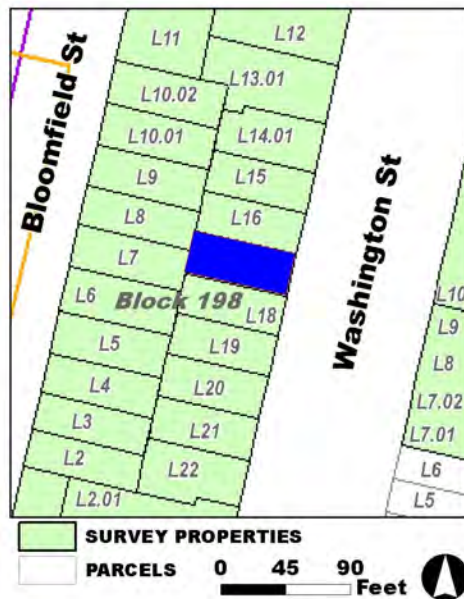
Other Designation Date:

☐ Eligibility Worksheet 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)

-812742489

Page 2

BIBLIOGRAPHY:

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| 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-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 2 | 1978 | |
| 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 | |
| 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: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-812742489**

Page 3

PROPERTY REPORT

Property ID: 2066120721

Property Name: 66-72 Washington Street
Address: 66-72 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building 72 Washington Street is a five-story, five-bay, Neo-Grec-style former tenement constructed ca. 1895. The painted brick building, with stone beltcourse demarcating the ground floor, is fronted by an original stone stoop, replacement iron railings, and areaway fence. The central main entry features a replacement paneled wood door with transom and stylized metal hood. A secondary entrance with modern steel door is located to the side of the stoop. Fenestration includes one-over-one replacement windows set within the original openings with metal hoods that feature a greek key motif and flat sills. The flat roof is accented by a replacement bracketed cornice with paneled fascia. Alterations include replacement windows, door, cornice, railing, areaway fence, and several air conditioning units that pierce the brick facade. No exterior flood mitigation measures are evident.

72 Washington Street is located in a mixed-use neighborhood surrounded by residential, public, commercial, and industrial properties dating from the mid-19th century to the present. Mapping indicates that the block -- comprised of infilled land formerly part of the Hudson River waterfront -- first developed ca. 1841, although an 1860 bird's eye view appears to depict the block as being used exclusively as a lumber yard. By the mid-19th century, the land is shown as belonging in part to the Hoboken Land Improvement Co. The block was mostly developed by 1881, as seen in a bird's eye view of that year. The developments of 63-75 Bloomfield and 60-72 Washington Streets are characterized by similar five-story, Neo-Grec-style rowhouses. The entire development was rehabilitated for residential purposes sometime in the 1970s.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

2066120721

Page 1

72 Washington Street exhibit cosmetic alterations, including replacement windows, door, cornice, railing, and areaway fence. Despite this, the building retains character-defining features, including original window and door openings; window lintels and sills; and garden-level entry, which contribute to the historic character of the 63-75 Bloomfield and 60-72 Washington Streets rowhouse development and the Hoboken Historic District. Therefore, it is recommended that 72 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

72 Washington Street is sited on a mid-block rectangular parcel (Block 198 Lot 15), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. 72 Washington Street is located adjacent to City Hall at the southern end of Hoboken's main commercial corridor, surrounded by properties dating from the mid-19th century to the present. On the unit block of Washington Street the west side includes primarily five-story, mixed-use rowhouses, while the east side is characterized by commercial buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

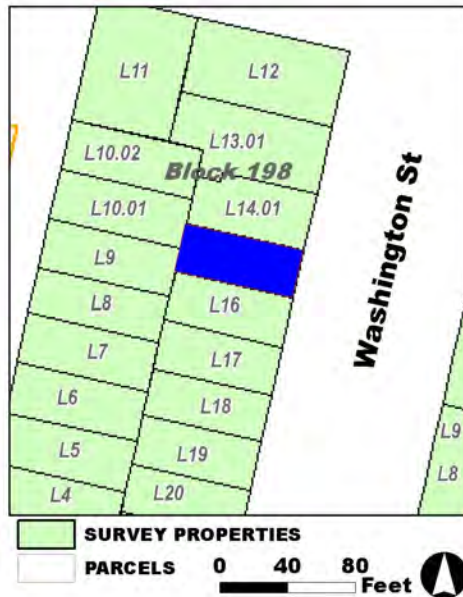
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

2066120721

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 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 | | |
| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 2 | 1978 | | |

Additional Information:

HPC LIST ID: 0

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

NOTES: NJACTB B198/L1.02: 58-72 WASHINGTON: Survey individually but address adaptation into common apartment block

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**2066120721**

Page 3

PROPERTY REPORT

Property ID: 1513495120

Property Name: 74-76 Washington Street
Address: 74-76 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 198 | 14.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 74-76 Washington Street is a five-story, five-bay, Romanesque Revival-style structure built ca. 1890. The brick building has a modified first floor that is one bay wider than the remainder of the building. The main commercial entrance to the building is composed of a pair of replacement doors set within a modified opening. There is a secondary entrance that provides access to the residential units on the upper floors of the building on the opposite side of the facade at the first floor. This entrance is composed of a replacement door and transom set within an original opening. Between the two entrances are modern fixed-sash windows set within modified openings. Above the first floor is a modern metal cornice, and there are original iron pillars at the first floor as well. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor, all with brownstone sills. The rectangular openings at the second floor feature brownstone jack arch lintels, the openings at the third floor are double brick arch openings with brick and brownstone accents, and the rectangular openings at the fourth and fifth floors feature straight brownstone lintels. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; replacement doors; first floor modifications; and removal of an original three-sided bay and gabled roof above the first floor side extension. No exterior alterations or exterior flood mitigation measures are evident.

The west side of Washington Street below Newark Street was undeveloped property belonging to the Hoboken Land & Improvement Company at the time of Hoboken's incorporation as a city in 1855. The lots here were located on a slope that led west toward marshland

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1513495120

Page 1

☐ (Primary Contact)

and a creek. A lumber yard is depicted on the site in bird's eye views from 1860 and 1865, and by 1873, the northwest corner of Washington Street and Ferry Street (as Observer Highway was then known) was the location of a structure labeled on G. M. Hopkin's Hudson County atlas as the Sinclair House. An 1881 bird's eye view of Hoboken depicts a collection of light industrial structures along the block, though a decade later, when Sanborn-Perris Map Co. published a fire insurance atlas of Hoboken, most of the lots were occupied by five-story brick tenements. 74-76 Washington Street first appears on an 1891 fire insurance map where it is depicted as a four-story masonry building with a two-story wood-frame side addition. The building is noted as the location of the Hudson County Journal, and is shown with a rectangular main block; the building's footprint has not been altered. Historic photographs from the early 1900s show that the building's first floor commercial storefront has been altered, and a second-story portion above the first-floor side extension has been removed. Photographic documentation completed as part of a city-wide survey in 1978 indicates that the commercial storefront was altered before and after this date.

Despite modifications, the building at 74-76 Washington Street maintains character-defining features including original rectangular and arched openings; brick and brownstone facade detailing; stone lintels and sills; residential entry; and decorative cornice. These elements help contribute to the historic nature and fabric of this block of Washington Street as well as the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 74-76 Washington Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

74-76 Washington Street is sited on a parcel (Block 198 Lot 14.01), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is located at the end of a row of late 19th century tenements on Hoboken's main commercial thoroughfare. It is located across from modern retail buildings and a parking lot.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

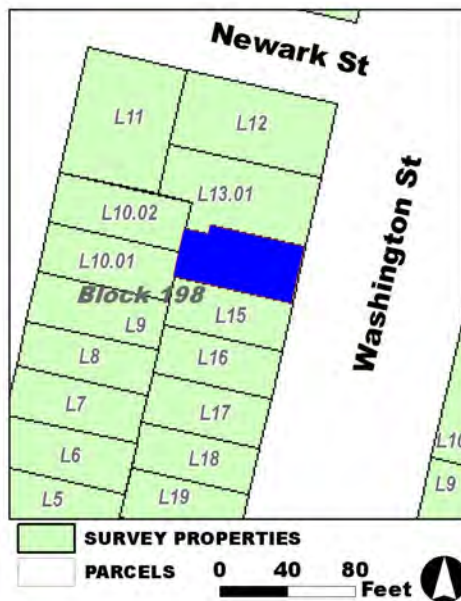
Other Designation Date:

☐ **Eligibility Worksheet 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:

Page 2

☐ (Primary Contact)

1513495120

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
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| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-1C-3U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1513495120**

Page 3

PROPERTY REPORT

Property ID: 1306946539

Property Name: 80 Washington Street
Address: 80 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 198 | 13.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 80 Washington Street is a five-story, five-bay, Renaissance Revival-style structure built ca. 1900. The brick building has a modern side addition to the south, and a modern commercial storefront. The main entrance is located at the center of the first floor and is composed of a pair of replacement wood and glass doors set within a modified opening. Fenestration at the first floor consists of groupings of replacement fixed and awning-style windows set within large modified openings. Fenestration on the upper floors of the original building's facade consists of replacement double-hung windows set within four evenly-spaced original openings at each floor. These window openings are set on recessed horizontal channels on the facade, and each opening has a straight granite lintel and sill. Between each bay of windows are quoin brick details, between the windows at each floor there are pressed brick details, and at the top of each channel there is a corbelled brick detail. The flat roof of the original building is accented by a decorative wood cornice with brackets and a paneled fascia. The building's addition measures one bay wide, and features a casement-style window at each floor. Alterations include replacement window sashes; replacement doors; the side addition; and first floor modifications. No exterior alterations or exterior flood mitigation measures are evident.

The west side of Washington Street below Newark Street was undeveloped property belonging to the Hoboken Land & Improvement Company at the time of Hoboken's incorporation as a city in 1855. The lots here were located on a slope that led west toward marshland and a creek. A lumber yard is depicted on the site in bird's eye views from 1860 and 1865, and by 1873, the northwest corner of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1306946539

Page 1

Washington Street and Ferry Street (as Observer Highway was then known) was the location of a structure labeled on G. M. Hopkin's Hudson County atlas as the Sinclair House. An 1881 bird's eye view of Hoboken depicts a collection of light industrial structures along the block, though a decade later, when Sanborn-Perris Map Co. published a fire insurance atlas of Hoboken, most of the lots were occupied by five-story brick tenements. 80 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. On a 1909 atlas image the building is shown as a masonry building with a rectangular footprint; the building's footprint was altered ca. 1950 with the construction of the side addition. Atlas and fire insurance images note that this building was home to the paper, the Hudson County Observer. Historic photographs from the early 1900s show that aside from the side addition and first-floor modifications, the exterior of the building has not been significantly altered.

Despite modifications, the building at 80 Washington Street maintains character defining features including original openings; brick facade detailing; granite lintels and sills; and decorative cornice. These elements help contribute to the historic nature and fabric of this block of Washington Street as well as the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the building at 80 Washington Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

80 Washington Street is sited on a parcel (Block 198 Lot 13.01), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is located at the end of a row of late 19th century tenements on Hoboken's main commercial thoroughfare. It is located across from modern retail buildings and a parking lot.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

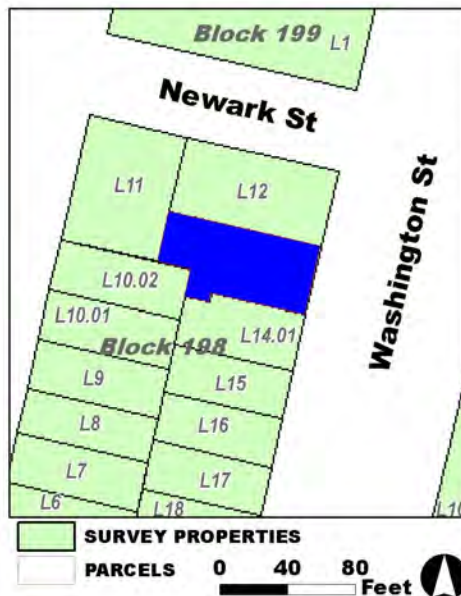
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1306946539

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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| 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 | |
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| 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 | |
| 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: 5B+5B-OFF.BLDGS / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1306946539**

Page 3

PROPERTY REPORT

Property ID: 1748232146

Property Name: Hoboken Bank For Savings Building
Address: 82-84 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 198 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 82-84 Washington Street is a four-story, four-bay, Renaissance Revival-style structure built ca. 1890. The brick building has a rusticated stone foundation, and a coursed stone-clad first floor. The building's main entry is located at the first floor and is composed of a pair of wood doors, with a fan-light transom, set within an original rounded arch opening. The entry has a carved brownstone surround with rounded column details and a rounded pediment, and is fronted by a set of stone steps. There are two additional entrances on the facade that sit below street level. Each entrance is composed of wood doors set within original openings with brownstone surrounds, fronted by sunken areaways and stone steps. Fenestration at the first floor consists of replacement windows set within three different sized rounded arch openings, each with a simple, carved brownstone surround. Above the first floor there is a carved brownstone cornice detail. Fenestration on the upper floors of the facade consists of single and paired replacement windows set within original openings with shared brownstone surrounds. There is a hexagonal tower at the corner of the building with a copper and brownstone cornice that accents the flat roof. Fenestration on the side (north) elevation shares a similar pattern to the facade. There are several pressed brick panels on the building's exterior with floral details, and several parapets that extend above the building's gabled roof. Alterations include replacement window sashes. No exterior alterations or exterior flood mitigation measures are evident.

The west side of Washington Street below Newark Street was undeveloped property belonging to the Hoboken Land & Improvement Company at the time of Hoboken's incorporation as a city in 1855. The lots here were located on a slope that led west toward marshland

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1748232146

Page 1

and a creek. A lumber yard is depicted on the site in bird's eye views from 1860 and 1865, and by 1873, the northwest corner of Washington Street and Ferry Street (as Observer Highway was then known) was the location of a structure labeled on G. M. Hopkin's Hudson County atlas as the Sinclair House. An 1881 bird's eye view of Hoboken depicts a collection of light industrial structures along the block, though a decade later, when Sanborn-Perris Map Co. published a fire insurance atlas of Hoboken, most of the lots were occupied by five-story brick tenements. 82-84 Washington Street first appears on an 1891 fire insurance map, where it is depicted as a five-story, masonry building and noted as the Hoboken Savings Bank. On this map the building is shown as having a rectangular footprint with two cut-outs; the building's footprint has not been altered. Fire insurance maps from the 1930s note that the building was occupied by commercial offices. Historic photographs from the early 1900s show that the building's exterior has not been significantly altered from its early form.

The building at 82-84 Washington Street maintains character defining features including original openings; the parapets; brownstone window surrounds; carved brownstone door surrounds; stone foundation; and the corner tower. These elements help contribute to the historic nature and fabric of this block of Washington Street as well as the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that the building at 82-84 Washington Street be classified as a contributing resource of the Hoboken Historic District.

Setting:

Hoboken Bank For Savings Building is sited on a parcel (Block 198 Lot 12), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is located at the end of a row of late 19th century tenements on Hoboken's main commercial thoroughfare. It is located across from modern retail buildings and a parking lot.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

Page 2

☒ (Primary Contact)

1748232146

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|--|-------|----------------------------------|
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |

Additional Information:

HPC LIST ID: 144

PARCEL DATA (BLDG_DESC: 4.5B-6C-BA-H / FAC_NAME: / YR:)

NOTES: fmr. Hoboken Bank for Savings

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:**

1748232146

Page 3

PROPERTY REPORT

Property ID: 1407234350

Property Name: Hoboken City Hall
Address: 86-98 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 199 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 86-98 Washington Street is the location of Hoboken City Hall, a three-story, seven-bay building constructed in 1883. The building was originally constructed in 1883 and designed by architect Francis G. Himpler in the Second Empire-style. In 1911 the firm of Schneider and Dieffenbach designed Beaux Arts-style additions to the building; additions included two front two-story wings and a third-story. The brick building has a coursed brownstone foundation and features brownstone details throughout. The main entrance is at the center of the facade at the first floor, fronted by a covered porch supported by rounded brownstone columns. The main entrance is composed of replacement steel-framed, plate-glass doors and a transom set within an original rounded arch opening; this opening features a decorative brownstone surround with pilaster details and a rounded broken pediment above. Visible fenestration from the original building consists of replacement windows set within original openings with carved brownstone surrounds with pediments. Fenestration on the additions consists of replacement windows set within original openings with rectangular brownstone surrounds. There is a pointed copper pediment above the center window at the third floor, and copper cornices accent the flat roofs of the front wings and main block. Fenestration on the side and rear elevations consists of replacement windows set within regularly-spaced openings with carved brownstone surrounds. Modern alterations include replacement windows and replacement doors. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1407234350

had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. Hoboken City Hall is first depicted in its present location on an 1881 Bird's Eye View Image, but construction of the building was not completed until 1883. On an 1891 fire insurance map the building is shown as a masonry building with a U-shaped footprint, noted as "City Hall". On a 1923 atlas of Hoboken the building's footprint is shown as a square with a rear extension; fire insurance maps from the 1930s show that the rear courtyard had been filled with a two-story addition. Aerial photographs show that this rear addition was removed during the 1980s, completing the building's current footprint.

Hoboken City Hall retains architectural integrity as an architect-designed government building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character-defining features include the original openings; cornices; brownstone window surrounds; brownstone details; and light-colored brick facade. This building is a highly intact and ornately designed government building. In addition, this building is individually NRHP-listed (January 1, 1976), listed on the NJ State Register (August 13, 1975), and a locally designated resource (August 15, 2012). Therefore, it is recommended that Hoboken City Hall be classified as a key contributing resource to the Hoboken Historic District.

Setting:

Hoboken City Hall is sited on a parcel (Block 199 Lot 1), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. Despite a block of massive modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register: 1/1/1976

New Jersey Register: 8/13/1975

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

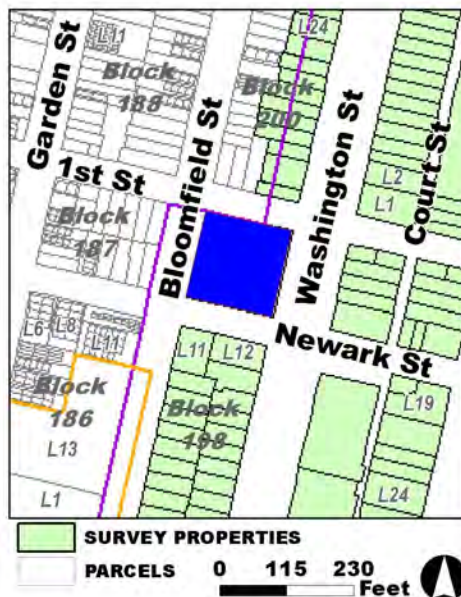
Other Designation Date:

☐ 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) |
|-----------------|---|-------|----------------------------------|
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1407234350

| | | |
|--|--|------|
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 |
| Bachmann, John | Birds Eye View of Hoboken | 1860 |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 |
| 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 |
| Google | GoogleEarth Streetview | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 |
| 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. | 1923 |
| 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 |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 |

Additional Information:

HPC LIST ID: 147

PARCEL DATA (BLDG_DESC: 4B CITY HALL / FAC_NAME: ADMINISTRATIVE BLDG. / YR:)

NOTES: Hoboken City Hall-listed indiv.

More Research Needed? ☐ (checked=Yes)

INTENSIVE-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)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

1407234350

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1407234350

Page 4

PROPERTY REPORT

Property ID: -1200493330

Property Name: 89-91 Washington Street
Address: 89-91 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211 | 1.01 |
| HUDSON | Hoboken | | Newark | 211 | 1.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 89-91 Washington Street is a collection of two Italianate-style, mixed-use buildings. The building at 89 Washington Street is a three-story, three-bay, brick building constructed ca. 1865. The building's first floor is primarily occupied by a commercial storefront, composed of steel-framed replacement windows and doors set within original openings. There is a secondary entry located adjacent to the storefront at the first floor. This entry is composed of a replacement wood door set within an original opening, fronted by a stone stoop. The first floor openings are flanked by iron pillar details set at regular intervals. There is a partial plain cornice set above the first floor. Fenestration at the second floor consists of replacement fixed-sash windows set within a single modified opening. Fenestration at the third floor consists of replacement windows set within three original openings with straight stone lintels and sills. The first floor of the side (south) elevation features several modified commercial storefronts. Fenestration on the upper floors of the side elevation consists of replacement windows set within regularly-spaced original openings with straight stone lintels and sills. The flat roof of this building is accented by a decorative wood cornice. The building at 91 Washington Street is a four-story, four-bay, brick building constructed ca. 1870. The first floor of the building is primarily occupied by a commercial storefront. The storefront is composed of a replacement door set within an original recessed opening with a set of fixed-sash commercial windows. A secondary entry that provides access to the residential units on the upper floors sits adjacent to the storefront at the first floor. This entry is composed of a wood door and transom set within an original opening, fronted by a stone threshold. There is a three-sided bay window at the center of the second floor, flanked by replacement

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1200493330

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windows set within original openings with stone sills. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced openings at each floor. The third floor, segmental arch openings have a shared stone lintel, the fourth floor openings feature straight stone lintels, all openings have straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; modified openings; and modified commercial storefronts. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. 89 Washington Street first appears on an 1865 bird's eye view image of Hoboken, and 91 Washington Street first appears on an 1873 atlas of Hoboken. The rectangular footprints of both buildings have not been altered since their depiction on an 1891 fire insurance map.

Despite modifications, 89-91 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; cornices; stone lintels and sills; and commercial storefronts. Therefore, it is recommended that 89-91 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

89-91 Washington Street is sited on a corner parcel (Block 211 Lot 1.02), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Despite a block of massive modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

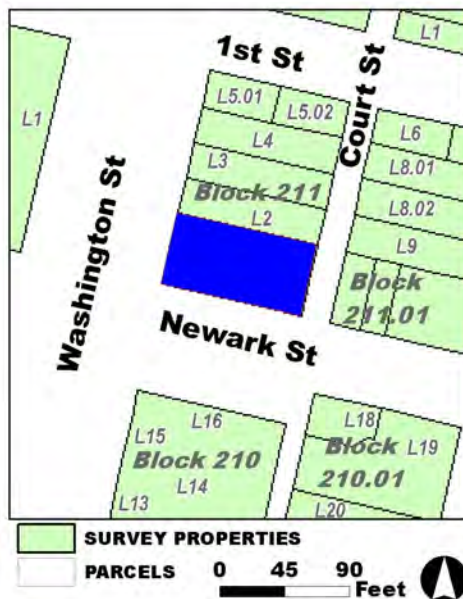
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

-1200493330

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☒ (Primary Contact)

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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| 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: 4B-3B-9C-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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1200493330**

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PROPERTY REPORT

Property ID: **-597394985**

Property Name: 93 Washington Street
Address: 93 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 93 Washington Street is a three-story, three-bay, Italianate-style multi-use building constructed ca. 1865. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a pair of wood and glass doors, flanked by fixed-sash windows, all set within a paneled wood surround with original iron pillar details. There is a secondary entry, which provides access to the residential units above, located adjacent to the storefront at the first floor. This entry is composed of a wood door and transom set within an original recessed opening, fronted by a stone threshold. Above the first floor is a band of stained glass windows, and above that is a wood cornice. Fenestration on the upper floors consists of replacement windows set within evenly-spaced original openings with carved stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. Alterations include replacement windows; replacement doors; painted facade details; and a modified commercial storefront. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. 93 Washington Street is first depicted on an 1865 bird's eye view image of Hoboken. On an 1873 atlas the property is noted as being owned by Robert Butts. An 1891 fire insurance map shows the building as a three-story, masonry dwelling with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-597394985

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rectangular footprint; between 1909 and 1923 a one-story rear addition was constructed, completing the building's current footprint. Fire insurance maps from the 1930s note that the building had a mixed use.

Despite modifications, 93 Washington Street retains integrity, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; cornices; stone lintels and sills; stained glass windows; and commercial storefront. Therefore, it is recommended that 93 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

93 Washington Street is sited on a rectangular parcel (Block 211 Lot 2), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Despite a block of massive modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark Street.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

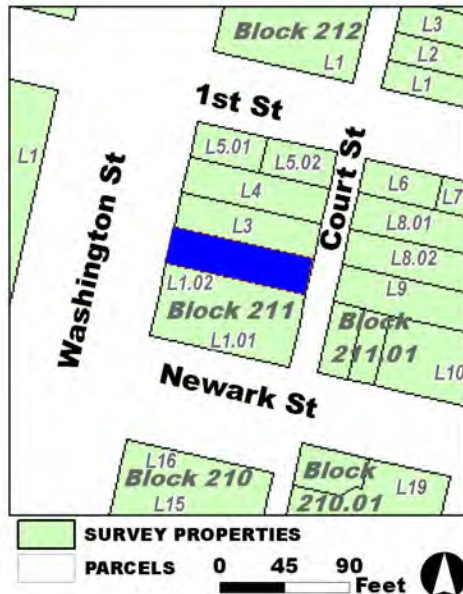
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

-597394985

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☒ (Primary Contact)

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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-597394985**

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PROPERTY REPORT

Property ID: -2048879412

Property Name: 95 Washington Street
Address: 95 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 95 Washington Street is a four-story, three-bay, Italianate-style multi-use building constructed ca. 1870. The painted brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of a steel-framed, glass-plate window flanked by steel-framed, fixed-sash windows, set within a modern brick surround. There is a secondary entry, which provides access to the residential units above, located adjacent to the storefront at the first floor. This entry is composed of a wood door and transom set within an original recessed opening, fronted by a stone threshold. Above the first floor is a band which is used as modern signage and a wood paneled detail. Fenestration at the second floor consists of replacement windows set within original openings with straight stone lintels and sills. Fenestration on the upper floors consists of replacement windows set within evenly-spaced original openings with straight stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with dentils. Alterations include replacement windows; replacement doors; painted facade details; and a modified commercial storefront. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. 95 Washington Street is first depicted on an 1873 atlas, where the property is noted as being owned by D. Ranges. An

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-2048879412

Page 1

☐ (Primary Contact)

1891 fire insurance map shows the building as a four-story, masonry mixed-use building with a rectangular main block and rear one-story ell; between 1909 and 1923 a one-story rear addition was constructed that extended the building's footprint to Court Street, completing the building's current footprint. Fire insurance maps from the 1930s note that the building is a bakery. Historic photographs show that aside from the first floor modernization, the exterior of the building has not been significantly altered from its early form.

Despite modifications, 95 Washington Street retains integrity, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; cornice; stone lintels and sills; double entries; and commercial storefront. Therefore, it is recommended that 95 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

95 Washington Street is sited on a parcel (Block 211 Lot 3), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Despite a block of massive modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark Street.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

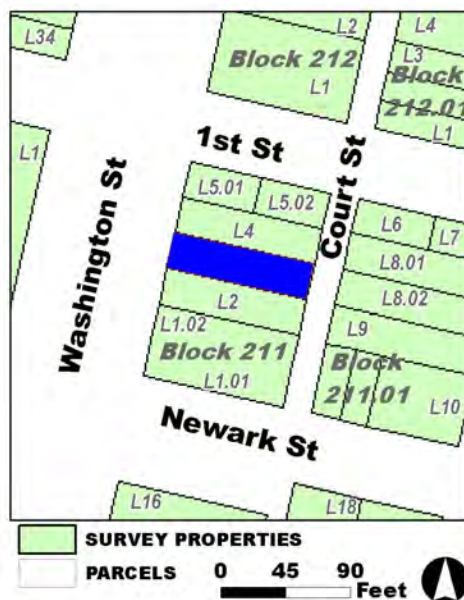
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

-2048879412

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☐ (Primary Contact)

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| Google | GoogleEarth Streetview | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
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| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
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| 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 | |
| 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-3U-1C-BA/2BX / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-2048879412

Page 3

☐ (Primary Contact)

PROPERTY REPORT

Property ID: -2060881955

Property Name: 97 Washington Street
Address: 97 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 97 Washington Street is a three-story, three-bay Italianate-style multi-use building constructed ca. 1860. The painted brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of an aluminum-framed, glass-plate door flanked by aluminum-framed, fixed-sash commercial-style windows. There is a secondary entry, which provides access to the residential units above, located adjacent to the storefront at the first floor. This entry is composed of a replacement wood door and set within an original opening, fronted by a stone threshold. Above the first floor is a simple wood cornice detail. Fenestration at the second floor consists of a single three-sided bay window that occupies the entire width of the facade. The bay window features replacement windows set within original openings with wood paneling details, and a flat roof with a simple wood molding cornice. Fenestration at the third floor consists of replacement windows set within three evenly-spaced original openings with straight stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with dentils. Alterations include replacement windows; replacement doors; painted facade details; and a modified commercial storefront. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. 97 Washington Street is first depicted on an 1860 bird's eye view image of Hoboken. On an 1873 atlas the property is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2060881955

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noted as being owned by A. G. Elleau. An 1891 fire insurance map shows the building as a masonry mixed-use building with a rectangular main block and rear three-story ell; the building's footprint has not been altered. Fire insurance maps from the 1930s note that the building's first floor is occupied by two commercial entities. Historic photographs show that in the building's early form it had a below-grade commercial space and a slightly elevated first floor in place of the current first floor; it appears that the storefront alterations were made between the 1930s and 1950s.

Despite modifications, 97 Washington Street retains integrity, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; second-story bay window; cornice; stone lintels and sills; double entries; and commercial storefront. Therefore, it is recommended that 97 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

97 Washington Street is sited on a rectangular parcel (Block 211 Lot 4), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Despite a block of massive modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark 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:

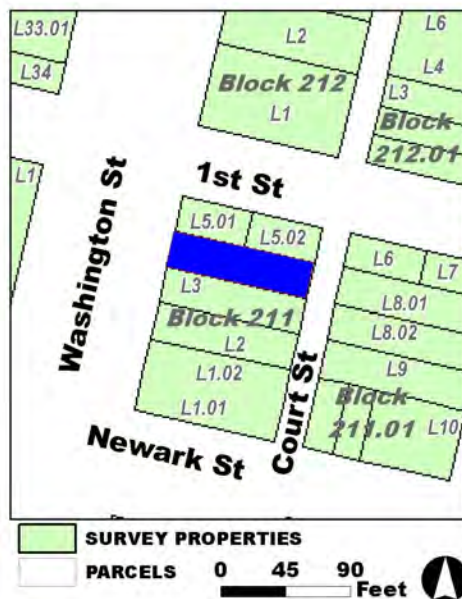
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2060881955

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| 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 | |
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| 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 | |
| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-2C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2060881955**

Page 3

PROPERTY REPORT

Property ID: 151599066

Property Name: 99 Washington Street
Address: 99 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 211 | 5.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 99 Washington Street is a three-story, three-bay, Italianate-style multi-use building constructed ca. 1860. The painted brick building's first floor is primarily occupied by a modern commercial storefront clad in beige-colored brick veneer. The storefront is composed of a pair of wood and glass doors at the corner of the building set within an original opening, with two fixed-sash replacement windows set within modified openings. There is a secondary entry, which provides access to the residential units above, located adjacent to the storefront at the first floor. This entry is composed of a replacement wood door and transom set within an original opening, fronted by a stone threshold. Fenestration at the second floor consists of a single replacement window set within an original opening with a shaved stone lintel and straight stone sill, and a pair of replacement windows set within a modified opening with a shared concrete sill and lintel. Fenestration at the third floor consists of replacement windows set within three evenly-spaced original openings with carved stone lintels and straight stone sills. The side (north) elevation features an extension of the modern commercial storefront with several fixed-sash windows. Fenestration on the upper floors of the side elevation consists of replacement windows set within original openings with carved stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with brackets and a wide overhang. Alterations include replacement windows; replacement doors; painted facade details; a modified opening; and a modified commercial storefront. No exterior flood mitigation measures were observed.

Development of the section of Washington Street below First Street began as early as the 1840s. By 1860 a complex of dense dwellings

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

151599066

had been constructed on the east side of Washington Street, and by the 1870s the whole east side of the street in this area had been developed. Development of this area continued through the 1880s and by the beginning of the 1890s both sides of the street had been fully developed. 99 Washington Street is first depicted on an 1841 topographical map of Hudson County. On an 1873 atlas the property is noted as being owned by M. Uhring. An 1891 fire insurance map shows the building as a masonry mixed-use building with a rectangular main block and rear one-story, wood-framed addition; the rear addition was removed in the mid-1900s.

Despite modifications, 99 Washington Street retains integrity, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; corner entry; cornice; stone lintels and sills; double entries; and commercial storefront. Therefore, it is recommended that 99 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

99 Washington Street is sited on a corner parcel (Block 211 Lot 5.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. Despite a block exhibiting modifications below Newark Street, the majority of the surrounding blocks near the city hall building retain a significant amount of integrity, comprised of mixed-use rows north of Newark Street and rowhomes south of Newark 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:

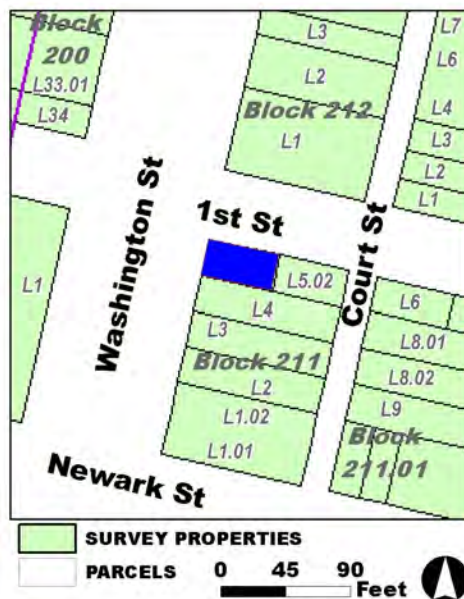
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

151599066

Page 2

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| 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 | |
| Google | GoogleEarth Streetview | | |
| 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 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 | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-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: 3/6/2019

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

151599066

Page 3

PROPERTY REPORT

Property ID: **-892414032**

Property Name: 100 Washington Street
Address: 100 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 34 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 100 Washington Street is a four-story, three-bay Anglo Italianate-style mixed-use rowhouse constructed ca. 1870. The painted brick building's first floor is clad in aluminum sheets and is primarily occupied by a modern commercial storefront. The storefront is composed of a pair of central glass double doors, flanked by steel-framed windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement wood door and transom set within an original opening, fronted by a stone threshold. Fenestration on the upper floors consists of replacement windows set within three evenly-spaced original segmental arch openings at each floor. These openings feature carved, segmental arch stone lintels and straight stone sills. The commercial storefront wraps around the side (south) elevation and occupies two bays at the first floor. Fenestration on the remainder of the side elevations consists of replacement windows set within original segmental arch openings with carved, segmental arch stone lintels and straight stone sills. There is a quoin detail along the southeast corner of the building, and the flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 100 Washington Street first appears on an 1873 atlas,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-892414032

Page 1

where it is noted that the first four buildings on the block, 100-106 Washington, are owned by B. McCloskey. On an 1891 fire insurance map the building is marked as a four-story, mixed-use masonry building with a rectangular main block and one-story rear addition; the building's footprint has not been altered. Historic photographs from the early 1900s show that other than the commercial storefront alterations, the building's exterior has not been significantly altered. Photographic documentation completed as part of a 1978 survey shows that the storefront had been altered previous to that date, and again after 1978 to the current appearance.

Despite the storefront alterations, 100 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original segmental arch openings; stone sills and lintels; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 100 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

100 Washington Street is sited on a corner parcel (Block 200 Lot 34), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

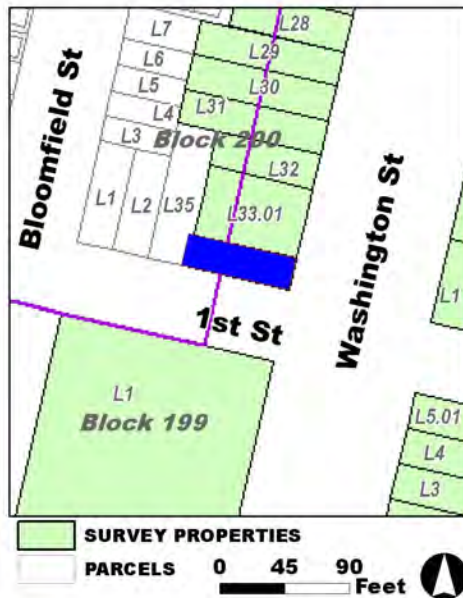
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

-892414032

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| Google | GoogleEarth Streetview | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-5U-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: 2/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-892414032**

Page 3

PROPERTY REPORT

Property ID: 1706921328

Property Name: 101-105 Washington Street
Address: 101-105 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 101-105 Washington Street is a two-story, three-bay, Beaux Arts-style bank building constructed in 1929. The stone building's main entrance is located at the center of the facade at the first floor. This entrance is composed of a pair of steel-framed, plate-glass doors with a transom set within an original opening. The opening features a carved stone surround with a flat pediment detail. Above the entryway is a replacement window set within a large, recessed, original rounded arch opening. The entryway and window above are flanked by large rounded stone columns. There are two steel-framed, fixed-sash windows, set within original openings, that flank the centered entry. The side (south) elevation features five evenly-spaced rounded arch window openings separated by stone pilasters. The flat roof is accented by a heavy, decorative stone lintel with dentil details. Alterations include replacement windows; replacement doors; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 101-105 Washington Street first appears on a 1932 fire insurance map, where it is shown as a two-story, fireproof-construction building noted as the Hudson Savings Bank. The footprint of the building is shown as a rectangle that spans the block from Washington Street to Hudson Street, the footprint has not been altered. Historic photographs show that the building's exterior has not been significantly altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1706921328

Page 1

101-105 Washington Street retains integrity as a bank building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; decorative cornice; pilaster details; stone detailing; and grand central entry. Therefore, it is recommended that 101-105 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

101-105 Washington Street is sited on an end-block parcel (Block 212 Lot 1), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

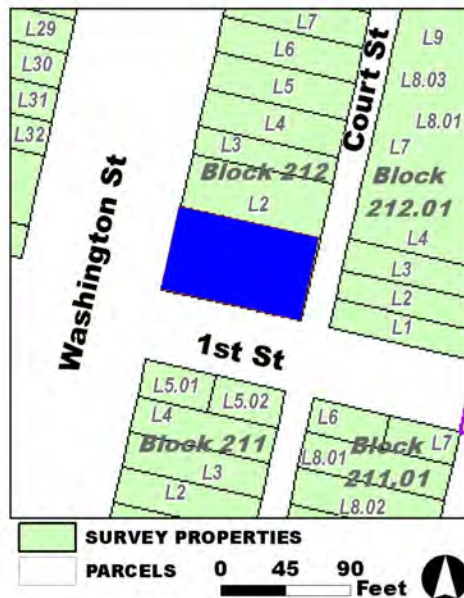
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1706921328

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| Google | GoogleEarth Streetview | | | |
| 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 | | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 145

PARCEL DATA (BLDG_DESC: 2B-RETAIL / FAC_NAME: / YR:)

NOTES: fmr. Hoboken Bank for Savings now Walgreens

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:**

1706921328

Page 3

PROPERTY REPORT

Property ID: -1888560437

Property Name: 102 Washington Street
Address: 102 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 200 | 33.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 102 Washington Street consists of two four-story, three-bay mixed-use rowhouses constructed ca. 1870. The brick buildings are clad in replacement brick and each feature a modified first floor that is primarily occupied by commercial storefronts. The modern storefront on the southern building is composed of a steel-framed glass door with floor-to-ceiling steel-framed windows that sit adjacent. There is a secondary entry next to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement wood door and transom set within an original opening, fronted by a stone threshold. Several iron pilaster details flank the openings at the first floor, and there is a molded wood storefront cornice above the first floor. The northern building features two mirrored storefronts, each is composed of a wood door set within an original opening in a recessed vestibule, with an adjacent multi-sided, wood-framed storefront window. Above this storefront is a molded wood cornice. Fenestration on the upper floors of each buildings consists of replacement windows set within three evenly-spaced original segmental arch openings at each floor. These openings feature brick segmental arch lintels and straight stone sills. There are several brick details throughout the facades, and the flat roofs are accented by raised brick details and a stepped parapet that is shared with the adjacent building. Alterations include replacement windows; replacement doors; refaced facade; removal of the stone lintels; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1888560437

Page 1

developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 102 Washington Street first appears on an 1873 atlas, where it is noted that the first four buildings on the block, 100-106 Washington, are owned by B. McCloskey. On an 1891 fire insurance map the buildings are marked as four-story, mixed-use masonry buildings with rectangular footprints; the footprints of the buildings have not been altered. Historic photographs show that the exterior alterations were completed during the first half of the twentieth century.

Despite the alterations, 102 Washington Street retains integrity as a mixed-use collective structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original segmental arch openings; stone lintels; brick detailing; and commercial storefronts. Therefore, it is recommended that 102 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

102 Washington Street is sited on a rectangular parcel (Block 200 Lot 33.01), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

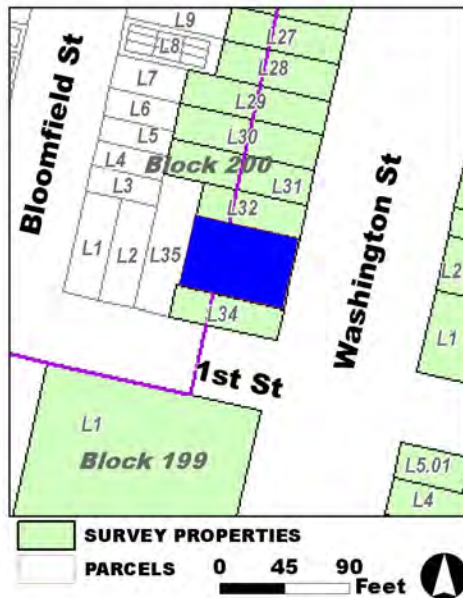
Other Designation Date:

☐ 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:

-1888560437

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Google | GoogleEarth Streetview | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |

Additional Information:

HPC LIST ID: 0

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: 2/22/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1888560437**

Page 3

PROPERTY REPORT

Property ID: -2047918542

Property Name: 106 Washington Street
Address: 106 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 32 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 106 Washington Street is a four-story, three-bay mixed-use rowhouse constructed ca. 1870. The building is clad in replacement brick and features a modified first floor that is primarily occupied by a commercial storefront with a granite-clad base. The modern storefront is composed of an aluminum-framed glass door in a recessed vestibule flanked by aluminum-framed commercial windows. There is a secondary entry next to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement aluminum-framed glass door and transom set within an original opening, fronted by a stone threshold. Fenestration on the upper floors of the building consists of replacement windows set within three evenly-spaced original segmental arch openings at each floor. These openings feature brick segmental arch lintels and straight stone sills. There are several brick details throughout the facade, and the flat roof is accented by raised brick details and a stepped parapet that is shared with the adjacent buildings. Alterations include replacement windows; replacement doors; refaced facade; removal of the stone lintels; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 106 Washington Street first appears on an 1873 atlas, where it is noted that the first four buildings on the block, 100-106 Washington, are owned by B. McCloskey. On an 1891 fire insurance

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2047918542

Page 1

☐ (Primary Contact)

map the building is marked as a four-story, mixed-use masonry building with a rectangular footprint; the footprint of the building has not been altered. Historic photographs show that the exterior alterations were completed during the first half of the twentieth century.

Despite alterations, 106 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original segmental arch openings; stone lintels; brick detailing; double entries; and commercial space. Therefore, it is recommended that 106 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

106 Washington Street is sited on a rectangular parcel (Block 200 Lot 32), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

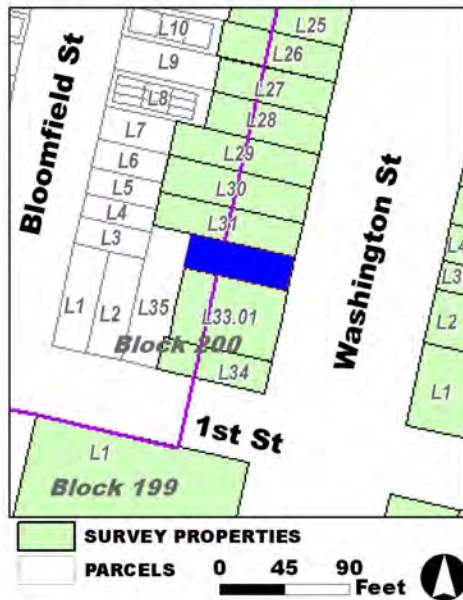
Other Designation:

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: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2047918542

Page 2

☐ (Primary Contact)

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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Google | GoogleEarth Streetview | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| 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 | |
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| 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 | |
| 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-3U-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: 2/20/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2047918542

Page 3

PROPERTY REPORT

Property ID: 788377795

Property Name: 107-109 Washington Street
Address: 107-109 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The parcel at 107-109 Washington Street is a vacant plot where there a construction site is located. The signage on the construction fencing boasts a new five-story, four-bay mixed-use building to be constructed here.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 107-109 Washington Street was formerly occupied by a two-story, masonry theater building which was constructed ca. 1930 and demolished ca. 1960.

107-109 Washington Street did not contain a building at the time of survey. However, it is recommended that the new five-story building to be constructed on the lot be classified as non-contributing, owing to its construction well outside the Period of Significance (1838-1967) for the Hoboken Historic District.

Setting:

107-109 Washington Street is sited on a rectangular parcel (Block 212 Lot 2), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The 100 block of Washington Street is located along the commercial corridor of Washington

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

788377795

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Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

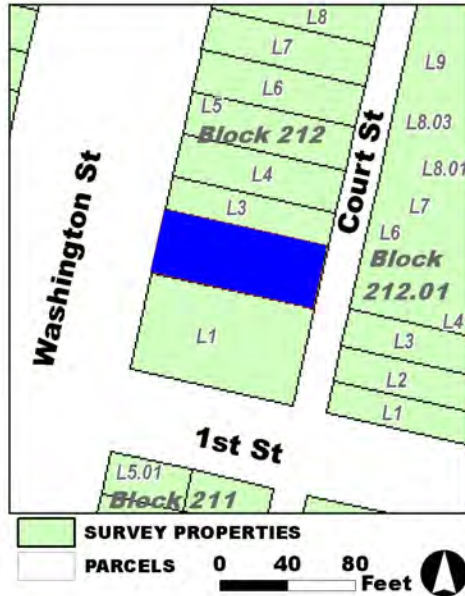
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

788377795

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: LAND 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:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

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☐ (Primary Contact)**788377795**

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

788377795

PROPERTY REPORT

Property ID: 888151701

Property Name: 108 Washington Street
Address: 108 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 31 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 108 Washington Street is a four-story, three-bay mixed-use Italianate-style rowhouse constructed ca. 1865. The brick building's first floor is clad in granite and is primarily occupied by a modified commercial storefront. The storefront is composed of a modern wood and glass door with a transom near the south side of the facade, and a set of fixed-sash wood and glass windows at the center of the first floor. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement wood and glass door and transom set within an original opening, fronted by a stone threshold. The second floor is clad in stucco and features two sets of vinyl-sash windows consisting of a fixed picture window flanked by two double-hung windows. Fenestration on the third and fourth floors of the building consists of replacement windows set within three evenly-spaced original openings at each floor. These openings feature carved stone lintels and straight stone sills. The flat roof is accented by a decorative metal cornice. Alterations include replacement windows; replacement doors; and a modified first and second floor exterior. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 108 Washington Street first appears on an 1873 atlas, where it is noted as being owned by Peter Schneider. On an 1891 fire insurance map the building is marked as a four-story, mixed-use

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

888151701

masonry building with a rectangular footprint; by 1909 there were three additions at the rear, a two-story, four-story, and one-story. Photographic documentation completed as part of a survey in 1978 shows that the second story alterations were completed prior to 1978, and that the most current configuration of the first-floor storefront was completed after this date.

Despite alterations, 108 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; original residential entry; stone lintels and sills; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 108 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

108 Washington Street is sited on a rectangular parcel (Block 200 Lot 31), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

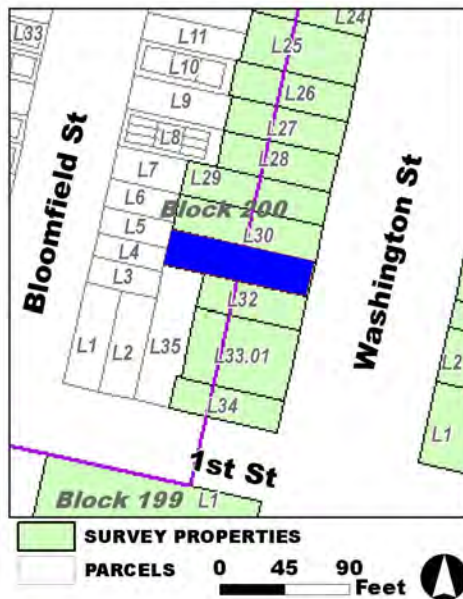
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

888151701

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
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| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | |
| Google | GoogleEarth Streetview | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-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: 2/22/2019

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

888151701

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PROPERTY REPORT

Property ID: 1513957732

Property Name: 110 Washington Street
Address: 110 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 30 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 110 Washington Street is a five-story, four-bay mixed-use Renaissance Revival-style rowhouse constructed ca. 1900. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a modern steel-framed glass door flanked by a set of fixed-sash steel-framed windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement wood door and transom set within an original opening, fronted by a stone threshold. The first floor features an early wood and iron storefront surround with fluted pilasters and a cornice detail. Fenestration on the upper floors of the building consists of replacement windows set within four evenly-spaced original openings at each floor. The openings at the second and third floors feature brick jack arch lintels and the openings at the fourth and fifth floors features carved limestone sills; all openings have straight stone sills. There are brick quoin details at the edges of the building's facade, a detailed brick belt course above the third floor, and the flat roof is accented by a decorative metal cornice. Alterations include replacement windows; replacement doors; and a modified storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 110 Washington Street first appears on a 1904 bird's eye view image of Hoboken. On a 1909 atlas it is shown as a masonry building with a rectangular main block and centered rear ell; the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1513957732

Page 1

building's footprint has not been altered. Fire insurance maps from the 1930s note that 110 Washington Street is a five-story, mixed-use, masonry building. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the building were completed prior to this date.

110 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; early storefront details; stone lintels and sills; brick arch lintels; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 110 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

110 Washington Street is sited on a rectangular parcel (Block 200 Lot 30), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

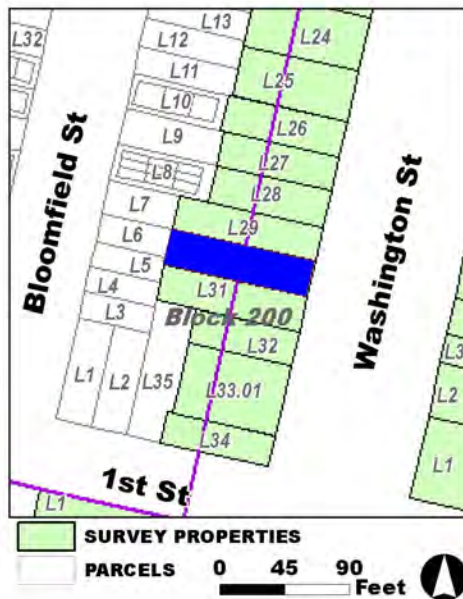
Other Designation:

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)

1513957732

Page 2

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Google | GoogleEarth Streetview | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1513957732**

Page 3

PROPERTY REPORT

Property ID: **-785955768**

Property Name: 111 Washington Street
Address: 111 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The parcel at 111 Washington Street is a vacant plot where there a construction site is located. The signage on the construction fencing boasts a new five-story, four-bay mixed-use building to be constructed here.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 111 Washington Street was formerly occupied by a four-story, masonry mixed-use building which was constructed ca. 1880 and demolished ca. 1985.

111 Washington Street did not contain a building at the time of survey. However, it is recommended that the new five-story building to be constructed on the lot be classified as non-contributing, owing to its construction well outside the Period of Significance (1838-1967) for the Hoboken Historic District.

Setting:

111 Washington Street is sited on a rectangular parcel (Block 212 Lot 3), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The 100 block of Washington Street is located along the commercial corridor of Washington

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-785955768

Page 1

Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

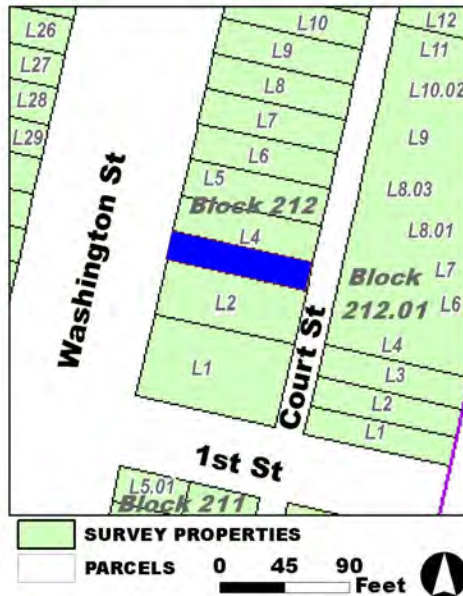
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

-785955768

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BIBLIOGRAPHY:

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| Hopkins, G. M. | Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans | 1873 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: LAND / 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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-785955768**

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-785955768

Page 4

PROPERTY REPORT

Property ID: 1720260559

Property Name: 112 Washington Street
Address: 112 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 112 Washington Street is a five-story, four-bay mixed-use Renaissance Revival-style rowhouse constructed ca. 1900. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed replacement wood and glass door flanked by wood-framed commercial windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement wood door set within an original opening, fronted by a stone threshold. The first floor features a wood and iron storefront surround with fluted pilasters. Fenestration on the upper floors of the building consists of replacement windows set within four evenly-spaced original openings at each floor. The openings at the second and third floors feature brick jack arch lintels and the openings at the fourth and fifth floors features carved limestone sills; all openings have straight stone sills. There are brick quoin details at the edges of the building's facade, a detailed brick belt course above the third floor, and the flat roof is accented by a decorative metal cornice. Alterations include replacement windows; replacement doors; and a modified storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 112 Washington Street first appears on a 1904 bird's eye view image of Hoboken. On a 1909 atlas it is shown as a masonry building with a rectangular main block and centered rear ell; the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1720260559

Page 1

building's footprint has not been altered. Fire insurance maps from the 1930s note that 112 Washington Street is a five-story, mixed-use, masonry building. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the building were completed prior to this date.

112 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; early storefront details; stone lintels and sills; brick arch lintels; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 112 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

112 Washington Street is sited on a rectangular parcel (Block 200 Lot 29), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

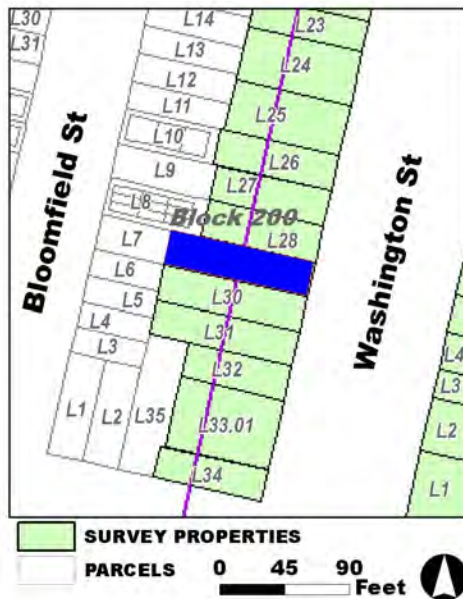
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1720260559

Page 2

BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-1C-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: 2/27/2019

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

1720260559

Page 3

PROPERTY REPORT

Property ID: **-1254117207**

Property Name: 113 Washington Street / 112 Court Street
Address: 113 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 113 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a pair of mirrored commercial storefronts. There is a centered entry at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed wood door set within an original opening, flanked by iron pillars. This centered entry is flanked by two commercial storefronts. Each storefront is composed of a replacement wood and glass door set within an original recessed entry, fronted by a stone stoop, with an adjacent multi-sided, wood-framed storefront window. Above the first floor is a decorative wood cornice. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor; these openings feature heavy stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. There is a secondary building at the rear of the parcel, facing Court Street. This building is a two-story, two-bay former stable, constructed ca. 1880. The brick building has been converted to residential use. It features two garage bays and a pedestrian doorway at the first floor, all with replacement doors set within original brick segmental arch openings. The second floor features large brick rounded arch openings that open to balconies, and the building has a flat roof. Alterations include replacement windows; replacement doors; painted facade elements; slight first story commercial storefront alterations; modern signage; and an altered stable. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1254117207

Page 1

☐ (Primary Contact)

developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 113 Washington Street appears on an 1891 fire insurance map, where it is shown as a five-story, masonry, mixed-use building with a large rectangular footprint and a stable located to the rear; the footprint of the building has not been altered. Historic photographs show that the building's exterior has not been significantly altered.

113 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice at the first floor and roofline; iron pillars; centered residential entry; double storefronts; and stone lintels and sills. Therefore, it is recommended that 113 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

113 Washington Street / 112 Court Street is sited on a rectangular parcel (Block 212 Lot 4), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

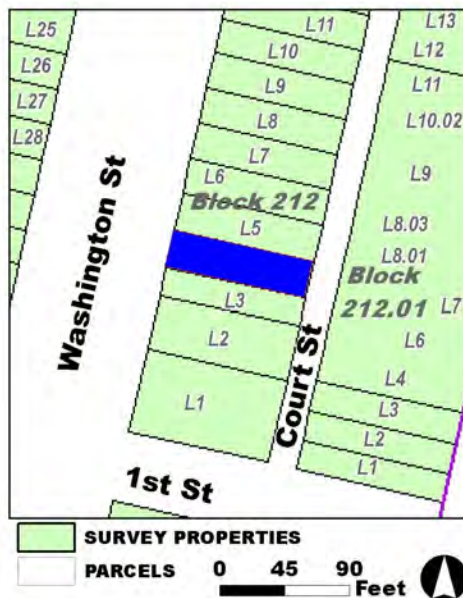
Other Designation Date:

☐ 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: Samuel Pickard

Organization: AECOM

Property ID:

-1254117207

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 1938 | |
| 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 | |
| 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 | |
| Google | GoogleEarth Streetview | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-2C/3B-1U / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Alternative Address: 112 Court 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1254117207**

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PROPERTY REPORT

Property ID: **-184093242**

Property Name: 114 Washington Street
Address: 114 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 114 Washington Street is a five-story, two-bay mixed-use Renaissance Revival-style rowhouse constructed ca. 1900. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed replacement wood and glass door with wood-framed commercial windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement steel-framed door set within an original opening, fronted by a stone threshold. The first floor features early wood and iron storefront details with fluted pilasters, wood paneling, and an ornate wood cornice. The upper floors feature two four-story, three-sided bay windows. Each bay features three replacement windows set within original openings at each floor. The openings at the second and third floors feature decorative pedimented surrounds, and the openings at the fourth and fifth floors feature decorative entablature-style surrounds. Both bays also feature carved details between each floor. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and a modified storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 114 Washington Street first appears on a 1904 bird's eye view image of Hoboken. On a 1909 atlas it is shown as a masonry building with a rectangular main block; the building's footprint has not

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-184093242

Page 1

been altered. Fire insurance maps from the 1930s note that 114 Washington Street is a five-story, mixed-use, masonry building. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the building were completed prior to this date.

114 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; early storefront details; detailed window surrounds; multi-story bays; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 114 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

114 Washington Street is sited on a rectangular parcel (Block 200 Lot 28), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

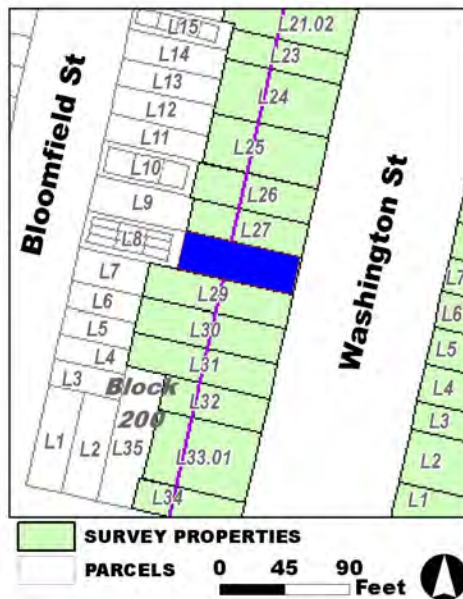
Other Designation:

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:

-184093242

Page 2

BIBLIOGRAPHY:

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Google | GoogleEarth Streetview | | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| 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 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-1C-X-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-184093242**

Page 3

PROPERTY REPORT

Property ID: **-1305877578**

Property Name: 115 Washington Street
Address: 115 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 115 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a pair of mirrored commercial storefronts. There is a centered entry at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed wood door and transom set within an original opening, flanked by iron pillars. This centered entry is flanked by two commercial storefronts. Each storefront is composed of a replacement wood and glass door set within an original recessed entry, fronted by a stone stoop, with an adjacent wood-framed storefront window. Above the first floor is a decorative wood cornice. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor; these openings feature heavy stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; painted facade elements; slight first story commercial storefront alterations; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 115 Washington Street appears on an 1891 fire insurance map, where it is shown as a five-story, masonry, mixed-use building with a large rectangular footprint and a stable located to the rear; the footprint of the main building has not been altered, but the secondary building was demolished ca. 1980. Historic photographs show that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1305877578

Page 1

☐ (Primary Contact)

the building's exterior has not been significantly altered from its early form.

115 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice at the first floor and roofline; iron pillars; centered residential entry; double storefronts; and stone lintels and sills. Therefore, it is recommended that 115 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

115 Washington Street is sited on a rectangular parcel (Block 212 Lot 5), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

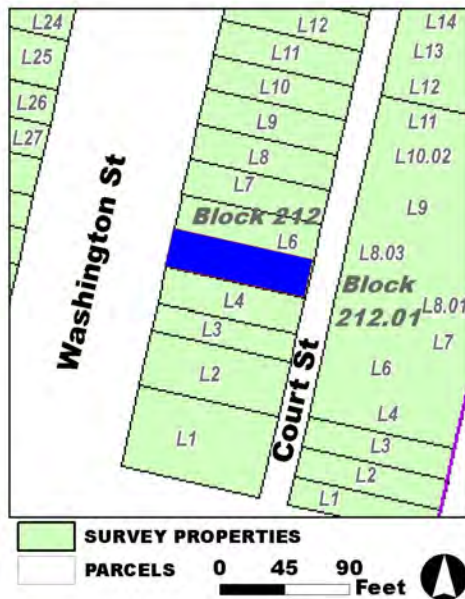
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

-1305877578

☐ (Primary Contact)

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1987 | |
| 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 | |
| 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. | 1923 | |
| 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 | 1938 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-7U-2C / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1305877578**

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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1305877578

Page 4

PROPERTY REPORT

Property ID: 484697337

Property Name: 116 Washington Street
Address: 116 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 116 Washington Street is a four-story, three-bay mixed-use modified rowhouse constructed ca. 1850. The building has been refaced with brick veneer and the first floor is primarily occupied by a modern commercial storefront. The storefront is composed of a recessed steel-framed glass door flanked by steel-framed commercial windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement wood door set within an original opening, fronted by stone and brick steps. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor. These openings feature brick lintels and straight sills. The flat roof is accented by a plain replacement wood cornice. Alterations include replacement windows; replacement doors; refaced facade; and a modified storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 116 Washington Street first appears on an 1865 bird's eye view image of Hoboken. On an 1873 atlas it is noted that the property is owned by Peter Mehan. On an 1891 fire insurance map it is shown as a stone-faced, masonry, mixed-use building with a masonry footprint; by 1909 a one-story rear extension was added to the building, completing the current footprint. Photographic documentation completed as part of a city-wide survey in 1978 shows that some

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

484697337

Page 1

modifications to the building's exterior were completed prior to this date; the facade was modified again after 1978 to its current configuration.

116 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including refaced façade and modified storefront. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 116 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

116 Washington Street is sited on a rectangular parcel (Block 200 Lot 27), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

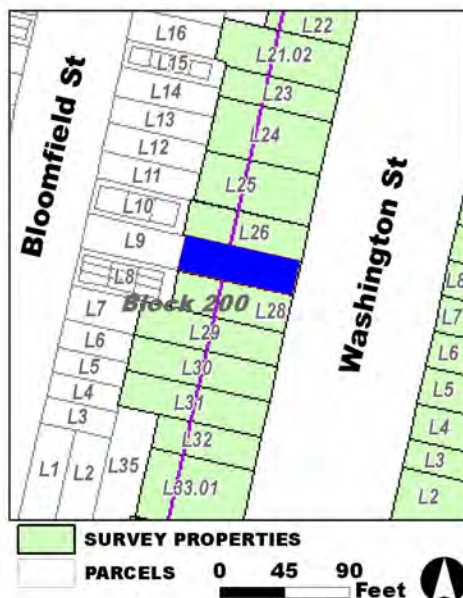
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

484697337

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
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| 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 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-6U-1C-H / 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: 2/27/2019

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

484697337

Page 3

PROPERTY REPORT

Property ID: **-747468033**

Property Name: 117 Washington Street
Address: 117 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 117 Washington Street is a three-story, two-bay mixed-use building constructed ca. 1970. The brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of an aluminum-framed glass-plate door and floor-to-ceiling windows, set within a modified opening. A secondary entrance, which provides access to the residential units above, sits adjacent to the storefront at the first floor. This entry is composed of a replacement steel-framed door set within an original opening with a broken pediment surround. Fenestration on the upper floors consists of a grouping of vinyl-framed windows set within a single original opening, flanked by fixed vinyl shutters, at each floor. The flat roof is accented by a asphalt-sheathed roof detail. Alterations include replacement windows; replacement doors; and a modified first story commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 117 Washington Street was constructed ca. 1970, and replaced a ca. 1880 five-story, masonry, mixed-use building.

117 Washington 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-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-747468033

Page 1

contributing resource to the Hoboken Historic District.

Setting:

117 Washington Street is sited on a rectangular parcel (Block 212 Lot 6), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

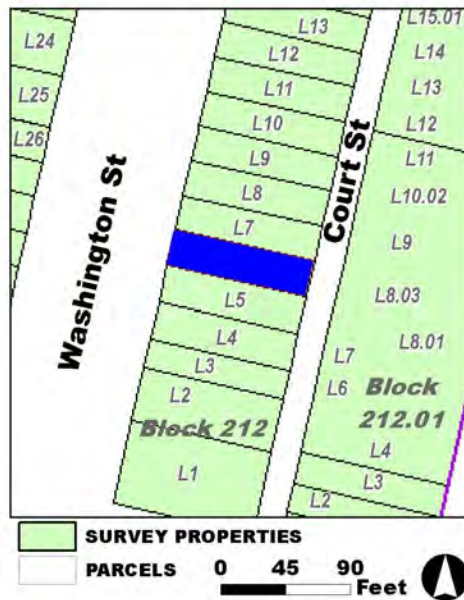
Other Designation:

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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-747468033

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
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| Google | GoogleEarth Streetview | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| 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 | 1931 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| 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: 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:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-747468033

Page 3

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-747468033

PROPERTY REPORT

Property ID: 1133300696

Property Name: 118 Washington Street
Address: 118 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 118 Washington Street is a four-story, three-bay mixed-use rowhouse constructed ca. 1860. The painted brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of a central steel-framed glass door flanked by steel-framed commercial windows. There is a secondary entry adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement steel-framed glass door set within an original opening. The storefront features a wood paneled surround. The second floor features a full-width rounded bay window composed of fixed-sash wood-framed windows, each with their own transom. The second floor is flanked by wood pilaster details, and above the second floor is a carved wood cornice. Fenestration on the remaining floors consists of replacement windows set within three original openings at each floor. These openings feature carved stone lintels and straight stone sills. The flat roof is accented by a detailed wood cornice. Alterations include replacement windows; replacement doors; the early second floor modification; and a modified storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 118 Washington Street first appears on bird's eye view images of Hoboken from the 1860s. On an 1873 atlas it is noted that the property is owned by Peter Mechan. On an 1891 fire insurance

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1133300696

map the building is shown as a four-story, mixed-use masonry building with a four-story main block and two-story rear addition; between 1891 and 1909 the two-story rear addition was extended, completing the building's current footprint. Historic photographs show that the building originally had regular fenestration at the second floor; the second floor modifications were completed between ca. 1910 and 1978. Modifications to the commercial storefront were completed prior to 1978 as well.

Despite modifications, 118 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; stone lintels and sills; decorative cornice; double entries; and commercial space. Therefore, it is recommended that 118 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

118 Washington Street is sited on a rectangular parcel (Block 200 Lot 26), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

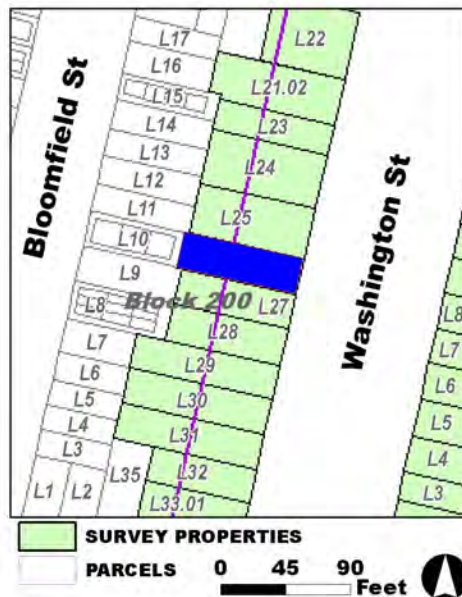
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1133300696

Page 2

BIBLIOGRAPHY:

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Google | GoogleEarth Streetview | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |

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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1133300696**

Page 3

PROPERTY REPORT

Property ID: 415467732

Property Name: 119 Washington Street
Address: 119 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 119 Washington Street is a three-story, two-bay, mixed-use building constructed ca. 1970. The brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of an aluminum-framed fixed-sash window, set within an original opening with an adjacent entry. This entry is composed of a replacement steel-framed door set within an original opening with a broken pediment surround. Fenestration on the upper floors consists of a grouping of vinyl-framed windows set within a single original opening, flanked by fixed vinyl shutters, at each floor. The flat roof is accented by a asphalt-sheathed roof detail. Alterations include replacement windows and a replacement door. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 119 Washington Street was constructed ca. 1970, and replaced a ca. 1880 three-story, masonry, mixed-use building.

119 Washington 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 to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

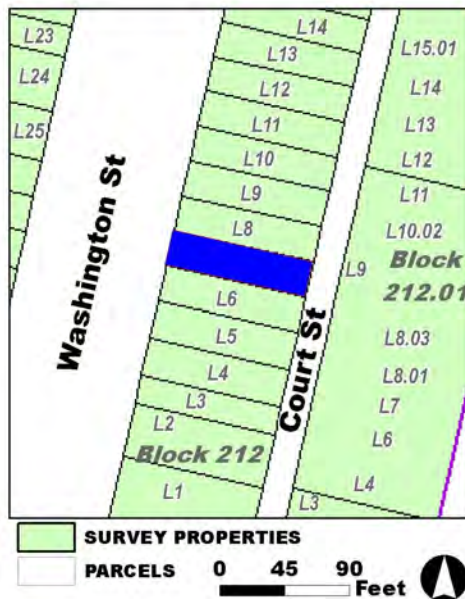
Property ID:

415467732

Page 1

Setting:

119 Washington Street is sited on a rectangular parcel (Block 212 Lot 7), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side of the block.

**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**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**415467732**

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BIBLIOGRAPHY:

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| Google | GoogleEarth Streetview | | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-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: 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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

415467732

Page 3

Date form completed: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

415467732

PROPERTY REPORT

Property ID: **-9494381**

Property Name: 120-122 Washington Street
Address: 120-122 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 120-122 Washington Street is a four-story, five-bay Italianate-style mixed-use rowhouse constructed ca. 1865. The brick building's first floor is primarily occupied by two mirrored commercial storefronts that flank a wood and glass door, centered, residential entry. Each storefront is composed of a recessed wood and glass door with a transom, flanked by wood-framed, multi-sided, commercial storefront windows; the windows at the sidewalk feature half-circle transoms. Fenestration on the upper floors consists of replacement windows set within five regularly-spaced original openings. The openings at the middle three bays are rectangular-shaped and feature brick surrounds and straight brownstone sills; windows at the outer bays are set within rounded arch openings with brick surrounds, keystone details, and straight brownstone sills. The flat roof is accented by a wood cornice. Alterations include replacement windows; replacement doors; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 120-122 Washington Street first appears on an 1865 bird's eye view image of Hoboken, and was constructed as a contiguous unit with 124-126 Washington Street. On an 1873 atlas it is noted that the property is owned by Theophilus Butts. On an 1891 fire insurance map the building is shown as two four-story, mixed-use masonry buildings, each with a four-story main block and one-story rear addition; between 1909 and 1923 the rear additions were both extended

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-9494381

Page 1

and combined together, completing the current footprint. The 1891 fire insurance map also notes that 122 Washington Street housed a bakery. Historic photographs show that the building originally had a rounded pediment that spanned 122 and 124 Washington Street; this was removed between ca. 1910 and the 1970s. Photographic documentation also shows that the storefront was modified in the mid-1900s, and again after 1978.

Despite modifications, 120-122 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; stone sills; decorative cornice; double commercial spaces; centered residential entry; and brick window surrounds. Therefore, it is recommended that 120-122 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

120-122 Washington Street is sited on a rectangular parcel (Block 200 Lot 25), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

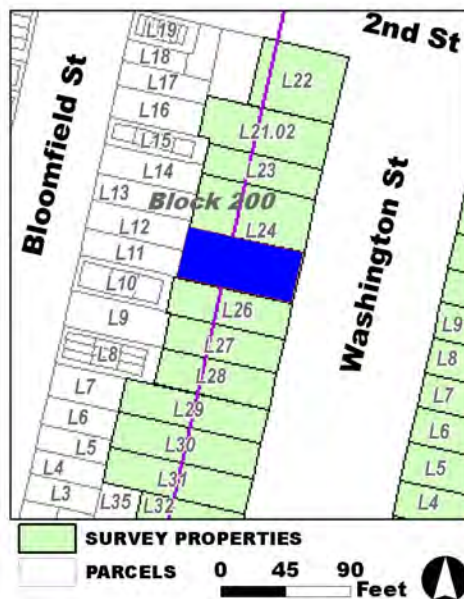
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-9494381

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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. 5 | 1978 | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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 | |
| 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: 4B-6U-2C-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-9494381**

Page 3

PROPERTY REPORT

Property ID: 407733573

Property Name: 121 Washington Street
Address: 121 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 212 | 8 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 121 Washington Street is a four-story, four-bay, Italianate-style mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a pair of mirrored commercial storefronts. There is a centered entry at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement steel door and transom set within original openings, flanked by iron pillars. This centered entry is flanked by two commercial storefronts. Each storefront is composed of a replacement wood and glass door set within an original recessed entry, fronted by a stone threshold, with an adjacent wood-framed modern storefront window. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced segmental arch original openings at each floor; these openings feature carved segmental arch stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; painted facade elements; first story commercial storefront alterations; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 121 Washington Street appears on an 1891 fire insurance map, where it is shown as a four-story, masonry, mixed-use building with a rectangular footprint; the footprint of the main building has not been altered. Photographs from the 1970s show the building with a tan-colored brick exterior, indicating that the building may have been

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

407733573

Page 1

re-faced at some point. Historic photographs show that the building's exterior has not been significantly altered otherwise.

Despite alterations, 121 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original first floor openings; decorative cornice; iron pillars; centered residential entry; double storefronts; segmental arch openings; and stone lintels and sills. Therefore, it is recommended that 121 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

121 Washington Street is sited on a rectangular parcel (Block 212 Lot 8), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

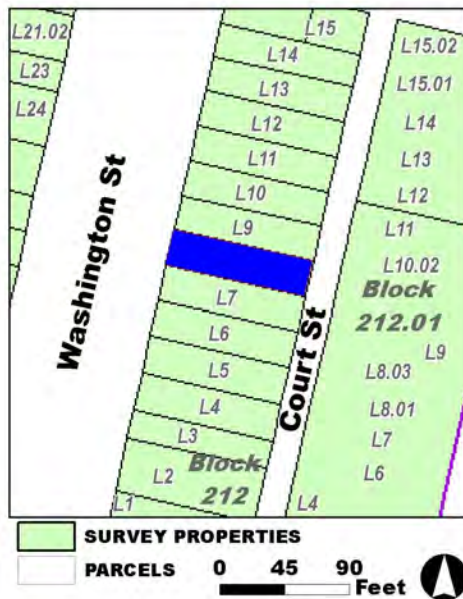
Other Designation Date:

☐ **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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

407733573

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| 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 | | |
| 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: 4B-6U-2C-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**407733573**

Page 3

PROPERTY REPORT

Property ID: **-1550030046**

Property Name: 123 Washington Street
Address: 123 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 123 Washington Street is a four-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a pair of mirrored commercial storefronts. There is a centered entry at the first floor that provides access to the residential units on the upper floors. This entry is composed of a recessed replacement wood door and transom set within original openings, flanked by iron pillars. This centered entry is flanked by two commercial storefronts. Each storefront is composed of a replacement wood and glass door set within an original recessed entry, fronted by a stone stoop, with an adjacent multi-sided, wood-framed storefront window. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced segmental arch original openings at each floor; these openings feature carved segmental arch stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; painted facade elements; first story commercial storefront alterations; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 123 Washington Street appears on an 1891 fire insurance map, where it is shown as a four-story, masonry, mixed-use building with a rectangular footprint; the footprint of the main building has not been altered. Photographs from the 1970s show the building with a tan-colored brick exterior, indicating that the building may have been

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1550030046

Page 1

re-faced at some point. Historic photographs show that the building's exterior has not been significantly altered otherwise.

Despite alterations, 123 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original first floor openings; decorative cornice; iron pillars; centered residential entry; double storefronts; segmental arch openings; and stone lintels and sills. Therefore, it is recommended that 123 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

123 Washington Street is sited on a rectangular parcel (Block 212 Lot 9), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

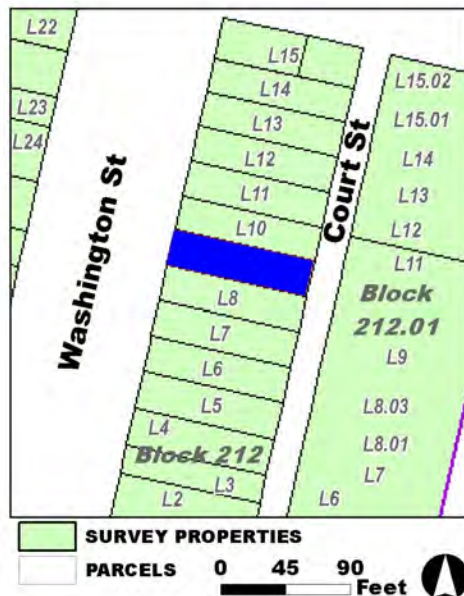
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

-1550030046

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| 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 | | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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: / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1550030046

Page 3

PROPERTY REPORT

Property ID: 785301530

Property Name: 124-126 Washington Street
Address: 124-126 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 124-126 Washington Street is a four-story, five-bay Italianate-style mixed-use rowhouse constructed ca. 1865. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed wood and glass door with a transom flanked by heavy wood-framed, multi-sided, commercial storefront windows. There is a secondary entry that provides access to the upper floors that sits adjacent to the storefront at the first floor. This entry is composed of a wood door and transom, fronted by a stone threshold, set within an original entry. Fenestration at the second floor consists of a replacement window set within an original opening with a brick surround, centered on the facade. This original opening is flanked by replacement picture windows set within modified openings. Fenestration on the remainder of the floors consists of replacement windows set within five regularly-spaced original openings. The openings at the third floor and middle three bays of the fourth floor are rectangular-shaped and feature brick surrounds and straight brownstone sills; windows at the outer bays of the fourth floor are set within rounded arch openings with brick surrounds, keystone details, and straight brownstone sills. The flat roof is accented by a wood cornice. Alterations include replacement windows; replacement doors; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 124-126 Washington Street first appears on an 1865 bird's

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

785301530

Page 1

eye view image of Hoboken, and was constructed as a contiguous unit with 124-126 Washington Street. On an 1873 atlas it is noted that the property is owned by William G. Plummer. On an 1891 fire insurance map the building is shown as two four-story, mixed-use masonry buildings, each with a four-story main block and a one-story rear addition on 126 Washington Street; ca. 1940 an extended one-story rear addition that spanned both buildings was constructed, completing the current footprint. Historic photographs show that the building originally had a rounded pediment that spanned 122 and 124 Washington Street; this was removed between ca. 1910 and the 1970s. Photographic documentation also shows that the storefront was modified in the mid-1900s, and again after 1978.

Despite modifications, 124-126 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; stone sills; decorative cornice; commercial space; residential entry; and brick window surrounds. Therefore, it is recommended that 124-126 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

124-126 Washington Street is sited on a rectangular parcel (Block 200 Lot 24), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

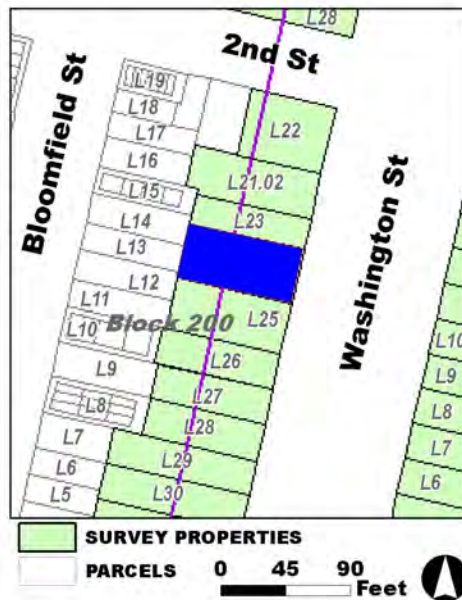
Other Designation Date:

☐ 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:

Page 2

☒ (Primary Contact)

785301530

BIBLIOGRAPHY:

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| 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 | | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-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: 2/27/2019

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

785301530

Page 3

PROPERTY REPORT

Property ID: 1533312177

Property Name: 125 Washington Street
Address: 125 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 125 Washington Street is a four-story, four-bay, Italianate-style mixed-use building constructed ca. 1890. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a replacement wood door flanked by two fixed commercial windows; there are original iron pilaster details at the storefront as well. There is a secondary entry that sits adjacent to the storefront at the first floor, which provides access to the residential units on the upper floors. This entry is composed of a replacement wood door set within an original opening. Fenestration on the upper floors consists of replacement windows set within three evenly-spaced openings at each floor. These openings feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a plain wood cornice. Alterations include replacement windows; replacement doors; first story commercial storefront alterations; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 125 Washington Street appears on an 1891 fire insurance map, where it is shown as a masonry, mixed-use building with a rectangular footprint and a rear wood-framed addition; between 1909 and 1923 a one-story rear addition was constructed that extends to the rear of the parcel, completing the current footprint.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1533312177

Page 1

125 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings; first-floor storefront with cast iron pilasters; and stone lintels and sills. Therefore, it is recommended that 125 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

125 Washington Street is sited on a rectangular parcel (Block 212 Lot 10), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

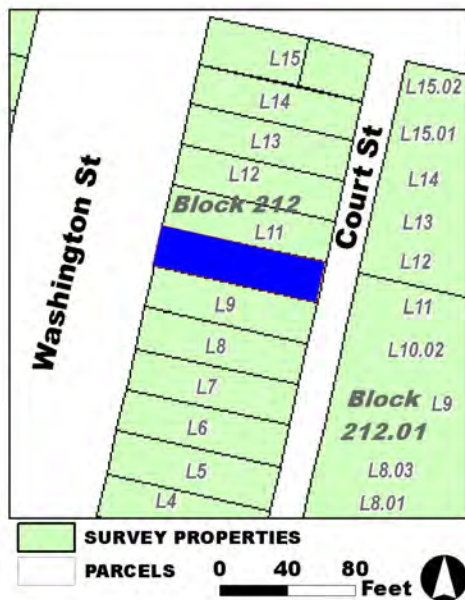
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

Property ID:

☒ (Primary Contact)

1533312177

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1533312177**

Page 3

PROPERTY REPORT

Property ID: **-806293218**

Property Name: 127 Washington Street
Address: 127 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 11 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 127 Washington Street is a four-story, four-bay, Italianate-style mixed-use building constructed ca. 1870. The brick building's first floor is primarily occupied by a commercial storefront with a wood surround and pillar details. The storefront is composed of a pair of replacement doors with a transom centered at the first floor. The centered doorway is flanked by fixed-sash commercial windows. There is a secondary entry located adjacent to the storefront at the first floor. This entry is composed of a replacement steel and glass door with a transom, fronted by a stone threshold. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor. The second floor features brick rounded arch openings; the third and fourth floors feature brick segmental arch openings. All window openings feature brick lintels and straight brownstone sills. There is an iron fire escape on the facade, and the flat roof is accented by a decorative wood cornice with large brackets, and arched brick detailing. Alterations include replacement windows; replacement doors; first story commercial storefront alterations; and modern signage. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 127 Washington Street first appears on an 1873 atlas of Hoboken. The building appears on an 1891 fire insurance map, where it is shown as a four-story, masonry concert hall with a rectangular

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-806293218

Page 1

main block and a one-story rear addition; the building's footprint has not been altered. Historic photographs from the early 1900s show that the first floor commercial storefront has been altered from its early form, but the building's exterior has not been significantly altered otherwise.

Despite alterations to the first floor exterior, 127 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original arched window openings; cornice; storefront; double entries; brick detailing; and stone sills. Therefore, it is recommended that 127 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

127 Washington Street is sited on a rectangular parcel (Block 212 Lot 11), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

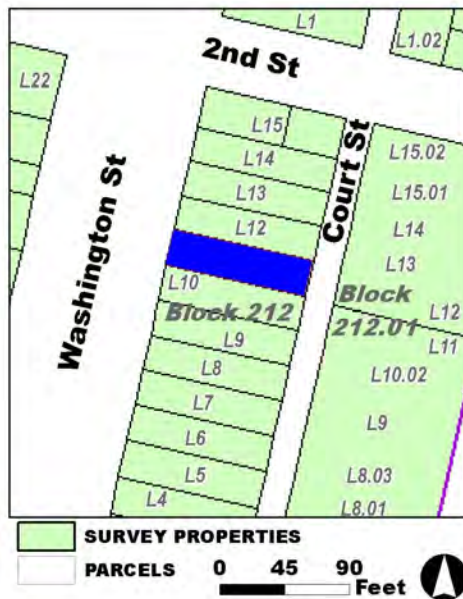
Other Designation:

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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-806293218

Page 2

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| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| 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: 4B-6U-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-806293218

Page 3

PROPERTY REPORT

Property ID: **-648511203**

Property Name: 128 Washington Street
Address: 128 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 128 Washington Street is a three-story, three-bay mixed-use rowhouse constructed ca. 1870. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed wood and glass door with a transom flanked by wood-framed, multi-sided, commercial storefront windows. There is a secondary entry that provides access to the upper floors that sits adjacent to the storefront at the first floor. This entry is composed of a replacement wood door and wood-framed transom set within an original entry. The storefront features early wood elements, such as fluted pilasters. Fenestration at the second floor consists of a pair of double-hung, vinyl-sash windows set within a modified opening, flanked by double-hung, vinyl-sash windows set within modified openings, all with a brick sills and lintels. Fenestration at the third floor consists of replacement windows set within three regularly-spaced original openings with straight brownstone sills and lintels. The flat roof is accented by a decorative wood cornice with a centered pointed pediment. Alterations include replacement windows; replacement doors; modified second floor openings; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 128 Washington Street first appears on an 1873 atlas where it is shown with a rectangular footprint. An 1891 fire insurance map notes that it is a masonry dwelling. Between 1891 and 1909 a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-648511203

three-story rear addition was constructed, completing the building's current footprint. Fire insurance maps from the 1930s note that the building has a mixed residential and commercial use. Photographic documentation shows that the building's facade alterations were completed between ca. 1910 and 1978.

Despite modifications, 128 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; stone sills and lintels; decorative cornice; commercial space; and residential entry. Therefore, it is recommended that 128 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

128 Washington Street is sited on a rectangular parcel (Block 200 Lot 23), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

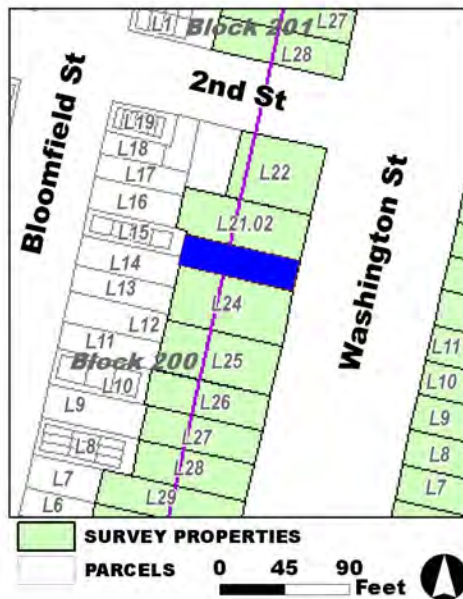
Other Designation:

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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-648511203

Page 2

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| 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. 5 | 1978 | |
| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-H / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-648511203**

Page 3

PROPERTY REPORT

Property ID: 930829895

Property Name: 129 Washington Street
Address: 129 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 129 Washington Street is a four-story, four-bay, Italianate-style mixed-use building constructed ca. 1870. The brick building's first floor is occupied by a commercial storefront with brick pillar details. The storefront is composed of a pair of steel-framed, glass-plate doors, with a half-circle transom, centered at the first floor. The set of doors is flanked by large fixed-style windows. Above the first floor is a wide band of paneled white granite. Fenestration on the upper floors consists of replacement windows set within three original openings at each floor. The second floor features brick rounded arch openings; the third and fourth floors feature brick segmental arch openings. All window openings feature brick lintels and straight brownstone sills. There is an iron fire escape on the facade, and the flat roof is accented by a decorative wood cornice with large brackets, and arched brick detailing. Alterations include replacement windows; replacement doors; first story commercial storefront alterations; and a modern gabled roof addition with solar panels. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 129 Washington Street first appears on an 1873 atlas of Hoboken. The building appears on an 1891 fire insurance map, where it is shown as a four-story, livery stall with a rectangular footprint that extends to Court Street; the building's footprint has not been altered. Historic photographs from the early 1900s show that the first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

930829895

Page 1

floor commercial storefront has been altered from its early form, but the building's exterior has not been significantly altered otherwise.

Despite alterations to the first floor exterior and rooftop, 129 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original arched window openings; cornice; storefront; brick detailing; and stone sills. Therefore, it is recommended that 129 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

129 Washington Street is sited on a rectangular parcel (Block 212 Lot 12), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

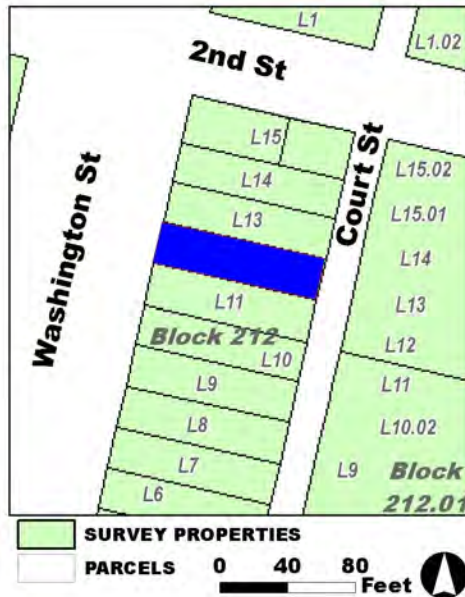
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

930829895

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | | |
| 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 | | |
| 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 | 1938 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4.5B-OFFICE / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

930829895

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PROPERTY REPORT

Property ID: **-2094106345**

Property Name: 130 Washington Street
Address: 130 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 200 | 21.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 130 Washington Street is a four-story, three-bay, Classical Revival-style, mixed-use building constructed ca. 1905. The building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of a pair of recessed aluminum-framed glass doors with a transom, flanked by large aluminum-framed commercial windows. There is a secondary entry that provides access to the upper floors that sits adjacent to the storefront at the first floor. This entry is composed of a replacement steel and glass door set within an original entry. Modern signage is located above the first floor. The second floor is clad in black marble slabs. Fenestration at the second floor consists of five sets of modern steel-framed casement windows with transoms set within modified openings, each flanked by wood pilaster details. Fenestration on the upper two floors consists of five sets of modern steel-framed casement windows with transoms set within original openings, each flanked by wood pilaster details; two of the windows at the third floor are topped with triangular pediments and there are molded cornices above the third and fourth floors. The flat roof is accented by a detailed wood cornice with dentils. Alterations include replacement windows; replacement doors; modified second floor openings; and a modified commercial storefront. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 130 Washington Street first appears on a 1909 atlas where

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2094106345

Page 1

☐ (Primary Contact)

it is shown as a two-sided masonry building with a rectangular footprint. Between 1909 and 1923 the building's footprint was extended at the rear, completing the current footprint. A 1923 atlas notes that the building is occupied by A. Cordt's furniture store. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the exterior were completed before and after this date.

Despite modifications, 130 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; decorative cornice; pilaster details; commercial space; and residential entry. Therefore, it is recommended that 130 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

130 Washington Street is sited on a parcel (Block 200 Lot 21.02), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

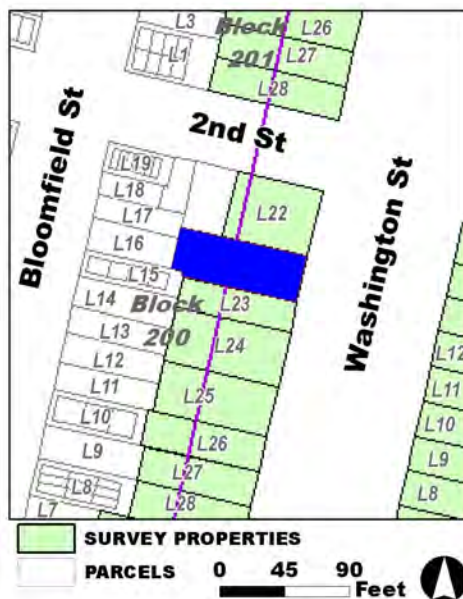
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2094106345

☐ (Primary Contact)

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Google | GoogleEarth Streetview | | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: 2/25/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2094106345**

Page 3

PROPERTY REPORT

Property ID: -17697668

Property Name: 131 Washington Street
Address: 131 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 131 Washington Street is a five-story, four-bay, Italianate-style mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a replacement wood door set within an original recessed opening, fronted by a stone threshold and centered on the first floor. The entry is flanked by two commercial windows set within a paneled wood surround. There is a secondary entry located adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a replacement wood door and transom set within original recessed openings, fronted by a stone threshold. The first floor features carved pillar details on either end of the facade, and above the first floor is a decorative wood cornice. Fenestration on the upper floors consists of replacement windows set within four original openings at each floor, all windows feature heavy straight brownstone lintels and straight brownstone sills. The windows are located on slightly recessed panels that feature molded brick details at the top, and there are molded brick floral panels between the windows at each floor. The facade also features regular brick detailing. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; and first story commercial storefront alterations. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 131 Washington Street appears on an 1891 fire insurance

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-17697668

map, where it is shown as a five-story, masonry, mixed-use building. The footprint of the building is shown as a rectangular main block with a centered rear ell; the footprint of the building has not been altered. Fire insurance maps from the 1930s note that the building's first floor was historically occupied by two commercial spaces. Historic streetscape photographs show that the building's exterior has not been significantly altered.

131 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice; double entries; commercial storefronts; stone thresholds; storefront cornice; and stone lintels and sills. Therefore, it is recommended that 131 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

131 Washington Street is sited on a rectangular parcel (Block 212 Lot 13), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

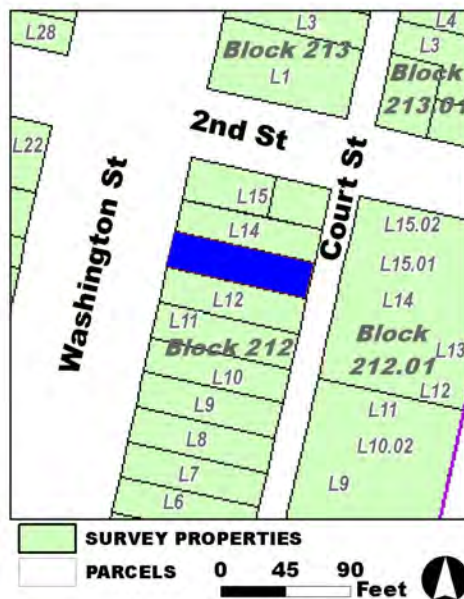
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

-17697668

Page 2

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| 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 | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-1C-H-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-17697668**

Page 3

PROPERTY REPORT

Property ID: **-491392244**

Property Name: 132-134 Washington Street
Address: 132-134 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 200 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 132-134 Washington Street is a four-story, six-bay, Renaissance Revival-style, mixed-use building constructed ca. 1900. The brick building's first floor is primarily occupied by two modern commercial storefronts. The southern storefront is composed of a central, recessed replacement wood and glass door flanked by wood-framed, multi-sided commercial windows. There is a secondary entry that provides access to the upper floors that sits adjacent to the storefront at the first floor. This entry is composed of a recessed, replacement wood door set within an original entry. The northern storefront is composed of a centered aluminum and glass door, flanked by rounded aluminum-framed storefront windows. Fenestration at the second floor consists of a centered replacement window set within a modified opening with a stone lintel and sill, flanked by two sets of three replacement windows set within modified openings with stone lintels and sills. Fenestration at the third floor consists of replacement windows set within evenly-spaced original windows with stone jack arch lintels with enlarged keystone details, and straight stone sills. The northern commercial storefront extends two bays along the first floor of the side (north) elevation. There is a secondary entry near the rear of the building at the first floor of the side elevation consisting of a replacement steel door set within an original opening, and there are several large steel-framed windows set within modified openings as well. Fenestration on the upper floors of the side elevation consists of replacement windows set within evenly-spaced original openings with stone jack arch lintels with enlarged keystone details, and straight stone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement windows; replacement doors; modified openings; and modified commercial storefronts. No exterior flood-mitigation measures were observed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-491392244

Page 1

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 132-134 Washington Street first appears on a 1909 atlas where it is shown as a double-sided masonry building with a rectangular main block and two rear extensions; the building's footprint has not been altered. Between 1909 and 1923 the building's footprint was extended at the rear, completing the current footprint. Photographic documentation from the early 1900s shows that the building's second floor had originally featured bay windows, which were removed before the 1970s. Photographic documentation completed as part of a city-wide survey in 1978 shows that modifications to the exterior were completed before and after this date.

Despite modifications, 132-134 Washington Street retains integrity as a mixed-use structure and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; stone lintels and sills; decorative cornice; brick details; double commercial spaces; and residential entries. Therefore, it is recommended that 132-134 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

132-134 Washington Street is sited on a corner parcel (Block 200 Lot 22), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

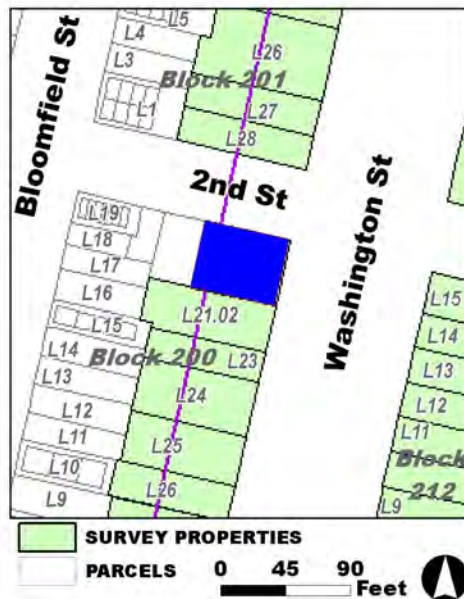
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-491392244

Page 2

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
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| 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 | | |
| 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. 5 | 1978 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2C-OFFICES / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-491392244**

Page 3

PROPERTY REPORT

Property ID: **-449879603**

Property Name: 133 Washington Street
Address: 133 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 133 Washington Street is a five-story, four-bay, mixed-use building constructed ca. 2000 in a style that mimics that of the ca. 1880 building adjacent (131 Washington Street). The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a wood door set within an original recessed opening, fronted by a stone threshold and centered on the first floor. The entry is flanked by two commercial windows set within a paneled wood surround. There is a secondary entry located adjacent to the storefront at the first floor that provides access to the residential units on the upper floors. This entry is composed of a wood door and transom set within recessed openings, fronted by a stone threshold. The first floor features carved pillar details on either end of the facade, and above the first floor is a decorative wood cornice. Fenestration on the upper floors consists of double-hung windows set within four openings at each floor, all windows feature heavy straight brownstone lintels and straight brownstone sills. The windows are located on slightly recessed panels that feature molded brick details at the top, and there are molded brick floral panels between the windows at each floor. The facade also features regular brick detailing. The flat roof is accented by a decorative wood cornice. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building stock along the block consists of four and five-story, mixed-use brick buildings. 133 Washington Street was constructed on a vacant

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-449879603

Page 1

parcel ca. 2000 and was made to mimic the ca. 1880 building at 131 Washington Street. Prior to the construction of the present building, a ca. 1870 three-story, masonry building sat in this location.

Though the building is visually compatible with the historic character of the district, 133 Washington 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 to the Hoboken Historic District.

Setting:

133 Washington Street is sited on a rectangular parcel (Block 212 Lot 14), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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:

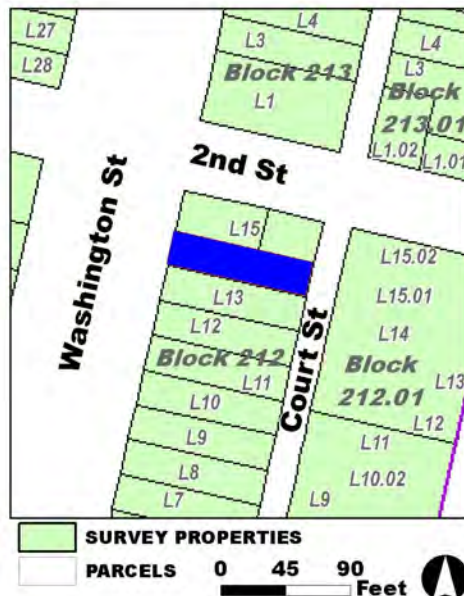
Other Designation:

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: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

-449879603

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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-6U-1C/3B2U-G / FAC_NAME: / YR: 2002)

NOTES:**More Research Needed?** ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-449879603**

Page 3

PROPERTY REPORT

Property ID: 225599242

Property Name: 135 Washington Street
Address: 135 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 212 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 135 Washington Street is a three-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1900. The painted brick building's first floor is occupied by a commercial storefront with a corner entry. The entry is composed of a replacement wood double-door set within an original opening and fronted by a stone threshold. A wall of removable wood-framed glass panels sits adjacent to the entry at the first floor on the facade, flanked by iron pillar details. At the second floor there is a replacement three-sided bay window with fixed-sash windows. Fenestration on the remainder of the facade consists of replacement windows set within regularly-spaced original openings with heavy stone lintels and straight stone sills. The side (north) elevation features an extension of the commercial storefront for four bays at the first floor. The storefront extension on this elevation consists of fixed-sash replacement windows set within modified openings, with iron pillar details. There are two additional entrances on the side elevation, composed of replacement doors set within original openings with heavy stone lintels. Fenestration on the remainder of the north elevation consists of replacement windows set within regularly-spaced openings with heavy stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with swag details on the fascia. Alterations include replacement windows; replacement doors; first story commercial storefront alterations; replacement bay window; and painted facade details. No exterior flood-mitigation measures were observed.

The development of the 100 block of Washington Street began before 1841. By the 1860s both sides of the block had been fully developed. Between the 1870s and 1900 several earlier buildings were replaced with new structures. The majority of the current building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

225599242

stock along the block consists of four and five-story, mixed-use brick buildings. 135 Washington Street first appears on a 1909 atlas of Hoboken, where it is shown as a masonry building with a rectangular footprint that extends to Court Street. On fire insurance maps from the 1930s it is shown as a three-story mixed use building with three additional commercial spaces along the north elevation. Historic photographs from the early 1900s show that the building's exterior has not been significantly altered.

135 Washington Street retains integrity as a mixed-use building and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window openings; cornice; storefront; side elevation entrances; and stone sills and lintels. Therefore, it is recommended that 135 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

135 Washington Street is sited on a corner parcel (Block 212 Lot 15), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 100 block of Washington Street is located along the commercial corridor of Washington Street. The block retains significant integrity, and is primarily comprised of four and five-story, mixed-use buildings with few modern intrusions, and a single ca. 1920 bank building on the east side 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: Samuel Pickard

Organization: AECOM

Property ID:

☐ (Primary Contact)

225599242

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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-1C/4B-3U / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**225599242**

Page 3

PROPERTY REPORT

Property ID: 1920532244

Property Name: 200 Washington Street
Address: 200 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 201 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 200 Washington Street is a five-story, three-bay multi-use Italianate-style building constructed ca. 1900. The building has a bluestone foundation, and the first floor is primarily occupied by a modern storefront. The main entrance is a glass door side entry on the facade, the remainder of the first floor facade is composed of floor-to-ceiling plate glass windows. Above the first floor is a modern brick veneer surface. Fenestration on the second floor consists of modern steel-framed windows set within modified openings with carved wood panels between each opening. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original openings on each floor. These windows feature painted stone pedimented lintels, and shared straight stone sills. The side (south) elevation features a secondary entry near the rear that provides access to the residential units on the upper floors. This entry is composed of a modern steel and plate glass door fronted by a brick and concrete stoop; there is a painted stone flat-pediment lintel located above the door. The first floor of the side elevation features modern steel-framed picture windows set within modified original openings that have brick segmental arch lintels. Fenestration on the upper floors of the south elevation consists of replacement windows set within original evenly-spaced openings with decorative carved stone lintels and straight blue stone sills. Brick quoin details are located on the facade and side elevation, and a corbelled brick detail is located near the roofline as well. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modified first floor facade; some infilled windows on the side elevation; replacement door; and awnings over the commercial windows. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1920532244

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The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. A building first appears in the location of 200 Washington Street on an 1841 map. The 1873 map notes that the building in this location was owned by Edward Dubois, along with several other surrounding buildings. An 1891 fire insurance map shows a one-story masonry multi-use building in this location. Sometime between 1891 and 1904, when a five-story building is shown on a bird's eye view image in this location, the building was rebuilt. On a 1932 map 200 Washington Street is shown as a five-story multi-use building with two stores at the first floor and a rectangular footprint; the building's footprint has not been altered. Photographic documentation from 1978 shows that the building's commercial storefront had been altered; the storefront and second floor facade have been altered again since the 1970s.

Despite alterations, 200 Washington Street retains integrity as a multi-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the carved stone lintels; decorative cornice; rear entry for residential units; commercial first floor; original window openings; and brick facade detailing. Therefore, it is recommended that 200 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

200 Washington Street is sited on a parcel (Block 201 Lot 28), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

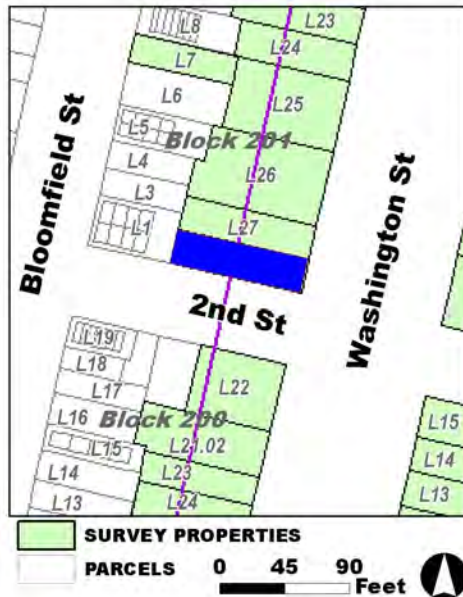
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1920532244

Page 2

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: CLASS 154 / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1920532244

Page 3

PROPERTY REPORT

Property ID: 788791871

Property Name: 202 Washington Street
Address: 202 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 201 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 202 Washington Street is a two-story, three-bay Renaissance Revival-style commercial building constructed ca. 1905. The main entrance is a double-sided wood and glass door with a transom, flanked by sidelights, set within a central arched opening. The main entrance is flanked by two sets of double-sided secondary entries composed of wood and glass doors with transoms. There is a decorative wood commercial storefront cornice supported by rounded wood pillars on either side of the doorway as well. The second floor features three evenly-spaced sets of double-sided wood and glass doors with transoms. There is a wrought iron balcony railing that fronts the doorways at the second floor. On either side of the fenestration at the second floor are brick pilaster details with decorative scroll brackets. The flat roof is accented by a wooded paneled detail. Alterations include replacement doors and windows; modern signage; painted facade details; and modern light fixtures. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. A building first appears in the location of 200 Washington Street on an 1841 map. The 1873 map notes that the building in this location was owned by Edward Dubois, along with several other surrounding buildings. An 1891 fire insurance map shows a three-and-one-half-story wood-framed multi-use building in this location. Sometime between 1904 and 1909 the original building was replaced with

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

788791871

the present building. A 1923 atlas notes that this building was part of a group of buildings occupied by Woolworth's, a department store chain. On a 1932 map 202 Washington Street is shown as a two-story, masonry commercial building with a rectangular footprint; the building's footprint has not been altered. Photographic documentation from 1978 shows that the building's facade has not been greatly altered.

202 Washington Street retains integrity as a commercial building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business/Washington Street Historic District. Character-defining features include the original openings; central arched entryway; wood paneling facade details; first story cornice; and pillars. Therefore, it is recommended that 202 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

202 Washington Street is sited on a parcel (Block 201 Lot 27), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

788791871

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
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| 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: 2B 1C H / 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: 2/27/2019

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

788791871

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PROPERTY REPORT

Property ID: 1896931372

Property Name: 203 Washington Street
Address: 203 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

203 Washington Street consists of two buildings, 201 Washington Street and 203 Washington Street, each of which is four-stories high and three-bays wide. The two multi-use Italianate-style brick buildings were constructed ca. 1870. The southern building, 201 Washington Street, has a first floor façade that is primarily occupied by a commercial storefront. The main entry to this building is a centered double-sided wood door with a transom that leads to an inner vestibule. The inner vestibule has two interior doors which provide access to the two mirrored commercial spaces. The vestibule entry is flanked by wood-framed storefront windows, and the storefront features several iron pilaster details. Fenestration on the upper floors of the façade consists of replacement windows set within three evenly-spaced original openings with straight bluestone sills and lintels. The commercial storefront extends a quarter of the way around the side (south) elevation on the first floor. There is a secondary entrance located on the side elevation near the rear of the building which provides access to the upper residential units. This entry is composed of a replacement wood door set within an original opening with sidelights and a transom and a wood surround with pilaster details. The opening has a straight bluestone lintel and is fronted by a granite stoop. Fenestration on the side elevation consists of irregularly-spaced multi-sized replacement windows set within original openings with straight bluestone sills and lintels. The flat roof is accented by a wide-overhanging, decorative wood cornice with brackets and a paneled fascia. The northern building, 203 Washington Street, has a first floor façade that is primarily occupied by a commercial storefront. The main entry to this building is a recessed, double-sided wood door, fronted by a bluestone stoop, centered on the first floor. The entry is flanked by wood-framed storefront windows with iron pilaster details. There is a secondary entrance, located adjacent to the storefront on the first floor, that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1896931372

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provides access to the residential units on the upper floors. The entry is composed of a replacement wood door set within an original opening with a transom above, fronted by a bluestone threshold, and flanked by iron pilasters. Fenestration on the upper floors of the façade consists of replacement windows set within three evenly-spaced original openings with straight bluestone sills and lintels. The flat roof is accented by decorative wood cornice. Alterations include replacement window sashes throughout; some replacement doors; painted brick exteriors; and awnings over the commercial spaces. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. These buildings first appear on an 1873 map. An 1891 map shows 201 Washington Street as a four-story masonry building with a rectangular footprint; this building's footprint has not been altered. The 1891 map shows 203 Washington Street as a four-story masonry-fronted wood-framed building. The building's footprint shows that there is a rectangular main block with a four-story rear wood-framed ell, and a one-story rear masonry addition; this building's footprint has not been altered.

201 and 203 Washington Street retain integrity as multi-use buildings, and maintain significant features that contribute to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business/Washington Street Historic District. Character-defining features include the original openings; retained storefronts; secondary residential entrances; decorative cornices; iron pilasters; and stone lintels and sills. Therefore, it is recommended that 203 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

203 Washington Street is sited on a rectangular, end-block parcel (Block 213 Lot 1), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1896931372

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☒ (Primary Contact)

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| 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 | | |
| 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 | | |
| Google | GoogleEarth Streetview | | | |
| 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: 1987)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1896931372**

Page 3

PROPERTY REPORT

Property ID: 987824118

Property Name: 204-206 Washington Street
Address: 204-206 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 204-206 Washington Street is a one-story, three-bay commercial building constructed ca. 1920. The stucco-clad building has a central entry composed of a glass plate and steel frame double door, flanked by steel-framed sidelights and topped by a transom. The large rectangular entryway is recessed and the open-air vestibule has a slate floor. The entryway is flanked by three evenly-spaced steel-framed picture windows on either side. The flat roof is accented by a plain wood cornice. Alterations include replacement window sashes; replacement door; and an altered facade. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. Two buildings first appear in the location of 204-206 Washington Street on an 1841 map. The 1873 map notes that the building in this location was owned by Edward Dubois, along with several other surrounding buildings. An 1891 fire insurance map shows two three-story wood-framed multi-use buildings in this location. Sometime between 1909 and 1923 the three-story wood-framed buildings were replaced with the current double-wide, one-story masonry commercial building with a rectangular footprint; the building's footprint has not been altered. A 1923 atlas notes that 204-206 Washington Street is part of a group of buildings occupied by Woolworth's, a department store chain. Local residents stated that this location was a Woolworth's five and dime, and not a full department store location.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

987824118

Page 1

Photographic documentation from 1978, completed as part of a city-wide survey, shows that the building's original storefront had been altered by that time from the original; the storefront has been altered again since the 1978 survey.

204-206 Washington Street no longer conveys its historic appearance due to extensive facade alterations. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 204-206 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

204-206 Washington Street is sited on a parcel (Block 201 Lot 26), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

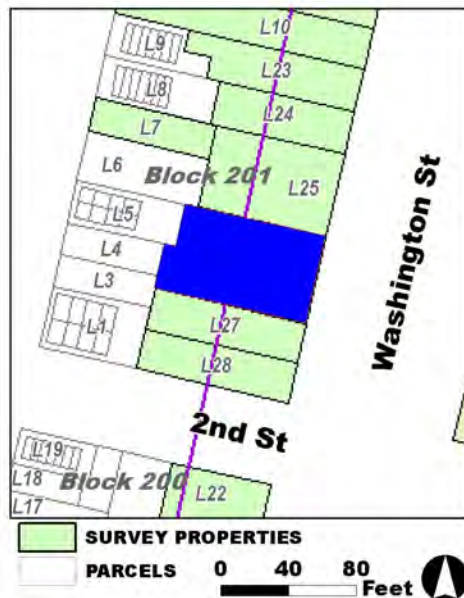
Other Designation Date:

☐ Eligibility Worksheet 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)

987824118

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| 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 | |
| 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. 5 | 1978 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1 B-C H / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☒ (Primary Contact)**987824118**

Page 3

PROPERTY REPORT

Property ID: 320921967

Property Name: 205 Washington Street
Address: 205 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 205 Washington Street is a one-story, two-bay commercial structure constructed ca. 1860. The brick building features a side-entry, recessed vestibule on the northern side of the facade. There are two entrances in the vestibule, a single wood and glass door and a set of double wood and glass doors. A group of four steel-framed horizontally-oriented windows sit adjacent to the vestibule on the facade, set within what appears to be a modified former loading dock opening with a shared steel-bar lintel. There are several bands of bluestone that detail the facade, and the flat roof is accented by metal coping. The rear elevation features a recessed secondary entry, and modern glass block and casement-style windows. Alterations include replacement window sashes; replacement doors; addition of modern signage; and a modified window opening. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. 205 Washington Street first appears on an 1860 bird's eye view image of Hoboken. It appears on an 1891 fire insurance map where it is noted as a one-story wood-framed building with a rectangular main block and rear one-story ell. Between 1891 and 1909 several rear additions were constructed; the current footprint was established by the mid-1900s.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

320921967

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205 Washington Street retains integrity as a one-story, mid-19th century commercial building and exhibits significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the single-story form; bluestone façade details; and loading bay details. Therefore, it is recommended that 205 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

205 Washington Street is sited on a rectangular parcel (Block 213 Lot 3), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

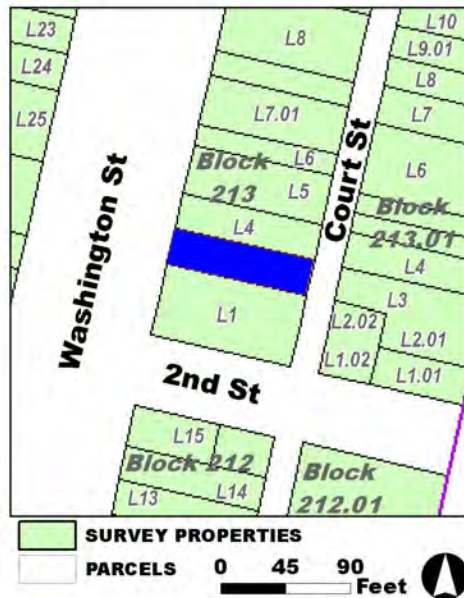
Other Designation Date:

☐ Eligibility Worksheet 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)

320921967

Page 2

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Google | GoogleEarth Streetview | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1.5B&F-1C-BAR / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****320921967**

Page 3

PROPERTY REPORT

Property ID: 1477532292

Property Name: 207 Washington Street
Address: 207 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 207 Washington Street is a five-story, four-bay multi-use structure constructed ca. 1870. The brick building's first floor is primarily occupied by mirrored commercial storefronts. There is a centered entry that provides access to the upper floor residential units. This entry is composed of a slightly recessed wood and glass door topped by a transom and fronted by a stone threshold; this entry features an iron and wood surround with panel details. The entry is flanked by mirrored storefronts. Each storefront is composed of a recessed wood and glass door with a transom, fronted by a tiled, open vestibule, and a storefront window set within a wood and iron frame. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings. Each window features a heavy brownstone lintel with incised floral details and brackets, and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modern signage; removal of the storefront cornice over the first floor; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. 207 Washington Street first appears on an 1873 atlas, where it is depicted with a rectangular footprint. An 1891 fire insurance map the building is noted as a five-story, masonry, mixed-use building with a rectangular main block and five-story rear addition; the footprint has not been

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1477532292

altered. Historic photographs from the early 1900s show that the building's facade has not been greatly altered.

207 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; original openings; stone sills and lintels; mirrored storefronts; iron and wood storefront details; and centered residential entrance. Therefore, it is recommended that 207 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

207 Washington Street is sited on a rectangular parcel (Block 213 Lot 4), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

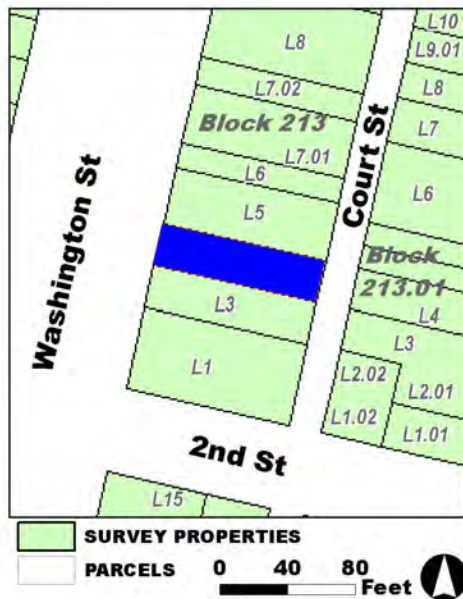
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1477532292

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| 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-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| 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: 5B-16U-2C-X-H-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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1477532292**

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PROPERTY REPORT

Property ID: **-1550375447**

Property Name: 208-212 Washington Street
Address: 208-212 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 208-212 Washington Street is a one-story, seven-bay, commercial building constructed ca. 1960. The building has a flat roof and is separated into three equal commercial spaces, each with a unique exterior. The commercial space at 208 Washington Street features a stone veneer exterior. The main entry to this space consists of a side-entry, steel-framed, glass plate door. The remainder of the storefront is composed of steel-framed floor-to-ceiling plate glass windows. Above the storefront is a concrete signage surface. The middle commercial space, at 210 Washington Street, features a stucco exterior. The main entrance to this unit consists of a recessed side-entry aluminum-framed plate glass door. A large picture window sits opposite the main entry at the first floor. A cloth awning is located above the commercial storefront. The commercial space at 212 Washington Street features a brick veneer exterior. The main entrance is a central, recessed steel-framed, plate-glass door flanked by steel-framed storefront windows. A brick corbel detail accents the roofline. Alterations include replacement window sashes; replacement door; addition of awnings; and facade material alterations. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. A building first appears in the location of 208-212 Washington Street in the 1860s. An 1873 map notes that this property was owned by

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1550375447

Page 1

☐ (Primary Contact)

Jacob Feager, along with several surrounding buildings. The original three buildings in this location were three-story, masonry, commercial spaces with rectangular footprints. According to historic aerial photographs, the current buildings were constructed between 1954 and 1966. Photographic documentation from 1978 shows that the building's commercial storefront has been altered since that date.

208-212 Washington Street retains integrity as a commercial building. However, with its altered storefront, it does not maintain sufficient features to contribute to the locally-designated Central Business & Washington Street Historic District or the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 208-212 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

208-212 Washington Street is sited on a rectangular parcel (Block 201 Lot 25), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1550375447

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☐ (Primary Contact)

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: 1B-3C-BA-H / 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:**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**

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☐ (Primary Contact)**-1550375447**

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1550375447

PROPERTY REPORT

Property ID: 526352693

Property Name: 209-211 Washington Street
Address: 209-211 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 209-211 Washington Street is a four-story, four-bay multi-use structure constructed ca. 1889. The brick building's first floor is primarily occupied by mirrored commercial storefronts, and is clad in black marble panels. There is a centered entry that provides access to the upper floor residential units. This entry is composed of a slightly recessed wood and glass door topped by a transom and fronted by a stone threshold. The entry is flanked by mirrored storefronts. Each storefront is composed of a recessed wood and glass door with a transom, each doorway is flanked by multi-paneled storefront windows with wood surrounds. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings. Each window features a pointed brownstone lintel with brackets, and bracketed brownstone sills. There is a brownstone panel that 'MORTON BUILDING' in the middle of the facade, and the flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modern signage; removal of the storefront cornice over the first floor; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. 209-211 Washington Street first appears on an 1891 fire insurance map, where the building is noted as a four-story, masonry, mixed-use building with a rectangular footprint; the footprint has not been altered. Historic photographs from the late 1800s and early 1900s show

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

526352693

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that the building's facade has not been greatly altered.

209-211 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; original openings; stone sills and lintels; mirrored storefronts; and centered residential entrance. Therefore, it is recommended that 209-211 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

209-211 Washington Street is sited on a rectangular parcel (Block 213 Lot 5), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

526352693

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | | |
| 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: 4B-6U-2C-H-1B / 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: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

526352693

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PROPERTY REPORT

Property ID: 1444893778

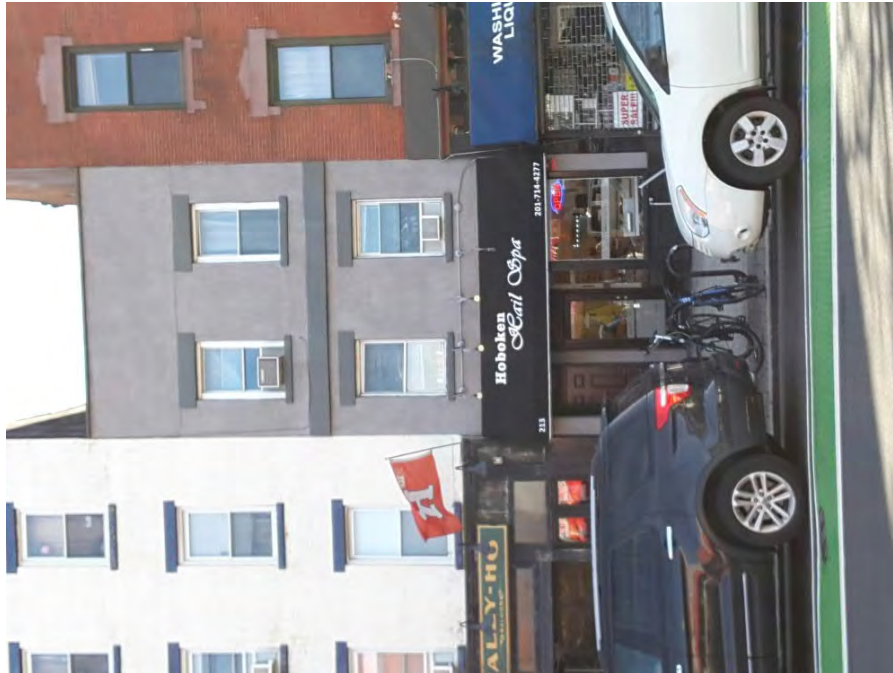
Property Name: 213 Washington Street
Address: 213 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 213 Washington Street is a three-story, two-bay multi-use structure constructed ca. 1860. The stucco-clad building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a recessed wood and glass door with a multi-paned storefront window in a wood frame. There is a secondary entrance adjacent to the storefront that provides access to the residential units on the upper floors. This entry is composed of a replacement wood door with a transom. Fenestration on the upper floors consists of replacement windows set within two original openings at each floor. These windows feature straight stone sills and lintels. Alterations include replacement window sashes; modern signage; removal of the cornice; stucco covering of the facade; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. 213 Washington Street first appears on an 1860 bird's eye view image of Hoboken. On an 1891 fire insurance map the building is noted as a three-story, masonry, mixed-use building with a rectangular main block and several rear additions; the footprint has not been significantly altered. Historic photographs from the late 1800s and early 1900s show that the building's exterior had been exposed brick and there was a cornice at the roofline that has been removed.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1444893778

Page 1

213 Washington Street retains integrity as a mixed-use building. However, it does not maintain significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District or the greater Hoboken Historic District. Therefore, it is recommended that 213 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

213 Washington Street is sited on a rectangular parcel (Block 213 Lot 6), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

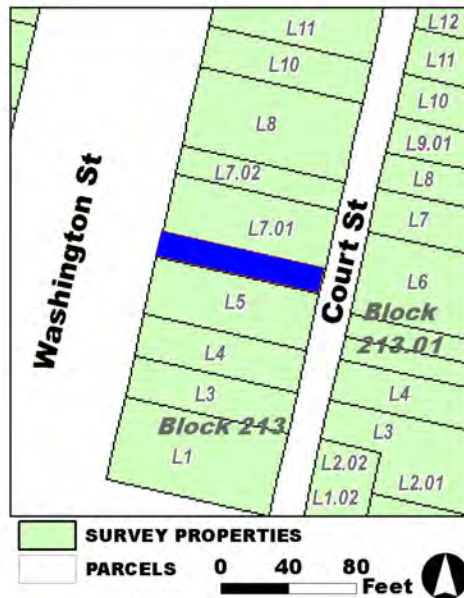
Other Designation Date:

☐ Eligibility Worksheet 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)

1444893778

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BIBLIOGRAPHY:

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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-1C-2U-X-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: 2/27/2019

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

1444893778

Page 3

PROPERTY REPORT

Property ID: **-859236728**

Property Name: 214 Washington Street
Address: 214 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 24 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 214 Washington Street is a one-story commercial building constructed ca. 1970. The faux-marble-clad building has a flat roof. The main entrance is a centered recessed doorway composed of double aluminum-framed plate-glass doors. The entry is flanked by large aluminum-framed windows. Above the storefront is a cloth awning. A molded cornice detail accents the flat roofline. Alterations include replacement window sashes; replacement doors; and alterations to the exterior materials. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. A building first appears in the location of 214 Washington Street on an 1841 map. The 1873 map notes that the building in this location was owned by John Smission, along with another adjacent building. An 1891 fire insurance map shows a four-story, wood-framed building in this location; the original building stood in this location until it was replaced with the current building ca. 1970. Photographic documentation from 1978 shows that the building's commercial storefront has been altered since that time.

214 Washington Street retains integrity as a one-story commercial building. However, it does not maintain significant features that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-859236728

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contribute to the historic character of the locally-designated Central Business & Washington Street Historic District or the greater Hoboken Historic District. Therefore, it is recommended that 214 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

214 Washington Street is sited on a rectangular parcel (Block 201 Lot 24), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

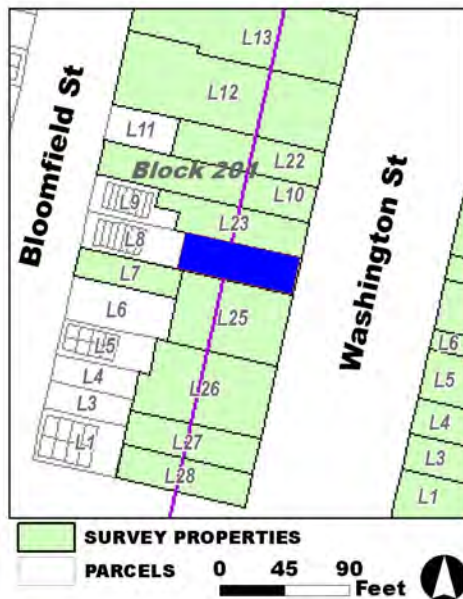
Other Designation Date:

☐ **Eligibility Worksheet 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)

-859236728

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| Google | GoogleEarth Streetview | | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1966 | |
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| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1B-3B-1C-H / 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**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-859236728**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 2/27/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-859236728

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PROPERTY REPORT

Property ID: 1136885355

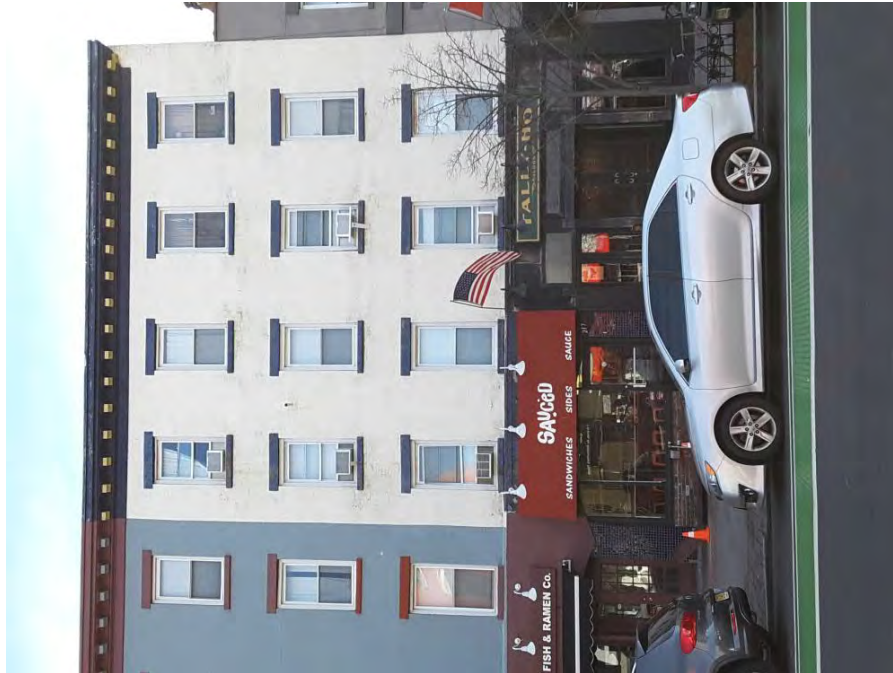
Property Name: 215-217 Washington Street
Address: 215 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 7.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 215-217 Washington Street is a four-story, four-bay, multi-use, Italianate-style structure constructed ca. 1860. The painted brick building's first floor is occupied by mirrored commercial storefronts. The storefront at 215 Washington Street features a recessed, centered, wood double-door entry flanked by a pair of wood-framed windows on each side. The storefront at 217 Washington Street is a modern steel and glass plate storefront. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. Each window features a straight brownstone sill and lintel. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modern signage; painted facade details; a modified storefront; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. 215-217 Washington Street first appears on an 1860 bird's eye view image of Hoboken. On an 1873 atlas the property is noted as being owned by John White, along with 219 Washington Street. On an 1891 fire insurance map the building is noted as a four-story, masonry, mixed-use building with a rectangular footprint; a one-story rear addition was constructed during the second half of the twentieth century. Historic photographs from the late 1800s and early 1900s show that the building's facade has not been greatly altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1136885355

Page 1

215-217 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; original openings; stone sills and lintels; double storefronts; and retained storefront details. Therefore, it is recommended that 215-217 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

215-217 Washington Street is sited on a rectangular parcel (Block 213 Lot 7.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

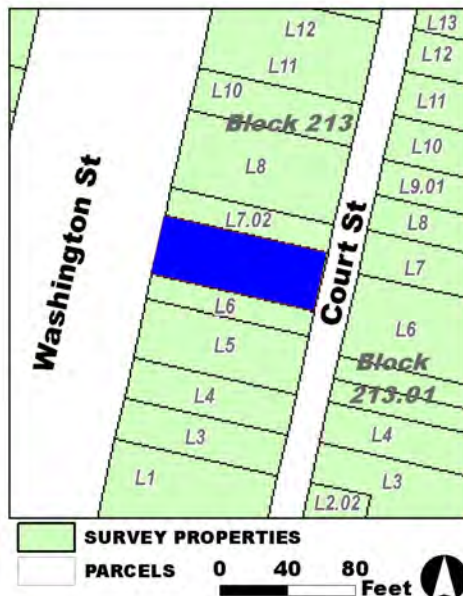
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

1136885355

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BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1938 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | | |
| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-6U-2C-X-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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1136885355

Page 3

PROPERTY REPORT

Property ID: 1541567491

Property Name: 216 Washington Street
Address: 216 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 216 Washington Street is a one-story, three-bay commercial building constructed ca. 1970. The aluminum-clad building features a centered main entry. The main entry is composed of a recessed steel-framed door topped by a transom. The entry is flanked by steel-framed storefront windows. A cloth awning sits above the storefront, and a wood molded detail accents the flat roof. Alterations include replacement window sashes; modified first floor facade; some infilled windows on the side elevation; replacement door; and awnings over the commercial windows. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the 1930s. A building first appears in the location of 216 Washington Street on an 1841 map. The 1873 map notes that the building in this location was owned by John Smission, along with another adjacent building. An 1891 fire insurance map shows a four-story, masonry building in this location; the original building stood in this location until it was replaced with the current building ca. 1970. Photographic documentation from 1978 shows that the building's commercial storefront has been altered since that time.

216 Washington Street retains integrity as a one-story commercial building. However, it does not maintain significant features that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1541567491

Page 1

☐ (Primary Contact)

contribute to the historic character of the locally-designated Central Business & Washington Street Historic District or the greater Hoboken Historic District. Therefore, it is recommended that 216 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

216 Washington Street is sited on a rectangular parcel (Block 201 Lot 23), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

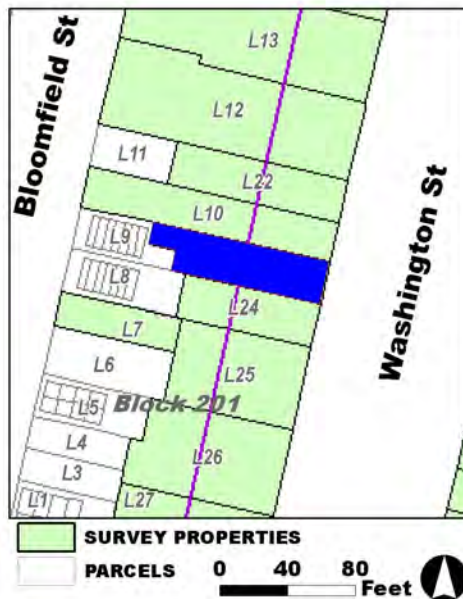
Other Designation Date:

☐ **Eligibility Worksheet 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)

1541567491

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1954 | |
| 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 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1931 | |
| 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 | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1B-C-H / 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

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1541567491

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1541567491

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PROPERTY REPORT

Property ID: **-131855887**

Property Name: 218 Washington Street
Address: 218 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 218 Washington Street is a four-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1880. The brick building has a stucco-clad first floor which is primarily occupied by a modern storefront. The storefront is composed of a centered main entry with an aluminum-framed glass-plate double-door. The recessed entryway is flanked by modern aluminum-framed storefront windows. A secondary entrance sits adjacent to the storefront, providing access to the residential units on the upper floors. The secondary entry is composed of a replacement steel-framed plate-glass door set within an original opening. Fenestration on the upper floors is consists of replacement windows set within three evenly-spaced openings at each floor. The windows at the second floor feature stone sills and a shared terracotta surround. The windows on the third and fourth floors feature carved stone segmental arch lintels and stone sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. There is a modern brick dwelling at the rear of 218 Washington Street, fronting Bloomfield Street, that is located on the same parcel. Alterations include replacement window sashes; modified first floor facade; replacement doors; alterations to the second floor windows; and a cloth awning over the storefront. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current building stock configuration was in place by the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-131855887

Page 1

☐ (Primary Contact)

1930s. A building first appears in the location of 218 Washington Street on an 1841 map, that building was demolished and replaced with the current building ca. 1880. The present building first appears on an 1881 bird's eye view image of Hoboken, where it is depicted as a four-story mixed-use building. An 1891 fire insurance map depicts the building as a four-story masonry building with a rectangular footprint; a two-story rear addition was constructed between 1891 and 1909, completing the present footprint. Photographic documentation from 1978 shows that the building's commercial storefront was altered prior to 1978, and a three-sided bay window, which has been removed, was located over the second-floor windows for a time.

Despite modifications, 218 Washington Street retains integrity as a commercial building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice; double entries; commercial storefront; carved stone lintels; and terracotta facade details. Therefore, it is recommended that 218 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

218 Washington Street is sited on a rectangular parcel (Block 201 Lot 10), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

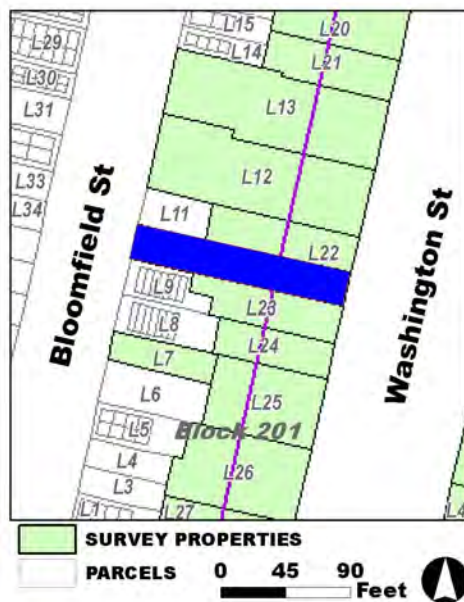
Other Designation Date:

☐ Eligibility Worksheet 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)

-131855887

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BIBLIOGRAPHY:

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| 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. 5 | 1978 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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-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 | |

Additional Information:

HPC LIST ID: 0

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

NOTES: Also 219 BLOOMFIELD ST

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

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

Historic District ? ☒

District Name: 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: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-131855887

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PROPERTY REPORT

Property ID: 1353800400

Property Name: 219 Washington Street
Address: 219 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 213 | 7.02 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 219 Washington Street is a four-story, two-bay, multi-use, Italianate-style structure constructed ca. 1860. The painted brick building's first floor is clad in tile and is occupied by a commercial storefront. The storefront features a recessed wood door entry with a sidelight and transom set within a wood surround. There is a set of modern steel-framed windows adjacent to the entry at the first floor, set within a wood surround. Fenestration on the upper floors consists of replacement windows set within two evenly-spaced original openings at each floor. Each window features a straight brownstone sill and lintel. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modern signage; painted facade details; a modified storefront; and replacement door. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The building's current configuration was in place by the 1930s. 219 Washington Street first appears on an 1860 bird's eye view image of Hoboken. On an 1873 atlas the property is noted as being owned by John White, along with 215-217 Washington Street. On an 1891 fire insurance map the building is noted as a four-story, masonry, mixed-use building with a rectangular footprint; a one-story rear addition was constructed during the second half of the twentieth century. Historic photographs from the late 1800s and early 1900s show that the building's facade has not been greatly altered.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1353800400

Page 1

219 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; original openings; stone sills and lintels; and retained storefront details. Therefore, it is recommended that 219 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

219 Washington Street is sited on a rectangular parcel (Block 213 Lot 7.02), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

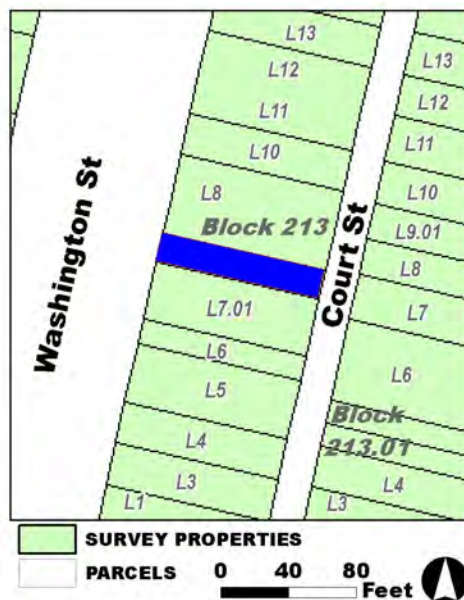
Other Designation Date:

☐ Eligibility Worksheet 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:

1353800400

Page 2

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| 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 | 1932 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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-3U-1C-H-X / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1353800400

Page 3

PROPERTY REPORT

Property ID: **-565872822**

Property Name: 220 Washington Street
Address: 220 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 220 Washington Street is a four-story, three-bay, Italianate-style, mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a centered main entry flanked by multi-light show windows. The main entry is a recessed, double-sided wood and glass door set within an original opening. There are iron pillars that flank each glass panel and doorway at the first floor. A secondary entrance sits adjacent to the storefront, providing access to the residential units on the upper floors. The secondary entry is composed of a recessed wood and glass door set within an original opening, fronted by a stone stoop. There is a three-sided bay window at the second floor with replacement vinyl windows. Fenestration on the third and fourth floors consists of replacement windows set within three evenly-spaced openings at each floor. These windows feature carved stone segmental arch lintels and stone sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. Alterations include replacement window sashes; addition of the three-sided bay window at the second floor; and a painted facade. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. A building first appears in the location of 220 Washington Street on an 1841 map, that building was demolished and replaced with the current building ca. 1880. The present building first appears on an 1881

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-565872822

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bird's eye view image of Hoboken, where it is depicted as a four-story mixed-use building. An 1891 fire insurance map depicts the building as a four-story masonry building with a rectangular footprint; a one-story rear addition was constructed between 1891 and 1909, completing the present footprint. Photographic documentation from 1978 shows that the building's commercial storefront has been greatly retained, and the bay window at the second floor was added after this date.

Despite modifications, 220 Washington Street retains integrity as a commercial building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; decorative cornice; double entries; storefront scale and massing; carved stone lintels; and recessed doorways. Therefore, it is recommended that 220 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

220 Washington Street is sited on a rectangular parcel (Block 201 Lot 22), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

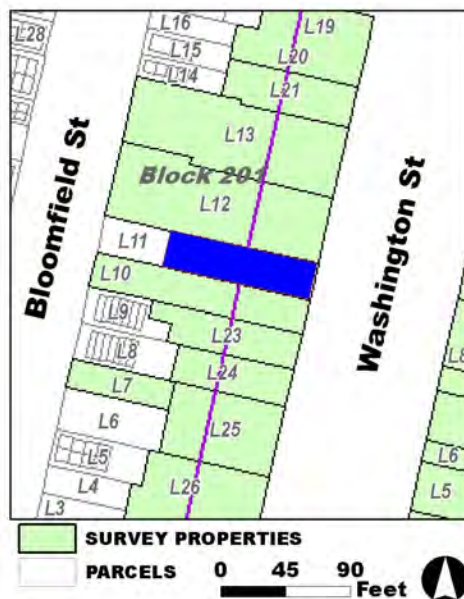
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

-565872822

Page 2

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |
| 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 | |

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-565872822**

Page 3

PROPERTY REPORT

Property ID: 717477521

Property Name: 221-223 Washington Street
Address: 221-223 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 221-223 Washington Street consists of two separate buildings. 221 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880, and 223 Washington Street is a five-story, two-bay, Renaissance Revival-style building constructed ca. 1905. The first floor of the two buildings is primarily occupied by a shared commercial space. The commercial space features an off-center wood and glass double-door fronted by a stone threshold. The entry is flanked by groups of steel-framed windows set within large openings. A secondary entrance sits adjacent to the commercial space, providing access to the residential units on the upper floors. This entry is composed of a replacement wood and glass door set within an original recessed opening. A paneled wood detail sits above the first floor along both buildings. Fenestration on the upper floors of 221 Washington Street consists of replacement windows set within three evenly-spaced original openings. These openings feature carved stone lintels and straight stone sills. The flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. 213 Washington Street features a four-story, three-sided bay window. The bay window features three replacement windows set within original openings at each floor, and there are panel details between each floor. Fenestration on the remainder of the facade consists of a replacement window set within an original opening with a stone surround at each floor. This building's flat roof is accented by a decorative wood cornice with a wide overhang and fascia with swag details. Alterations include replacement window sashes; modified first floor facade; replacement doors; addition of cloth awnings; addition of iron fire escapes; and painted facade details. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

717477521

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The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 221 Washington Street first appears on an 1881 bird's eye view image of Hoboken. On an 1891 fire insurance map the building is noted as a four-story masonry building with a rectangular footprint; the building's footprint has not been significantly altered. 223 Washington Street first appears on a 1909 atlas of Hoboken, where it is shown with a rectangular footprint; by 1923 the building had a rear five-story addition constructed, which attached to a one-story garage at the rear of the parcel, completing the present footprint. A historic image from ca. 1892 shows a three-story Italianate-style building in the place of 223 Washington; a ca. 1913 photograph shows the present building in its current form in this place. These historic photographs show that both buildings have not been greatly altered from their early forms.

221-223 Washington Street retains integrity as two mixed-use buildings. They also maintain significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; original openings; stone sills and lintels; stone window surrounds; commercial space; and bay window. Therefore, it is recommended that 221-223 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

221-223 Washington Street is sited on a rectangular parcel (Block 213 Lot 8), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

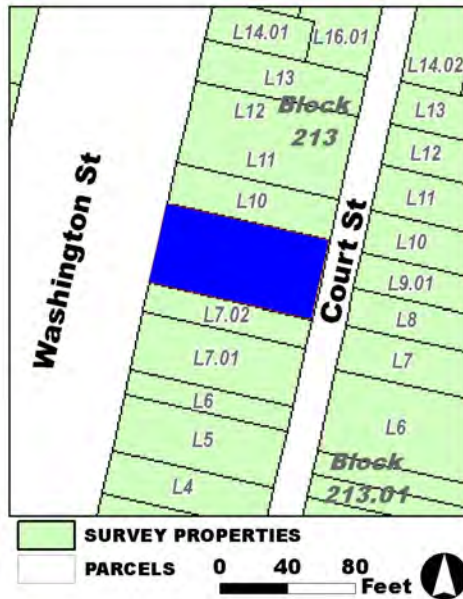
Other Designation Date:

☐ **Eligibility Worksheet 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:

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☒ (Primary Contact)

717477521

BIBLIOGRAPHY:

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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 | |
| 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: / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

717477521

Page 3

PROPERTY REPORT

Property ID: 945745853

Property Name: 225 Washington Street
Address: 225 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 10 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 225 Washington Street is a three-story, three-bay, multi-use structure constructed ca. 1900. The brick building features an open-air vestibule fronting a commercial storefront which occupies the majority of the first floor facade. There are two openings to the vestibule, a pedestrian-sized opening in the southern bay, and a wider opening centered on the building. Both of these openings feature decorative wood panel surrounds. The open vestibule features a tiled floor that fronts the recessed commercial storefront, which is composed of a modern plate glass door topped with a transom flanked by a plate glass window. The storefront is clad in paneled wood. A concrete stairway with wrought iron railings, located in the center of the vestibule leads to a basement-level commercial space. An entrance that provides access to the residential units on the upper floors is located adjacent to the commercial space at the first floor. This entry is composed of a replacement wood door with a transom set within a decorative wood panel surround like the rest of the storefront. Fenestration at the second floor consists of one-over-one vinyl windows set within original rounded arch openings with straight bluestone sills and soldier course brick lintels. Fenestration at the third floor consists of two-over-two wood-frame windows set within original rounded arch openings with straight bluestone sills and soldier course brick lintels. The flat roof is accented by a stepped brick parapet, where the original cornice was removed. The rear (east) elevation of the building features an entry composed of a modern wood door with a transom set within an original brick segmental arch opening and a modern garage door set within a former loading dock opening with a steel I-bar lintel. The second floor of the rear elevation features replacement windows set within original brick segmental arch openings with stone sills. Fenestration on the upper floors of the rear elevation consists of modern windows set within altered openings. Alterations

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

945745853

Page 1

include replacement window sashes; modern signage; removal of the cornice; removal of original lintels; storefront alterations; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were mostly developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 225 Washington Street first appears on a 1904 bird's eye view image of Hoboken, where it is noted as Jacob Schmidt's Rearing and Livery Stables, along with 227 Washington Street. The building's mass on the 1904 image is depicted as a three-story building that filled its parcel from Washington Street back to Court Street; the building's footprint has not been altered. Prior to the current building's construction, a wood-framed building used for the same business sat at this location. By the early 1900s the building was occupied by a funeral parlor run by Ivins D. Applegate; this business was located in this building through the mid-1900s. A historic photograph dated ca. 1892 shows that the current building had not been constructed by this date; however, 227 Washington Street, which shares a similar style and mass, was constructed by this date. A historic photograph dated ca. 1906 shows the current building in its early form. The photograph shows that the building originally had the same exterior details as 227 Washington Street, including an ornate wood cornice and detailed rounded arch window lintels. This photograph also shows that the building's exterior brick is likely a replacement. In addition, though the first floor facade has been altered, the placement of the openings are original, and the larger middle opening was previously occupied by a multi-sided storefront window. A ca. 1955 photograph indicates that the facade alterations were completed before this date.

Despite alterations including the removal of a historic cornice and lintels, 225 Washington Street retains character-defining features including the stepped parapet roofline, original openings, round arched windows, and stone sills. These retained features are compatible with the historic character of the greater Hoboken Historic District and the locally-designated Central Business/Washington Street Historic District. Therefore, it is recommended that 225 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

225 Washington Street is sited on a rectangular parcel (Block 213 Lot 10), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Kaitlin Pluskota

Organization: AECOM

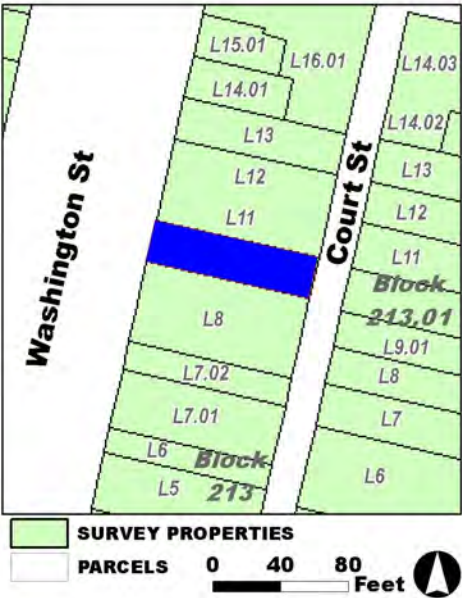
☒ (Primary Contact)

Property ID:

945745853

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Researcher: Kaitlin Pluskota
Organization: AECOM

☒ (Primary Contact)

Property ID:
945745853

BIBLIOGRAPHY:

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

NOTES:

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☒ (Primary Contact)**945745853**

Page 4

PROPERTY REPORT

Property ID: 2098374023

Property Name: 226-228 Washington Street
Address: 226-228 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 226-228 Washington Street is a two-story, eight-bay commercial building constructed ca. 1905. The brick building has a stucco-clad first floor that is occupied by a commercial storefront. The main entrance to the commercial space at the first floor is located near the south side of the facade. The main entry is composed of a modern steel-framed sliding glass door set within a recessed opening. The center of the facade at the first floor is occupied by a string of large steel-framed windows with a view to the first floor commercial space. There is a secondary entrance located adjacent to the storefront at the first floor that provides access to the second floor. This entrance is composed of a modern steel-framed glass window set within a recessed entry. Fenestration at the second floor consists of replacement windows set within five evenly-spaced original openings; these windows feature stone sills. The flat roof is accented by a brick parapet. Alterations include replacement window sashes; replacement doors; facade modifications; and cloth awnings over the openings. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The first buildings in the location of 226-228 Washington Street were erected ca. 1860, the original buildings were four-story masonry structures. These original buildings were replaced ca. 1905 when the current building was constructed. The current building first appears on a 1909 atlas where it is shown as a single masonry structure with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

2098374023

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rectangular footprint; a two-story addition was constructed at the rear of the building in the second half of the twentieth century, completing its current footprint. Photographic documentation from 1978 shows that the building's commercial storefront has been altered since that date.

Despite modifications, 226-228 Washington Street retains integrity as a commercial building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; parapet extending above the roof; and first floor commercial space. Therefore, it is recommended that 226-228 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

226-228 Washington Street is sited on a rectangular parcel (Block 201 Lot 13), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

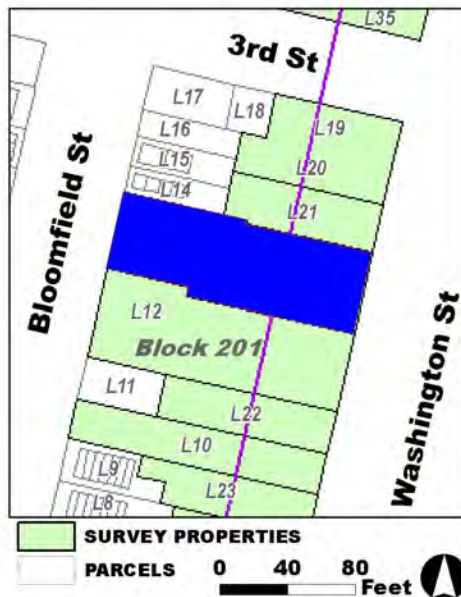
Other Designation Date:

☐ Eligibility Worksheet 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:

2098374023

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Google | GoogleEarth Streetview | | |
| 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 | |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1B-X-C-HHW-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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****2098374023**

Page 3

PROPERTY REPORT

Property ID: 844362298

Property Name: 227-229 Washington Street
Address: 227-229 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 11 |
| HUDSON | Hoboken | | Newark | 213 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The resource at 227-229 Washington Street consists of two separate buildings. 227 Washington Street is a three-story, three-bay Romanesque Revival-style building constructed ca. 1892, and 229 Washington Street is a four-story, three-bay Renaissance Revival-style building constructed ca. 1870. The first floor of 227 Washington Street is primarily occupied by an aluminum-clad, modern commercial storefront with aluminum-framed glass windows and door. A secondary entrance sits adjacent to the commercial space, providing access to the residential units on the upper floors. This entry is composed of a modern aluminum and glass door set within an original recessed opening. Fenestration on the upper floors of 227 Washington Street consists of replacement windows set within three evenly-spaced original arched openings at each floor. These openings feature ornate brick rounded arch lintels and straight stone sills. The flat roof is accented by an ornate wood cornice with a paneled fascia. The first floor of 229 Washington Street features a modified commercial storefront composed of a wood door with a transom set within an original recessed opening and a group of modern steel-framed windows in the location of an earlier storefront. The storefront features original iron pillar details in several locations. Fenestration on the upper floors of 229 Washington Street consists of replacement windows set within three original openings at each floor; these openings feature straight stone sills and lintels. This building's flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. The rear (east) elevations of the buildings feature replacement steel doors set within original openings, replacement windows set within original brick segmental arch openings, and several brick infilled window openings. Alterations include replacement window sashes; modified first

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

844362298

floor facades; replacement doors; some altered openings; and painted facade details. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 227 Washington Street first appears on a 1904 bird's eye view image of Hoboken, where it is noted as Jacob Schmidt's Rearing and Livery Stables, along with 225 Washington Street. The building's mass on the 1904 image is depicted as a three-story building that filled its parcel from Washington Street back to Court Street; the building's footprint has not been altered. By the 1920s the building was used as an Odd Fellows hall; this group continued to use this space through at least the 1950s. 229 Washington Street first appears on an 1873 atlas, where it is noted as being owned by C. Beberdick. On an 1891 fire insurance map the building is noted as being a four-story, masonry, mixed-use building with a rectangular footprint; a two-story rear addition was constructed ca. 1940. This building was the location of a real estate office in the late 1800s, and a loan office in the early 1900s. By the 1950s the two buildings were occupied by a paint and hardware business at the first floor. A result of this business was physical alterations to the first floor commercial storefronts. Historic photographs of both buildings show that besides the first floors, the exteriors of both buildings have not been greatly altered.

Despite first floor alterations, 227-229 Washington Street retains integrity as two mixed-use buildings. This collective resource also maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornices; original openings; stone sills and lintels; brick rounded arch lintels; commercial spaces; and iron pillar details. Therefore, it is recommended that 227-229 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

227-229 Washington Street is sited on a rectangular parcel (Block 213 Lot 11), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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: Kaitlin Pluskota

Organization: AECOM

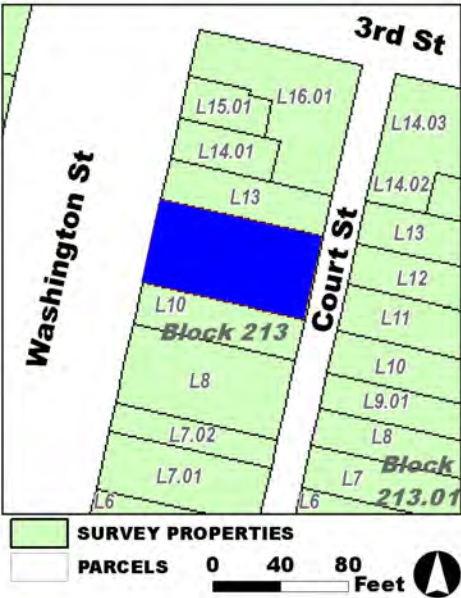
☐ (Primary Contact)

Property ID:

844362298

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Kaitlin Pluskota
Organization: AECOM

☐ (Primary Contact)

Property ID:
844362298

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | | |
| 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, Complete in Two Volumes, Volume One Containing Jersey City. | 1923 | | |
| 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 | | |
| 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-4B-2C-4U-H / 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: 2/28/2019

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

844362298

Page 4

PROPERTY REPORT

Property ID: 271336205

Property Name: 230 Washington Street
Address: 230 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 230 Washington Street is a four-story, four-bay, multi-use Italianate-style building constructed ca. 1890. The first floor of the brick building is primarily occupied by a commercial storefront. The modern storefront is composed of wood-framed windows and doors with a stucco arch detail. In the center of the storefront is a set of wood and glass accordion doors that allow for a removable exterior wall. There is a secondary entrance located adjacent to the storefront at the first floor that provides access to the upper floors. This entrance is composed of a wood door with a transom set within an original recessed entry. There are several iron pillars that ornament the first floor facade, and a decorative storefront cornice is located above the first floor. Fenestration on the upper floors consists of replacement windows set within four evenly-spaced original openings at each floor. These windows feature carved stone lintels and straight brownstone sills. There are several horizontal brownstone bands across the facade, and the flat roof is accented by a replacement decorative wood cornice. Alterations include replacement window sashes; modified first floor facade; replacement doors; and a replacement cornice. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 230 Washington Street first appears on an 1891 fire insurance map where it is noted as a four-story masonry confectionary with a rectangular footprint; the footprint has not been altered. Photographic

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

271336205

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documentation from 1978 shows that the building's commercial storefront has been altered since that date, and the cornice is not original.

Despite modifications, 230 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original openings; double entries; stone lintels and sills; brownstone banding; and iron details at the first floor. Therefore, it is recommended that 230 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

230 Washington Street is sited on a rectangular parcel (Block 201 Lot 21), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

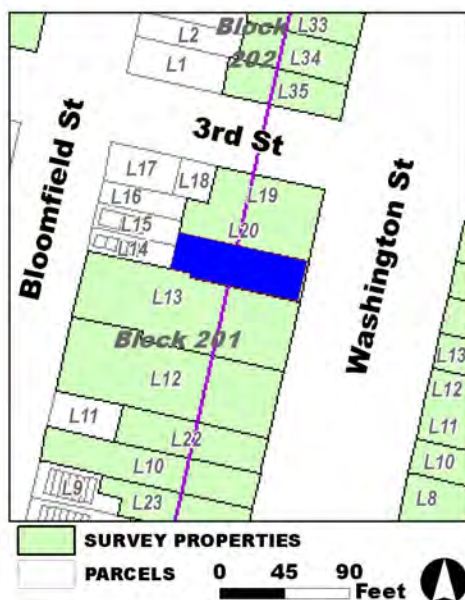
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

271336205

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☒ (Primary Contact)

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| 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 | | |
| Hughes & Bailey | City of Hoboken, New Jersey, 1904 | 1904 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
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| 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-5U-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: 2/28/2019

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

271336205

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PROPERTY REPORT

Property ID: 820097075

Property Name: 231 Washington Street
Address: 231 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 213 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 231 Washington Street is a three-story, three-bay, multi-use structure constructed ca. 1870. The brick veneer-clad building's first floor is primarily occupied by a modern commercial storefront that features a recessed aluminum-framed plate glass door, flanked by multi-sided aluminum-framed storefront windows. There is a secondary entrance located adjacent to the storefront at the first floor which provides access to the residential units on the upper floors. This entry is composed of a replacement wood door set within a modified opening. Fenestration on the upper floors consists of modern aluminum and vinyl-framed windows set within modified openings. The flat roof is accented by a brick stepped parapet. The rear (east) elevation features a modern door set within an original opening with a straight stone lintel and threshold. The rear elevation also features replacement windows with straight stone lintels and sills. Alterations include replacement window sashes; replacement doors; brick veneer; modified openings; and removal of the cornice. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 231 Washington Street first appears on an 1873 atlas, where the property is noted as being owned by Louis Budenbender, a real estate agent. On an 1891 fire insurance map the building is noted as a three-story, masonry, mixed-use building. The map shows a rectangular main block and two-story wood-framed rear addition with a two-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

820097075

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story garage at the rear of the parcel, facing court street; the footprint of the buildings on the parcel has not changed. Historic photographs from the late 1800s and early 1900s show that the building's early form had a decorative cornice and stone sills and lintels at the openings. Photographs from the 1950s show that the facade modifications were completed prior to this time.

231 Washington 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 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

231 Washington Street is sited on a rectangular parcel (Block 213 Lot 13), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

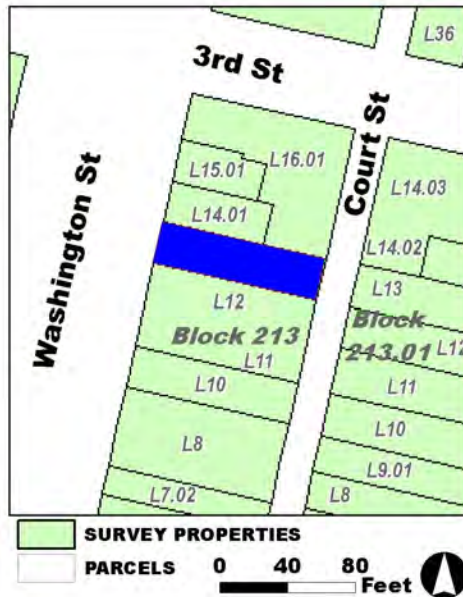
Other Designation Date:

☐ **Eligibility Worksheet 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:

820097075

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☐ (Primary Contact)

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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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 | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Google | GoogleEarth Streetview | | |
| 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-2U-2C-H / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

820097075

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PROPERTY REPORT

Property ID: **-1145150788**

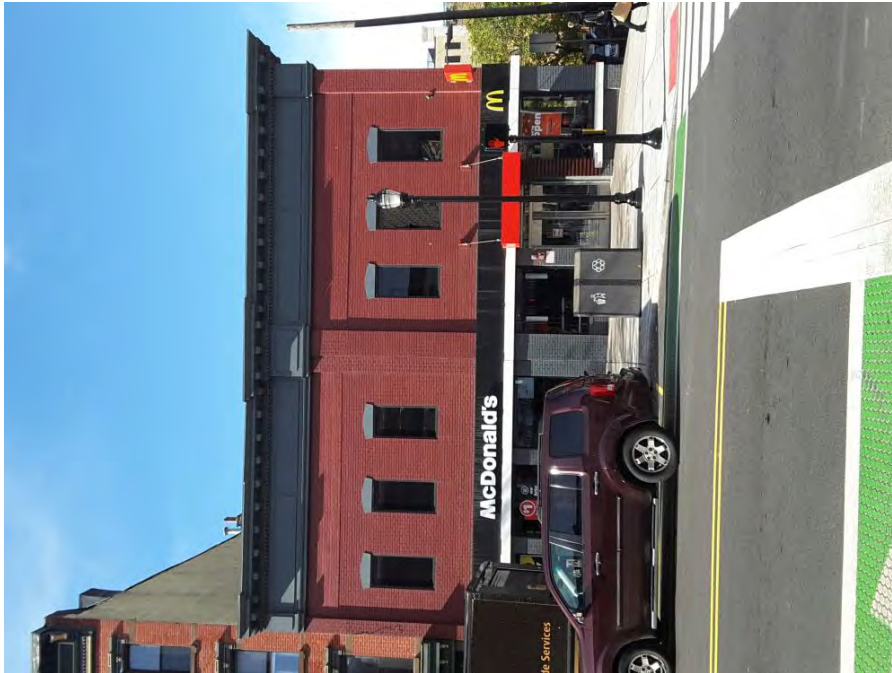
Property Name: 232 Washington Street
Address: 232 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 201 | 19 |
| HUDSON | Hoboken | | Newark | 201 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 232 Washington Street is a two-story, six-bay, commercial-use building. The brick building was constructed in two separate stages, with the north half being constructed ca. 1890, and the southern half being constructed ca. 1985. The main entrance is an off-center double-sided glass door. Fenestration at the first floor consists of steel-framed picture windows at regular intervals along the facade and side (north) elevation. Fenestration on the second floor of the facade consists of replacement windows set within modified openings with painted stone arched lintels. The side elevation features several window openings that have been infilled with brick. The facade and side elevation feature regular intervals of brick pilasters that flank recessed panels. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; infilled bricks; a painted facade; modified openings; and a replacement cornice. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The northern half of 232 Washington Street first appears on an 1891 fire insurance map, where it is noted as a two-story masonry building with a rectangular footprint. The building is noted as the Olympic Theatre on a 1909 atlas. Photographic documentation from the early 1900s shows that the building's second story facade was formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1145150788

Page 1

☐ (Primary Contact)

occupied by a large half-circle window. The southern half of the building was the location of a four-story masonry building until ca. 1985 when the current structure was constructed.

While the southern half of the property at 232 Washington Street represents modern construction not originally associated with the building at the corner of Washington and Second Streets, the former Olympic Theatre situated on the northern half of the property retains integrity despite alterations. Maintained elements are most notable on the northern elevation facing Second Street, where raised brick bays and the distinctive sloped elevation remain identical to historic photographs. Due to the retained character-defining features of the building's northern half, combined with sensitive reconstruction elements on the southern half, the building is still able to contribute to the historic character of the locally-designated Central Business and Washington Street Historic District and to the National Register-eligible Hoboken Historic District. Therefore, it is recommended that 232 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

232 Washington Street is sited on an end-block parcel (Block 201 Lot 19), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

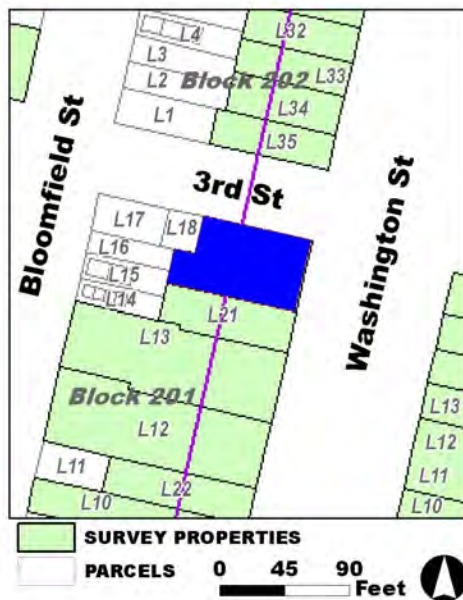
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-1145150788

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| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |
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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Nationwide Environmental Title Research, LLC | Historic Aerials | 1979 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: MCDONALDS / 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)

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:****-1145150788**

Page 3

☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1145150788

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PROPERTY REPORT

Property ID: **-1447441672**

Property Name: 233 Washington Street
Address: 233 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 213 | 14.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 233 Washington Street is a four-story, four-bay, multi-use structure constructed ca. 1870. The brick building's first floor is occupied by a commercial storefront. The storefront is composed of a multi-light wood and glass door set within an original opening with a wall of multi-light wood-framed windows adjacent to the entry. The entire storefront is a single wooden unit with a storefront cornice that sits above the first floor. Fenestration on the upper floors consists of two-over-two wood-framed windows set within modified brick segmental arch openings with straight stone sills. There is a decorative wood cornice that accents the original flat roofline. Above the original roofline is a modern half-story steel-framed and glass clerestory addition. There is a two-story brick garage that sits at the rear of the parcel. The front (east) elevation of the garage features a replacement steel door set within an original opening at the first floor. There are several window openings with brick segmental arch lintels and stone sills that have been infilled with brick. Alterations include replacement window sashes; infilled openings on the rear; movement of the cornice; roof addition; and modified facade openings. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 233 Washington Street first appears on an 1873 atlas, where its footprint is depicted with a rectangular main block and rear ell and a secondary structure with a rectangular footprint sits at the rear of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1447441672

Page 1

parcel along Court Street. The footprints of both buildings on the parcel have not been significantly altered. Historic photographs from the 1950s show that the building's window openings had, at one point, featured straight stone sills and lintels. Historic photographs also show that the commercial storefront of the building has either been retained or closely resembles its early form.

Despite modifications, 233 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; stone sills; and commercial storefront. Therefore, it is recommended that 233 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

233 Washington Street is sited on a rectangular parcel (Block 213 Lot 14.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

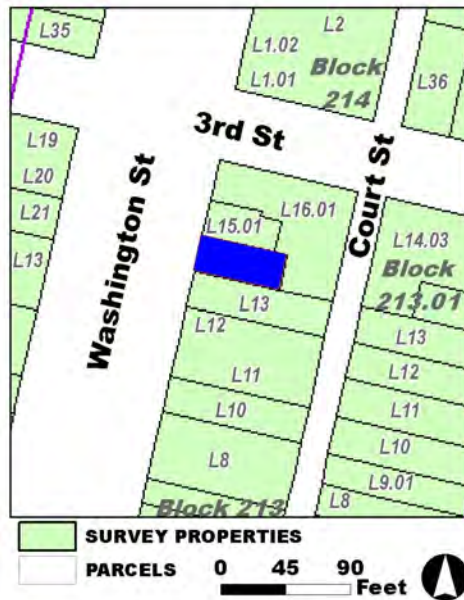
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1447441672

Page 2

☒ (Primary Contact)

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| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1865 | |
| 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 | |
| Google | GoogleEarth Streetview | | |
| 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 | |

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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1447441672**

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PROPERTY REPORT

Property ID: **-1476166247**

Property Name: 235 Washington Street
Address: 235 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 213 | 15.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 235 Washington Street is a three-story, three-bay, multi-use Italianate-style structure constructed ca. 1870. The painted brick building's first floor is clad in wood paneling and is primarily occupied by a commercial storefront. The storefront is composed of a recessed entryway that features a replacement wood door and a wood-framed, multi-sided storefront window. There is a secondary entry that sits adjacent to the storefront at the first floor which provides access to the residential units on the upper floors. This entry is composed of a replacement wood door set within an original opening. There is a storefront cornice located above the first floor that is shared with 237 Washington Street. Fenestration on the upper floors consists of replacement windows set within three evenly-spaced original openings. These openings feature straight stone sills and lintels. The flat roof is accented by a decorative wood cornice. There is a two-story brick garage that sits at the rear of the parcel. The front (east) elevation of the garage features a replacement steel door set within an original opening at the first floor. There are several window openings with brick segmental arch lintels and stone sills that have been infilled with brick. Alterations include replacement window sashes; infilled openings on the rear; painted facade details; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. 235 Washington Street first appears on an 1873 atlas, where its

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1476166247

Page 1

☐ (Primary Contact)

footprint is depicted with a rectangular main block and rear ell, and a secondary structure shared with the neighboring property, with a rectangular footprint, sits at the rear of the parcel along Court Street. The footprints of both buildings on the parcel have not been significantly altered. An 1891 fire insurance map shows that this building is a three-story, masonry, mixed-use building. The secondary building at the rear of the parcel spans the parcel line with 233 Washington Street, and was noted as a stable. Historic photographs of the building show that the façade has not been greatly altered from its early form.

Despite modifications, 235 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; stone sills and lintels; original openings; double entries; and commercial storefront. Therefore, it is recommended that 235 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

235 Washington Street is sited on a rectangular parcel (Block 213 Lot 15.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-1476166247

Page 2

BIBLIOGRAPHY:

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| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Google | GoogleEarth Streetview | | |
| Douglass, L. F. | Topographical map of Jersey City, Hoboken, and the adjacent country | 1841 | |
| Bachmann, John | Birds Eye View of Hoboken | 1865 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-C-H / 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: 2/28/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1476166247**

Page 3

PROPERTY REPORT

Property ID: **-726365722**

Property Name: 237 Washington Street & Rear 233-235
Address: 237 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 213 | 16.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 237 Washington Street is a three-story, three-bay, multi-use Italianate-style structure constructed ca. 1870. The painted brick building's first floor is clad in wood paneling and is occupied by a commercial storefront. The storefront is composed of a recessed, central entryway that features a pair of wood doors, flanked by wood-framed bay windows. There is a storefront cornice located above the first floor that is shared with 235 Washington Street. Fenestration on the upper floors of the facade consists of replacement windows set within three evenly-spaced original openings at each floor. These openings feature straight stone sills and lintels. The side (north) elevation features a secondary entry that provides access to the units on the upper floors. This entry is composed of a wood door set within an original opening with a straight stone lintel and stone threshold. Fenestration on the side elevation consists of replacement windows set within original openings with straight stone sills and lintels. The flat roof is accented by a decorative wood cornice. There are two rear blocks connected to the building that front Third Street: a two-story, five-bay, Anglo Italianate-style block constructed ca. 1885, and a four-story, five-bay, Anglo Italianate-style block constructed ca. 1880. The ca. 1880 block was constructed as a separate building at the rear of the present parcel. This block features three evenly-spaced entrances at the first floor which are each composed of a wood door set within an original opening, fronted by a stone stoop with wrought iron railings. The first floor also features several modern windows set within original openings with stone sills and lintels. Fenestration on the upper floors of the block consists of replacement windows set within original segmental arch openings with carved stone segmental arch lintels and straight stone sills. There is decorative wood cornice with brackets and an arched fascia that accents the flat roof. The ca. 1885 block has a side-entry that features a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-726365722

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☐ (Primary Contact)

replacement wood door set within an original opening. Four replacement windows set within original elongated segmental arched openings with stone lintels and sills sit adjacent to the entry at the first floor. The second floor features five evenly-spaced original openings with carved stone segmental arch lintels and straight stone sills that have been infilled with brick. Alterations include replacement window sashes; infilled openings; painted facade details; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 200 block of Washington Street began in the early 1800s. By the 1840s both sides of the block had several buildings erected. Both sides of the block were almost completely developed by the 1870s. During the end of the 1800s and early 1900s several buildings along both sides of the block were reconstructed. The main block of 237 Washington Street first appears on an 1873 atlas, where its footprint is depicted with a rectangular main block. On an 1891 fire insurance map the building's footprint includes the two-story and four-story rear block additions; the footprint of the collective building has not been altered since that time. Historic photographs of the building show that the exterior elevations of the collective building has not been greatly altered from its early form.

Despite modifications, 237 Washington Street retains integrity as a mixed-use building, and maintains significant features that contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative cornice; stone sills and lintels; original openings; double entries; and commercial storefront. Therefore, it is recommended that 237 Washington Street be classified as a contributing resource to the Hoboken

Setting:

237 Washington Street is sited on an end-block, rectangular parcel (Block 213 Lot 16.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The block developed in the nineteenth century as primarily commercial. Though several buildings have been replaced, overall the block retains integrity as an early commercial corridor.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-726365722

Page 2

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
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| 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 | | |
| 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: 4B-3U-C-H / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Parcel address: 237 Washington Street & Rear 233-235

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:****-726365722**

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PROPERTY REPORT

Property ID: **-2146180924**

Property Name: 300 Washington Street
Address: 300 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 35 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

300 Washington Street is a five-story, four-bay building constructed in 2016. The façade is clad in brick and metal and features a commercial storefront at the ground level. The storefront features a plate-glass door and a series of plate-glass windows. There is a secondary entrance consisting of two plate-glass doors on the northern bay that provides access to the upper levels. The northern portion of the façade consists of a projecting bay clad in metal with tri-partite ribbon windows at each floor. The southern bays of the façade are clad in brick and feature single windows and corner windows at each floor. The south (side) elevation is twelve-bays deep and features two projecting bays clad in metal with the same tri-partite ribbon windows, and single windows within the brick portions, similar to the façade. Window openings feature stone sills and lintels. The cornice consists of overhanging metal entablatures at the façade and rear of the building. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the building that was present on this lot prior to the current building was demolished in 2012. The lot remained empty until the current building was constructed. According to an 1891 Sanborn map, there was a three-and-a-half-story, wood-frame building on the lot at that time. This same configuration is present on a 1909 atlas of Hoboken, but a 1932 Sanborn map shows a different building on the lot consisting of a five-story brick building with two projecting bays fronting Washington Street and multiple storefronts fronting Third Street. This same configuration was recorded on a 1951 Sanborn, but this map depicted two separate

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-2146180924

storefronts on the first floor fronting Washington Street. A 1978 photograph taken of the property shows the five-story brick building with its two projecting bays and a fish market in the northern bay storefront.

300 Washington 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 to the Hoboken Historic District.

Setting:

300 Washington Street is sited on a rectangular corner parcel (Block 202 Lot 35), located on the west side of Washington Street at the intersection of Third Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story, masonry buildings that feature storefronts on the first floor and residential space on the upper levels.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

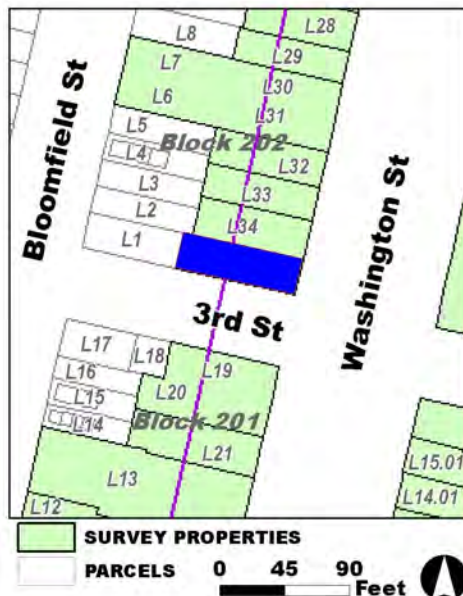
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-2146180924

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☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
| 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-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2146180924**

Page 3

PROPERTY REPORT

Property ID: **-1025768018**

Property Name: 301-311 Washington Street

Ownership: Private

Address: 301-311 Washington ST

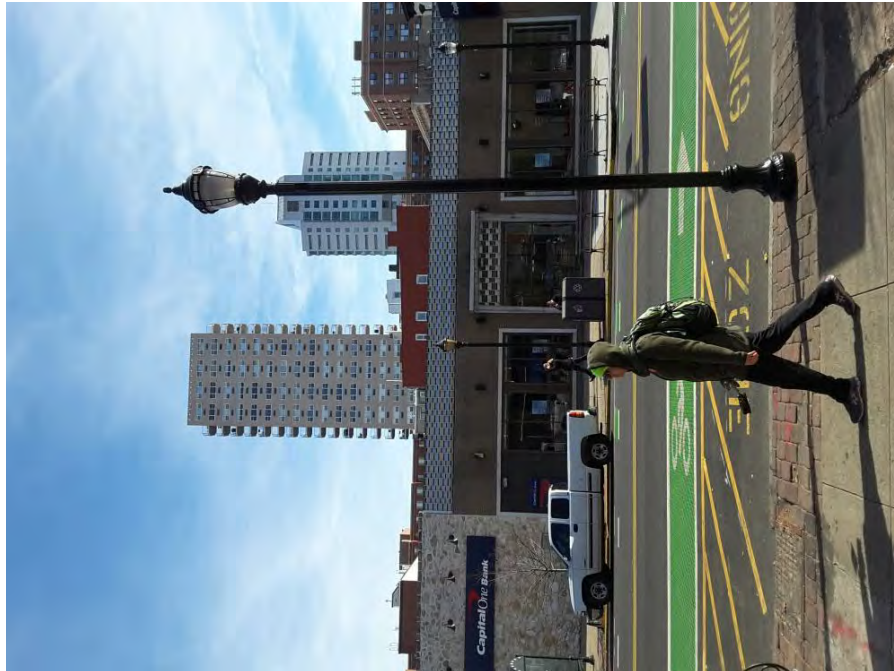
Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 1.01 |
| HUDSON | Hoboken | | Newark | 214 | 1.02 |
| HUDSON | Hoboken | | Newark | 214 | 1.03 |
| HUDSON | Hoboken | | Newark | 214 | 1.04 |
| HUDSON | Hoboken | | Newark | 214 | 2 |
| HUDSON | Hoboken | | Newark | 214 | 3 |
| HUDSON | Hoboken | | Newark | 214 | 4 |
| HUDSON | Hoboken | | Newark | 214 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

301-311 Washington Street is a one-story three-bay, Modernistic building constructed ca. 1970. The facade is clad in brick and features a central entrance set beneath a cantilevered angular concrete and metal surround. The entrance and the flanking windows consist of plate glass. The windows also feature concrete surrounds. Geometric metal tiles accent the low-slung, flat roof. A one-story addition, clad in faux stone veneer is appended to the northern bay. A modern electronic sign and clock is located at the southern corner of the building. Alterations include installation of ATM machines and modern signage. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1025768018

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The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. This modernistic building was constructed ca. 1970 and encompasses numerous historical lots, which once contained a series of three- to four-story wood frame buildings with storefronts.

While 301-311 Washington Street was not constructed within the Hoboken Historic District's Period of Significance (1838-1967), it exhibits distinctive characteristics of the Modernistic style as applied to a prominent corner bank. This building may contribute to the historic character of the greater Hoboken Historic District, or the locally-designated Central Business & Washington Street Historic District, in the future under an expanded Period of Significance. At present, however, it is recommended that 301-311 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

301-311 Washington Street is sited on a rectangular corner parcel (Block 214 Lot 1.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

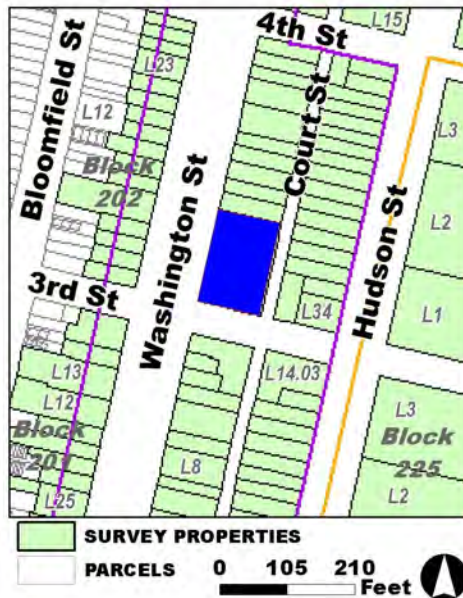
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1025768018

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BIBLIOGRAPHY:

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1ST&CB-BANK / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1025768018**

Page 3

PROPERTY REPORT

Property ID: 284010671

Property Name: 302 Washington Street
Address: 302 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 34 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

302 Washington Street is a two-story, three-bay building constructed ca. 2012. The facade is clad in brick and has a first floor storefront with a plate glass door and plate glass storefront windows. A pent roof is located above the storefront. Fenestration on the second floor consists of one-over-windows with no elaboration. Swag and garland panels are located above the windows. The cornice consists of simple metal coping. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The building pre-dating the current building was demolished in 2012. Sanborn maps published in 1891, 1932, and 1951 reveal that prior to the current building the building on this lot consisted of a three-story brick building with a storefront.

302 Washington 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 (Criteria A and C). Thus, it is recommended that the property be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

302 Washington Street is sited on a rectangular parcel (Block 202 Lot 34), located on the west side of Washington Street in the City of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

284010671

Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

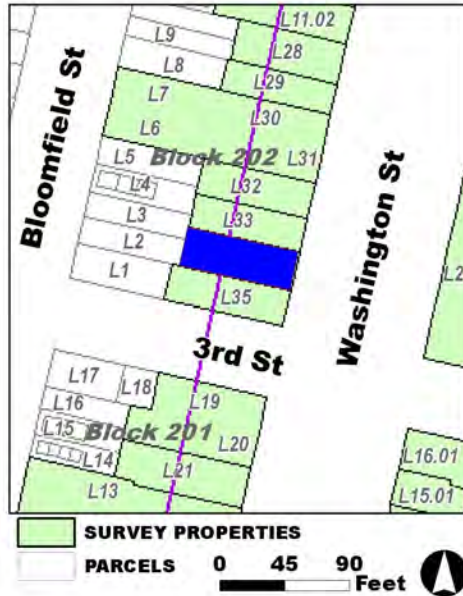
Other Designation Date:

☐ Eligibility Worksheet 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)

284010671

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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 | 1951 | | |
| 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: 2B-2U-1C-BA / 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:** Not 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:**

284010671

Page 3

PROPERTY REPORT

Property ID: **-327797210**

Property Name: 304 Washington Street
Address: 304 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 33 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

304 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1860. The facade is clad in brick and features a storefront at the ground level. The storefront features a central, recessed, door flanked by plate glass storefront windows set within wood surrounds. A decorative cornice featuring a wide overhang and heavy brackets shelters the storefront. An entrance to the upper level residential space is in the northern bay and consists of a modern door with an arched transom. This entrance features pilasters and a stone lintel that appears to have been covered in stucco. Fenestration on the upper floors consists of six-over-six replacement sashes set within original window openings. The windows feature carved stone segmental arch lintels and stone sills. The flat roof is accented by a decorative cornice that exhibits brackets and an arched fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, and it appears that this three-story building is depicted in that illustration. The building is depicted on an 1873 atlas, and is visible on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a three-story, brick building with a one-story brick addition. This same configuration is shown on a 1909 atlas and 1932 and 1951 revisions to a 1906 Sanborn map. However, these maps depict the rear addition as being wood-frame, and the Sanborn maps denote the first floor storefront. A photograph taken in 1978 shows the building in a similar configuration as exists today.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-327797210

Page 1

304 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and lintels; decorative cornice; and the first floor storefront with residential space above. Therefore, it is recommended that 304 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

304 Washington Street is sited on a rectangular parcel (Block 202 Lot 33), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

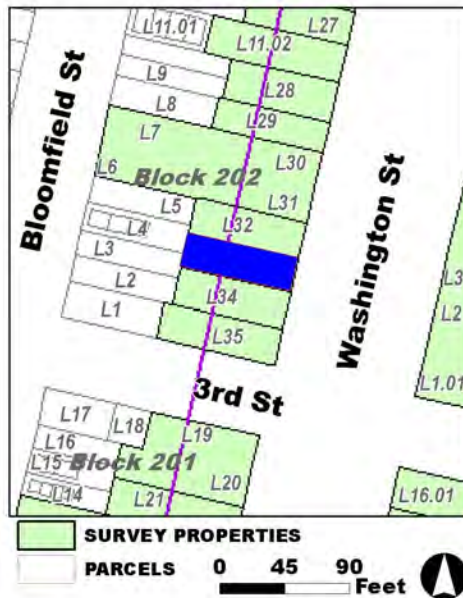
Other Designation Date:

☐ Eligibility Worksheet 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:

-327797210

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |

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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-327797210

Page 3

PROPERTY REPORT

Property ID: 1413071577

Property Name: 306 Washington Street
Address: 306 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 32 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

306 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1860. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in incised iron sheathing and features an entrance in the southern bay flanked by storefront plate glass windows. A pent roof and modern awning shelters the storefront. An entrance to the upper level residential space is in the northern bay and consists of a modern steel door. Fenestration on the upper floors consists of one-over-one replacement sashes set within original window openings. The windows feature carved stone segmental arch lintels and stone sills. The flat roof is accented by a decorative cornice that exhibits brackets and an arched fascia. Alterations include replacement windows and doors and modern storefront awning and signage. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, and it appears that this three-story building is depicted in that illustration. The building is depicted on an 1873 atlas, and is visible on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a three-story, brick building with a one-story brick addition and a small shed or outhouse at the rear of the lot. This building is depicted again on a 1909 atlas, but this map shows a long wood-frame addition at the rear of the building adjacent to a smaller brick addition. This same configuration is depicted on a 1932 Sanborn map, but shows that an additional wood-frame addition had been appended to the early additions. This map denotes that the large wood-frame addition was clad in iron and served as a photograph shop or studio. The 1951

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1413071577

Page 1

Sanborn map shows this same configuration. A photograph taken in 1978 shows the building in a similar configuration as exists today.

306 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and lintels; decorative cornice; and the first floor storefront with residential space above. Therefore, it is recommended that 306 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

306 Washington Street is sited on a rectangular parcel (Block 202 Lot 32), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

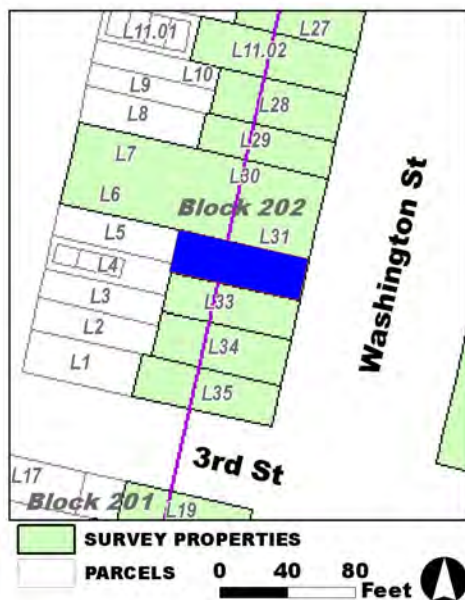
Other Designation Date:

☐ Eligibility Worksheet 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)

1413071577

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| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
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| 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-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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1413071577**

Page 3

PROPERTY REPORT

Property ID: **-1133602187**

Property Name: 308-10 Washington Street
Address: 308-310 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 30 |
| HUDSON | Hoboken | | Newark | 202 | 31 |
| HUDSON | Hoboken | | Newark | 202 | 6 |
| HUDSON | Hoboken | | Newark | 202 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

308-310 Washington Street is a one-story, six-bay building constructed ca. 1950. The facade has been completely renovated and is clad in stucco or dryvit with modern plate glass storefront windows and doors. The building houses two separate commercial entities. The cornice consists of simple metal coping. Alterations consist of the resurfacing of the facade in modern materials; alterations of original window openings above the storefront; and replacement windows and doors. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. An 1891 and 1932 Sanborn map reveals that 308-310 Washington Street consisted of two, three-story brick buildings with storefronts. However, a 1951 Sanborn map shows the current footprint of the building stretching the width of the block to Bloomfield Street, and consisting of a one-story, steel-frame building. A 1978 photograph of the property shows a mid-century design with tiled facade above the storefront.

308-310 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including refacing of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1133602187

Page 1

façade with modern materials and loss of the historic storefront. These alterations render the building incompatible with the historic character of the locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Therefore, due to loss of integrity, it is recommended that 308-310 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

308-10 Washington Street is sited on a rectangular parcel (Block 202 Lot 7), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

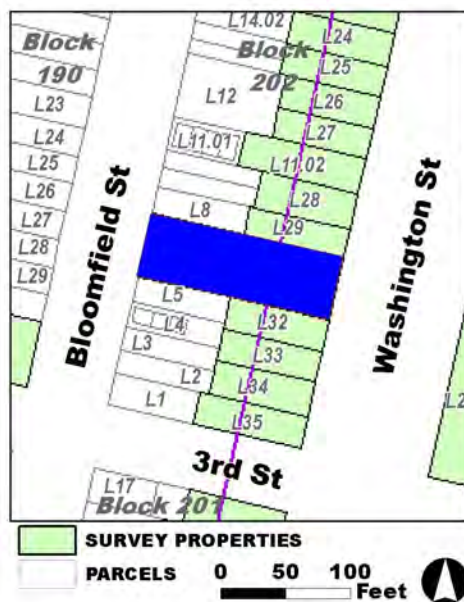
Other Designation Date:

☐ **Eligibility Worksheet 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)

-1133602187

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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. 5 | 1978 | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 1B-2C / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1133602187**

Page 3

PROPERTY REPORT

Property ID: **-599282376**

Property Name: 312 Washington Street
Address: 312 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

312 Washington Street is a three-and-a-half-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in stucco and features an early storefront at the ground level. The storefront features a central, recessed, plate glass door flanked by plate glass storefront windows. There is a decorative tile floor within the recessed portion of the storefront. A modern, pent roof covered in asphalt shingles delineates the storefront from the upper levels. An entrance to the upper level residential space is in the northern bay and consists of a modern door with a transom. Fenestration on the upper floors consists of one-over-one replacement sashes. The second floor features five windows with incised stucco pilasters between windows, and the tops of the windows are engaged in a decorative metal band with floral motif that runs between the second and third floor. The third floor features three windows with decorative drip mold lintels and stone sills. The third floor also features decorative quoining. The top floor is a ca.-1990 rooftop addition, and features a central paired window with a triangular pediment set within a mansard roof covered in asphalt shingles. Alterations include replacement windows and doors and rooftop addition. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. It appears that this building is depicted on an 1873 atlas, and is visible on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a three-story, wood-frame building with a one-story brick addition that extended the width of the parcel. This same configuration is shown on a 1909 atlas and 1932 and 1951 revisions to a 1906 Sanborn map.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-599282376

Page 1

The Sanborn maps denote the first floor storefront and state that the first floor of the building was clad in brick. A photograph taken in 1978 shows the building prior to the rooftop addition, but shows the same window configuration and treatment.

312 Washington Street has undergone substantial non-historic alterations and the loss of the original gable roof has resulted in diminished integrity. In the final analysis, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District largely due to the retention of the early storefront and surviving decorative elements at the second and third floors. Therefore, it is recommended that 312 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

312 Washington Street is sited on a rectangular parcel (Block 202 Lot 29), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

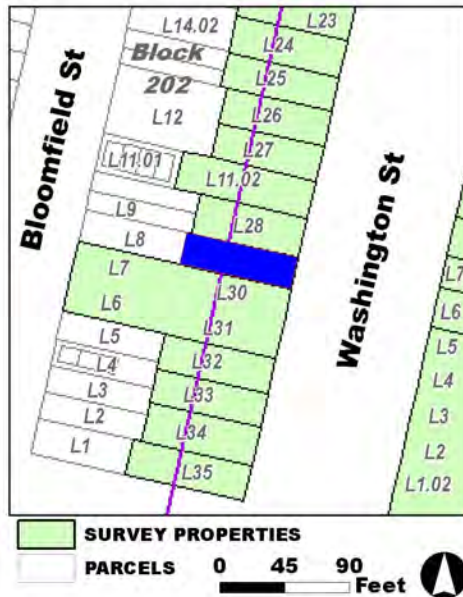
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-599282376

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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. 5 | 1978 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-599282376

Page 3

PROPERTY REPORT

Property ID: 1783306132

Property Name: 313-315 Washington Street
Address: 313-315 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

313-315 Washington Street is a four-story, four-bay Renaissance Revival-style building constructed ca. 1890. The facade is clad in brick and features a storefront at the ground level. At the time of survey, the storefront was under renovation, but consisted of a central recessed entrance flanked by plate glass bay windows. The facade of the storefront was clad in cast iron sheathing. A recessed entrance leading to the upper residential levels is located in the northern bay of the building. This entrance consisted of a modern plate glass door. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and stone lintels, with the second floor windows exhibiting decorative drip-mold lintels. A stone belt course also runs along the facade near the top of the second floor windows. Decorative brickwork is present beneath the windows on the third and fourth floor, and brick corbelling is present between the second and third floors, and beneath the cornice. A slightly projecting central brick spandrel is present between middle bays of the building. The flat roof is accented by a heavy cornice featuring fluted brackets and dentils. Alterations include replacement windows and doors and renovation of first floor storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot, it does not appear that the current building was extant at that time. Additionally, the building footprint depicted in an 1873 atlas does not resemble the current building, nor does it appear that the building is depicted in an 1881 bird's eye view illustration of Hoboken. However, an 1891 Sanborn map denotes the building as a four-story brick building. The building is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1783306132

Page 1

depicted again on a 1932 Sanborn map that denotes the two commercial entities on the first floor. The same configuration is depicted on a 1951 Sanborn map, and this footprint remains today.

313-315 Washington Street contributes to the historic character of the greater locally-designated Central Business & Washington Street Historic District and the Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and quoins; decorative brick work; and decorative cornice. Therefore, it is recommended that 313-315 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

313-315 Washington Street is sited on a rectangular parcel (Block 214 Lot 6), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited with a parking lot to the south and a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors to the north.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

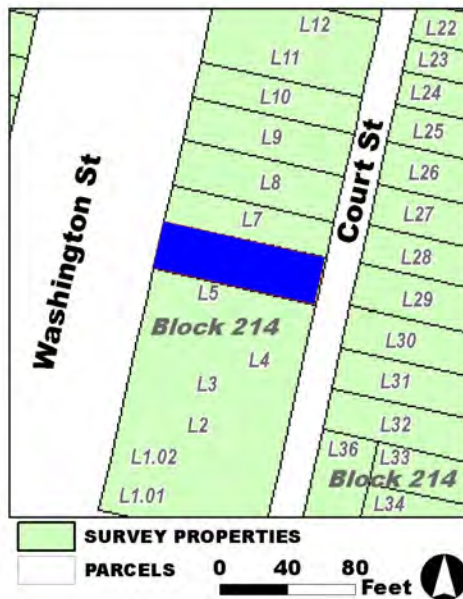
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

1783306132

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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: 4B-6U-2C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1783306132**

Page 3

PROPERTY REPORT

Property ID: -1250114701

Property Name: 314 Washington Street
Address: 314 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

314 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront features a modern, central, recessed plate glass double door flanked by modern plate glass storefront windows. The storefront facade is clad in modern stucco and features dentilation. A simple cornice delineates the storefront from the upper levels. An entrance to the upper level residential space is in the northern bay and consists of a modern plate glass door with a transom. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings on the third and fourth floors. These windows feature carved stone lintels and stone sills. Window openings on the second floor have been altered and now contain a picture window flanked by one-over-one windows in the southern bay and paired windows in the northern bay. These windows feature brick sills. The second floor also feature decorative carved pilasters at the corner of the building and an entablature between the second and third floors. Cast iron fire escapes are located on the northern two bays of the second through fourth floor. The flat roof is delineated by a decorative cornice featuring heavy brackets and a paneled fascia. Alterations include replacement windows and doors; modernization of first floor storefront; and alteration of second floor window openings. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. It appears that this building is depicted on an 1873 atlas, and is visible on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a four-story brick building with both a brick and wood-frame addition at

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1250114701

Page 1

the rear of the building. The building is depicted again in a 1909 atlas of Hoboken, and by this time, the brick building extending to the rear of the lot. The same configuration is depicted in a 1932 and 1951 revision to a 1906 Sanborn map, and these maps denote the first floor storefront. A photograph taken in 1978 reveals that the second floor windows had been altered by that time.

While 314 Washington Street has undergone alterations, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the stone window lintels and sills; decorative cornice; majority of original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 314 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

314 Washington Street is sited on a rectangular parcel (Block 202 Lot 28), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

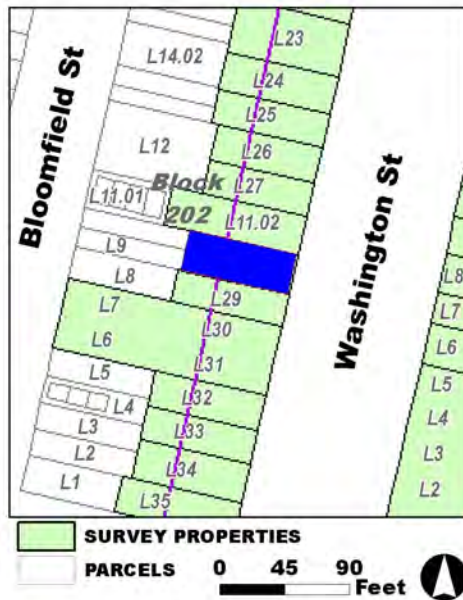
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1250114701

Page 2

BIBLIOGRAPHY:

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-C-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1250114701**

Page 3

PROPERTY REPORT

Property ID: **-2036348062**

Property Name: 316 Washington Street
Address: 316 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 202 | 11.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

316 Washington Street is a two-story, three-bay building constructed ca. 1930. The facade is clad in metal and concrete panels and features a commercial storefront at the ground level that is clad in brick. The storefront features a modern recessed, central plate-glass door flanked by modern plate glass storefront windows. The second floor features a large, central, plate glass window flanked by two narrow fixed windows in the northern and southern bays. The cornice consists of simple metal coping. Alterations consist of the resurfacing of the facade in modern materials and replacement windows and doors at the ground floor. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. An 1891 Sanborn map reveals that a three-and-a-half-story wood-frame photographer's shop was located on the parcel at that time. However, a 1932 Sanborn map shows a building with the same footprint as the current building, consisting of a two-story, wood-frame building with a brick first floor, on the property at that time. The same configuration is depicted in a 1951 Sanborn. A 1978 photograph taken of the property shows the building in its current configuration, with a slightly different storefront.

Through more modern that surrounded resources on the Washington Street, the building at 316 Washington Street fits into the eclectic character of the commercial corridor and conveys the modest phase of infill development on Washington Street just prior to World War II.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2036348062

Page 1

Retained character-defining features - most evident in the second floor - are the centralized plate glass windows and shiny tilework. Therefore, it is recommended that 316 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

316 Washington Street is sited on a rectangular parcel (Block 202 Lot 11.02), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

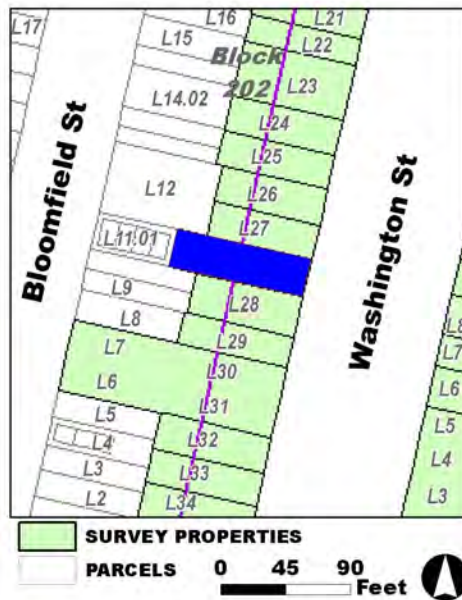
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-2036348062

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 | 1951 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| 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 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-1BX-1C-H-1C / 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:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2036348062**

Page 3

PROPERTY REPORT

Property ID: 660741381

Property Name: 317 Washington Street
Address: 317 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

317 Washington Street is a four-story, three-bay, Renaissance Revival-style building constructed ca. 1880. The facade is clad in brick and features a storefront at the ground level. The storefront has been modified and now consists of modern brick infill with a modern panel and glass door with an infilled transom in the northern bay, flanked by a fixed window to the south of the entrance. An entrance leading to the upper residential levels is located in the southern bay of the building. This entrance also consists of a modern door. A modern canvas awning shelters the storefront. Stone belt courses delineate each of the upper floors. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature bracketed stone sills, engaged within the stone belt courses, and decorative stone lintels. The flat roof is accented by a decorative cornice featuring fluted brackets and a paneled fascia exhibiting medallions. Alterations include replacement windows and doors and modification of the first floor storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot at that time, the current building is not clearly depicted until an 1891 Sanborn fire insurance map, which denotes the building as a four-story, brick structure. The same configuration is depicted in a 1932 and 1951 Sanborn map, which denote the first floor storefront.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

660741381

Page 1

While 317 Washington Street has undergone non-historic alterations to its first floor storefront, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings on the upper floors; decorative stone sills and lintels; stone belt courses; and decorative cornice. Therefore, it is recommended that 317 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

317 Washington Street is sited on a rectangular parcel (Block 214 Lot 7), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

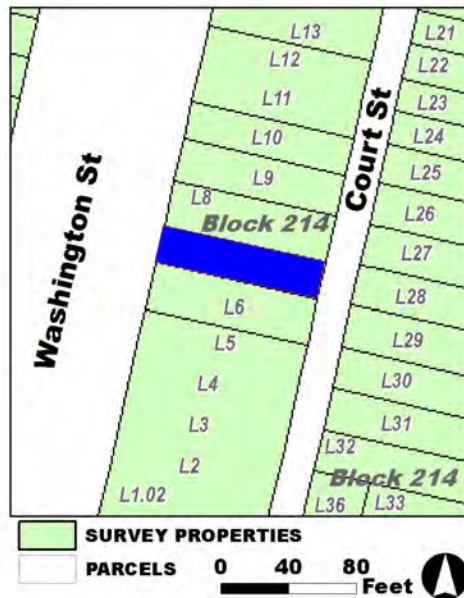
Other Designation Date:

☐ Eligibility Worksheet 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)

660741381

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1951 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-H-BA / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****660741381**

Page 3

PROPERTY REPORT

Property ID: 1299749498

Property Name: 318 Washington Street
Address: 318 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

318 Washington Street is a five-story, four-bay, Italianate-style building constructed ca. 1890. The facade is clad in brick and features a commercial storefront at the ground level. The storefront is clad in modern stucco veneer and features a recessed plate glass door with a transom flanked by a plate glass storefront window in the northern bay. An entrance to the upper level residential space is located in the southern bay and consists of a plate glass door with a transom. The upper levels of the facade feature decorative brick and stone belt courses and an elaborate cornice delineates the third floor from the fourth. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature stone sills engaged with the stone belt courses, and stone keystone lintels that exhibit carved face medallions on the second through fourth floors, and carved terra cotta fanlights in a sunburst motif surrounding by decorative arched brick bands on the fifth floor windows. The flat roof is delineated by a decorative cornice featuring an elaborate carved fascia with heavy brackets, arches, and central parapet exhibiting swag and garland, and the words "New York" in the center. Alterations include replacement windows and doors and modernization of the first floor storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration, an 1873 atlas, and an 1881 bird's eye view illustration shows a different building than is currently present on the lot. However, the building is depicted on an 1891 Sanborn fire insurance map as a four-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1299749498

story brick building that comprises the majority of the lot. The building is depicted again in a 1909 atlas of Hoboken, but the brick wall is no longer extant, and a brick building, with an address of 105 Fourth Street had been constructed at the rear of the lot, and appears to have been located on a separate lot at this time. The same configuration is depicted in a 1932 and 1951 revision to a 1906 Sanborn map. These maps show the four-story brick building and denotes the first floor storefront.

While 318 Washington Street has undergone alterations to its first floor storefront, the building retains a high degree of historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative brickwork and stone belt courses; decorative medallions; stone window lintels and sills; decorative cornices; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 318 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

318 Washington Street is sited on a rectangular parcel (Block 202 Lot 27), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

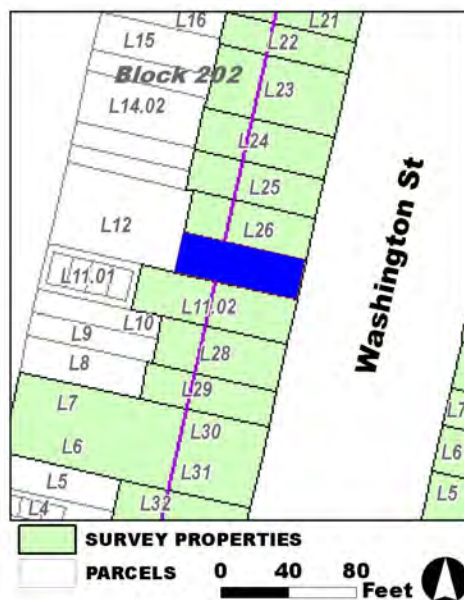
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1299749498

Page 2

BIBLIOGRAPHY:

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| 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 | 1951 | | |
| 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: 5B-8U-1C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1299749498**

Page 3

PROPERTY REPORT

Property ID: -91121694

Property Name: 319 Washington Street
Address: 319 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

319 Washington Street is a four-story, four-bay building constructed in 2017. The façade is clad in brick and features a two-story storefront at the ground level. The storefront features a metal and plate glass façade with a concrete surround. Fenestration on the upper floors consists of fixed sashes with concrete surrounds. The flat roof is accented by a simple metal cornice with an overhang. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The current building was constructed building in 2017 and replaced a two-story, wood-frame building that had been on the lot since at least 1891. This previous building consisted of a ground-level storefront with what appears to have been residential space on the second floor.

319 Washington 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 319 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

319 Washington Street is sited on a rectangular parcel (Block 214 Lot 8), located on the east side of Washington Street in the City of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-91121694

Page 1

☐ (Primary Contact)

Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

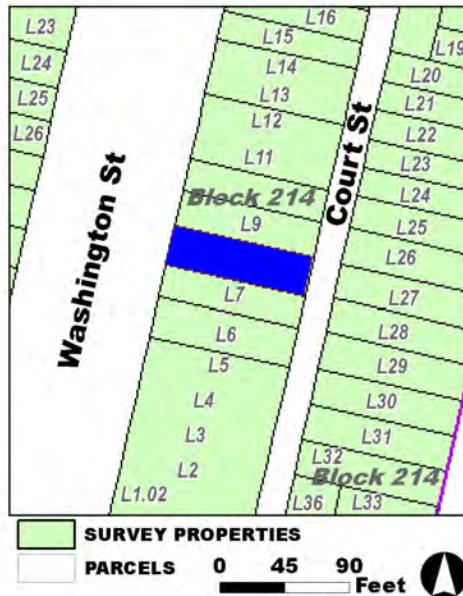
Other Designation Date:

☐ Eligibility Worksheet 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)

-91121694

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Google | GoogleEarth Streetview | | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2F-1C-1U-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:** Not 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:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-91121694**

Page 3

PROPERTY REPORT

Property ID: -2063752963

Property Name: 320 Washington Street
Address: 320 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

320 Washington Street is a five-story, four-bay, Italianate-style building constructed ca. 1890. The facade is clad in brick and features two commercial storefronts at the ground level. The storefronts feature recessed doors. The southern storefront features a large plate glass window and the northern storefront features two one-over-one windows with a serving counter. It appears that the entrance to the upper level residential space is shared with the northernmost storefront door. The upper levels of the facade feature decorative brick and stone belt courses and an elaborate cornice delineates the third floor from the fourth. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature stone sills engaged with the stone belt courses, and stone keystone lintels that exhibit carved face medallions on the second through fourth floors, and carved terra cotta fanlights in a sunburst motif surrounding by decorative arched brick bands on the fifth floor windows. The flat roof is delineated by a decorative cornice featuring an elaborate carved fascia with heavy brackets, arches, and central parapet exhibiting swag and garland, and the word "HOBOKEN" in the center. Alterations include replacement windows and doors and modernization of first floor storefronts. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration, an 1873 atlas, and an 1881 bird's eye view illustration shows a different building than is currently present on the lot. However, the building is depicted on an 1891 Sanborn fire insurance map as a four-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2063752963

Page 1

story brick building that comprises the majority of the lot. The building is depicted again in a 1909 atlas of Hoboken, but the brick wall is no longer extant, and a brick building, with an address of 105 Fourth Street had been constructed at the rear of the lot, and appears to have been located on a separate lot at this time. The same configuration is depicted in the 1932 and 1951 revisions to a 1906 Sanborn map. These maps show the four-story brick building and denotes the first floor storefront. A photograph taken in 1978 reveals the first floor storefront consisted of one commercial entity at that time.

While 320 Washington Street has undergone alterations to its first floor storefront, the building retains a high degree of historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include the decorative brickwork and stone beltcourses; decorative medallions; stone window lintels and sills; decorative cornices; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 320 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

320 Washington Street is sited on a rectangular parcel (Block 202 Lot 26), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

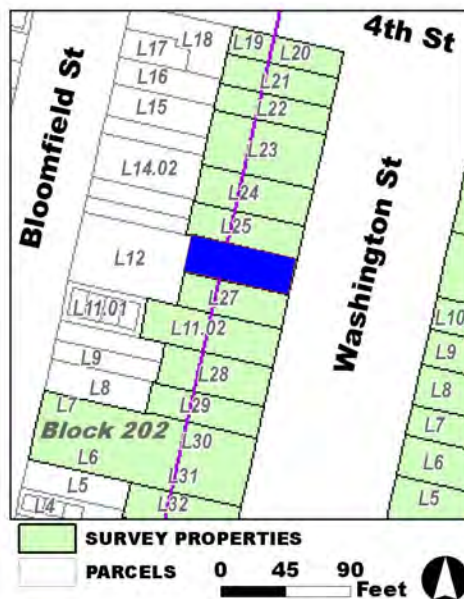
Other Designation Date:

☐ Eligibility Worksheet 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:

-2063752963

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BIBLIOGRAPHY:

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| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| 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 | | |

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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2063752963**

Page 3

PROPERTY REPORT

Property ID: **-393429317**

Property Name: 321 Washington Street
Address: 321 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

321 Washington Street is a four-story, three-bay, Renaissance Revival-style building constructed ca. 1890. The facade is clad in brick and features a storefront at the ground level. The storefront features cast iron sheathing with a modern plate glass door and windows. A double-door entrance leading to the upper residential levels is located in the northern bay of the building and features cast iron pilasters and is topped by a multi-pane transom. A stone entablature runs above the cast iron storefront, delineating the second floor. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and decorative carved stone lintels. Wide brownstone belt courses are present at each floor. The flat roof is accented by a decorative cornice exhibiting brackets, dentils, and medallions within the paneled fascia. Alterations include replacement windows and doors and modification of storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot at that time, the current building is not visible on this illustration, or on an 1873 atlas or 1881 bird's eye illustration of Hoboken. The building is first depicted on an 1891 Sanborn fire insurance map, which denotes the building as a four-story, brick building with a two-story building located at the rear of the lot fronting Court Street and a small shed or outhouse behind the building. The building is subsequently depicted on a 1932 Sanborn map, which notes the first floor storefront, and shows the building to the rear of the lot as a garage. A 1951 Sanborn map shows this same configuration.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-393429317

Page 1

321 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron storefront with residential space above; original window and door openings; stone sills and lintels; and original cornice. Therefore, it is recommended that 321 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

321 Washington Street is sited on a rectangular parcel (Block 214 Lot 9), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

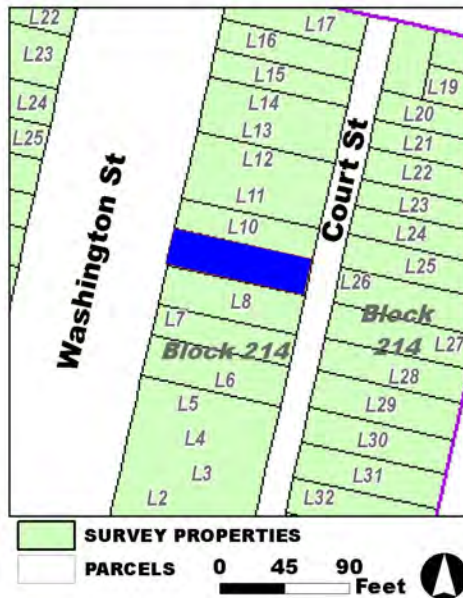
Other Designation Date:

☐ Eligibility Worksheet 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:

-393429317

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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 | |
| 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 | |

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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-393429317**

Page 3

PROPERTY REPORT

Property ID: 2088263276

Property Name: 322 Washington Street
Address: 322 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 25 |

Property Photo:



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

Description:

322 Washington Street is a five-story, four-bay, Italianate-style building constructed ca. 1890. The facade is clad in brick and features two storefronts at the ground level. The southernmost storefront has a central, recessed entrance flanked by plate glass storefront windows. the northernmost storefront consists of plate glass windows and an entrance in the northern bay. It appears that this entrance is shared to access the upper level residential space of the building. A decorative hipped-roof cornice featuring brackets is located above the storefront. A series of stone belt courses run along the facade at each floor. Fenestration on the upper floors consists of one-over-one replacement sashes set within original window openings. Windows feature bracketed stone sills, engaged within stone belt courses that run along the facade, and decorative carved stone lintels. The flat roof is accented by a decorative cornice exhibiting brackets and a paneled fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that a building has been located on this lot since then, the current building is not depicted in the 1860 illustration, or on an 1881 illustration of Hoboken. However, the building is depicted on an 1891 Sanborn fire insurance map as a five-story, brick building, with a brick outbuilding at the rear of the lot connected to the main building by a hyphen. The building is shown again on a 1932 Sanborn map, but this map shows that rear addition and hyphen had been incorporated into a larger addition. The 1951 Sanborn map shows this same configuration. A photograph taken in 1978 shows the building in a similar configuration as exists today, but it appears that there was only

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2088263276

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one commercial entity on the first floor.

322 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include original window and door openings; stone sills and lintels; decorative cornice; and the first floor storefront with residential space above. Therefore, it is recommended that 322 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

322 Washington Street is sited on a rectangular parcel (Block 202 Lot 25), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

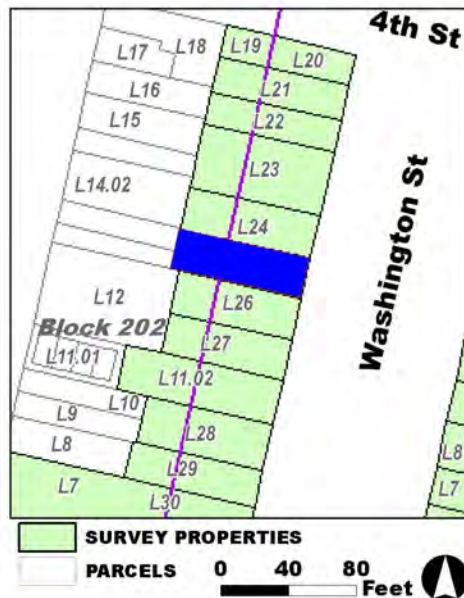
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

2088263276

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BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 1978 | |
| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-2C-8U-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:* 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****2088263276**

Page 3

PROPERTY REPORT

Property ID: 1934054295

Property Name: 323 Washington Street
Address: 323 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 214 | 10 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

323 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in cast iron sheathing and features a central entrance topped by a transom and flanked by two bay windows with plate glass glazing. The bay windows are supported by decorative brackets. An entrance leading to the upper residential levels is located in the northern bay of the building. This entrance consists of a modern door with a transom. A modern canvas awning shelters the first floor facade. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and carved stone lintels. The flat roof is accented by a decorative cornice featuring heavy brackets and a paneled fascia. Alterations include replacement windows and doors, and the addition of the fourth floor. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot, it does not appear that the current building was extant at that time. However, the building is depicted in an 1873 atlas. This map shows the building stretching the width of the lot to Court Street. The building was subsequently depicted on an 1891 Sanborn map that denoted the building as a three-story brick structure with a one-story, wood-frame bowling alley appended to the rear. The same configuration is depicted again on a 1932 and 1951 Sanborn map, but these maps label the building as housing an undertaker at that time. Today the building is a four-story structure, and while the building still stretches the entire lot to court

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

1934054295

Page 1

☒ (Primary Contact)

street, the rear building is now two-stories and appears to function as residential space.

While 323 Washington Street has undergone non-historic alterations, such as the addition of the fourth floor, this alteration is sympathetic to existing historic fabric. The building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron storefront with bay windows; original window and door openings; stone sills and lintels; and decorative cornice. Therefore, it is recommended that 323 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

323 Washington Street is sited on a rectangular parcel (Block 214 Lot 10), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

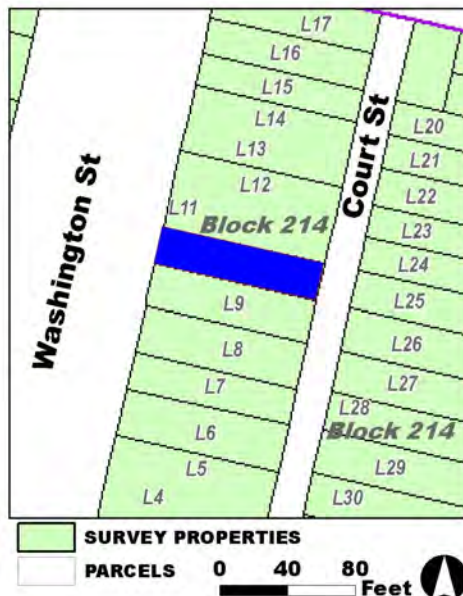
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

1934054295

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☒ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-MED OFFICES / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1934054295**

Page 3

PROPERTY REPORT

Property ID: 1846676983

Property Name: 324 Washington Street
Address: 324 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 24 |

Property Photo:



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

Description:

324 Washington Street is a four-story, four-bay, Italianate-style building constructed ca. 1860. The facade is clad in brick and features a storefront at the ground level. The storefront has a central, recessed entrance flanked by plate glass storefront windows. An entrance to the upper level residential space is located in the northern bay of the building. Fenestration on the upper floors consists of one-over-one replacement sashes set within original window openings. Windows feature stone sills and carved segmental arch stone lintels. A stone belt course runs between the second and third floors. The flat roof is accented by a decorative cornice exhibiting brackets and an arched fascia. Alterations include replacement windows and doors; stucco veneer on the first floor storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. It appears that this four-story building is depicted on that illustration. Similarly it appears that this building is depicted on an 1873 atlas of Hoboken and on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a four-story, brick building, with a one-story brick rear addition. The building is shown again on a 1932 Sanborn map, but this map shows that rear addition had been expanded and extended almost to the rear of the lot. This map also denotes the storefront on the first floor. The 1951 Sanborn map shows this same configuration. A photograph taken in 1978 shows the building in a similar configuration as exists today.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

1846676983

Page 1

☐ (Primary Contact)

324 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include original window and door openings; stone sills and lintels; decorative cornices; and the first floor storefront with residential space above. Therefore, it is recommended that 324 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

324 Washington Street is sited on a rectangular parcel (Block 202 Lot 24), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

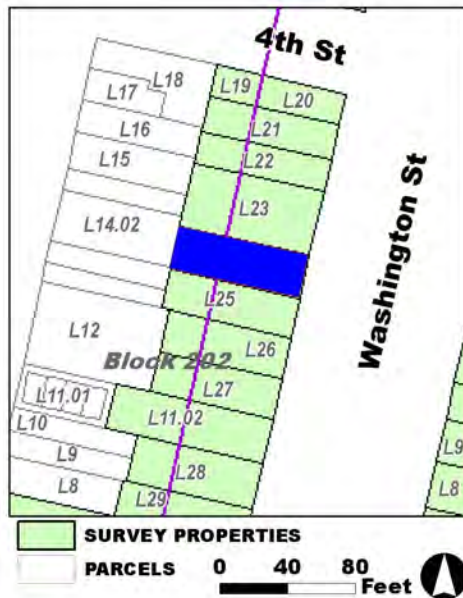
Other Designation Date:

☐ Eligibility Worksheet 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)

1846676983

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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. 5 | 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: 4B-5U-1C-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1846676983**

Page 3

PROPERTY REPORT

Property ID: -1956422772

Property Name: 325 Washington Street
Address: 325 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 11 |
| HUDSON | Hoboken | | Newark | 214 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

325 Washington Street is a four-story, six-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features two storefronts at the ground level. The storefronts consist of modern plate glass doors and plate glass windows. Between the storefronts are two entrances that provide access to the upper residential levels. These entrances also consist of modern plate glass doors. The storefronts feature modern canvas awnings. Fenestration on the second floor consist of altered window openings housing picture windows flanked by one-over-one windows and paired one-over-one windows. These windows feature brick sills and this floor is delineated with incised pilasters topped by a wide stucco band. Remaining fenestration consists of replacement one-over-one windows set within original window openings. These windows feature flat stone lintels and stone sills. The flat roof is accented by a decorative cornice exhibiting a wide overhang, brackets, and a paneled fascia. Alterations include replacement windows and doors and modified window openings on the second floor. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. This building is depicted on an 1873 atlas of Hoboken and reveals that the building was sited among a row of connected buildings exhibiting the same setback on Washington Street. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a four-story, brick building with a rear brick addition and a small shed or outhouse located at the rear of the lot. The building is shown again on a 1932

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1956422772

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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: 4B-6U-C-X-H-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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1956422772**

Page 3

PROPERTY REPORT

Property ID: -40794738

Property Name: 326-328 Washington Street
Address: 326-328 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | | 202 | 23 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

326-328 Washington Street is a four-story, six-bay building constructed ca. 1880. The facade is clad in stucco scored to resemble ashlar and features two storefronts at the ground level. The southernmost storefront has a central, recessed entrance flanked by plate glass storefront windows. The northernmost storefront has a plate glass door with plate glass windows extending north. Modern canvas awning and signage are located above the storefronts. An entrance to the upper level residential space is located in the center of the building between the storefronts. This entrance is slightly recessed and features an elliptical fanlight transom. The upper floors also feature decorative quoining at the corners of the facade. Fenestration on the upper floors consists of six-over-six replacement sashes set within original window openings on the third and fourth floors that feature bracketed sills. It appears that the second floor window openings have been altered and now contain paired windows with transoms, and it appears these sills are brick covered with stucco. The flat roof is accented by a simple parapet covered in stucco with metal coping. Alterations include replacement windows and doors; stucco veneer; modern storefront awnings and signage; and alterations to second floor window openings. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that this building is depicted on that illustration or in an 1873 atlas of Hoboken. However, the building is visible on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn fire insurance map as a four-story,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-40794738

brick building, consisting of 326 and 328 Washington Street, with a long shed or outhouse located at the rear of the lot. The building is shown again on a 1932 Sanborn map, but this map shows that rear shed/outhouse had been demolished and a small brick addition had been appended to the rear. This map also denotes the two separate storefronts on the first floor. The 1951 Sanborn map shows this same configuration, except that three, larger additions had been constructed at the rear of the building. A photograph taken in 1978 shows the building in a similar configuration as exists today, but with what looks like steel casement windows at the upper floors.

326-328 Washington Street no longer conveys its historic appearance due to extensive incompatible alterations, including concealment of the original brick façade in stucco; window replacements and opening alterations; and a variety of storefront modifications. These alterations render the building incompatible with the historic character of the Washington Street commercial corridor and the greater Hoboken Historic District. Therefore, it is recommended that 326-328 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

326-328 Washington Street is sited on a rectangular parcel (Block 202 Lot 23), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet 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

☐ (Primary Contact)

Property ID:

-40794738

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | | |
| 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: 4B-8U-2C-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:** Not 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:****-40794738**

Page 3

PROPERTY REPORT

Property ID: **-340336739**

Property Name: 329 Washington Street
Address: 329 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 13 |
| HUDSON | Hoboken | | Newark | 214 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

329 Washington Street is a four-story, six-bay building constructed ca. 1870 that appears to have historically been two separate but identical buildings. The facade is clad in brick and features two storefronts at the ground level. The storefronts feature recessed central entrances that are slightly below grade and feature transoms, flanked by two plate glass windows. The windows and doors are modern plate glass. An entrance leading to the upper residential levels is located in the center of the building between the two storefronts. A cast iron cornice, with heavy brackets at the central entrance to the upper levels, delineates the storefront from the second floor. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and decorative carved stone lintels and are capped by modern canvas awnings. The flat roof is accented by decorative cornices, one for each historically separate building, exhibiting brackets and a wide fascia. Alterations include replacement windows and doors and modifications to ground-level storefronts. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The building is depicted on an 1873 atlas, consisting of two separate buildings on two separate lots, and is depicted sited among a row of connected buildings with the same setback fronting Washington Street. The buildings are subsequently depicted on an 1891 Sanborn fire insurance map, and consist of two identical four-story brick buildings with a four-story rear addition and a small shed or outhouse located at the rear

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-340336739

of the lot, and what appears to be a wall constructed along Court Street. The buildings are subsequently depicted on a 1932 Sanborn map, which reveals the shed/outhouse and walls had been demolished and replaced by identical one-story, brick auto stalls. A 1951 Sanborn map shows this same configuration.

329 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron storefront elements; original window and door openings; stone sills and lintels; and original cornice. Therefore, it is recommended that 329 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

329 Washington Street is sited on a rectangular parcel (Block 214 Lot 13), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

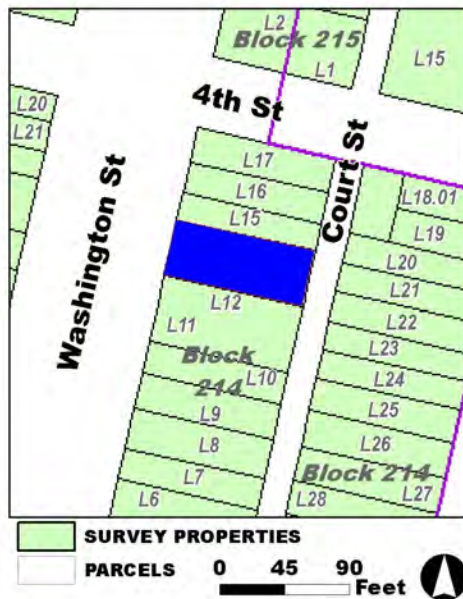
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-340336739

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 | | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
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| 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: 4B-6U-2C/3B-1UG / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-340336739**

Page 3

PROPERTY REPORT

Property ID: **-1767958303**

Property Name: 330 Washington Street
Address: 330 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

330 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a plate glass door with a plate glass ribbon window to the south. The storefront features modern brick veneer, and this building is the southernmost building of three that feature the same facade and share the modern storefront facade. An entrance to the upper level residential space is located in the southern bay and features a modern steel door. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature segmental arch stone surrounds exhibiting carved lintels and bracketed sills. Stone belt courses are present between each of the upper floors and are incorporated into the sills. Stone quoins are present between each of the individual buildings. The flat roof is delineated by a decorative cornice featuring a wide overhang, heavy brackets, and a paneled fascia. Alterations include replacement windows and doors and modern brick veneer storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration and an 1873 atlas shows a different building than is currently present on the lot. However, the building is depicted on an 1881 bird's eye view illustration, the building sited in the middle of three similar buildings. An 1891 Sanborn fire insurance map depicts the four-story brick building with what appears to be a brick wall at the rear of the lot. The building is depicted again in a 1909 atlas of Hoboken, but the brick wall is no longer extant. The same configuration is depicted in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1767958303

Page 1

a 1932 revision to a 1906 Sanborn map. The map shows the four-story brick building and denotes the first floor storefront. A 1951 Sanborn revision shows the same configuration as the 1932 map. A photograph taken in 1978 reveals the storefront modifications had not yet been constructed.

While 330 Washington Street has undergone alterations to its first floor façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone window surrounds; decorative cornice; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 330 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

330 Washington Street is sited on a rectangular parcel (Block 202 Lot 22), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

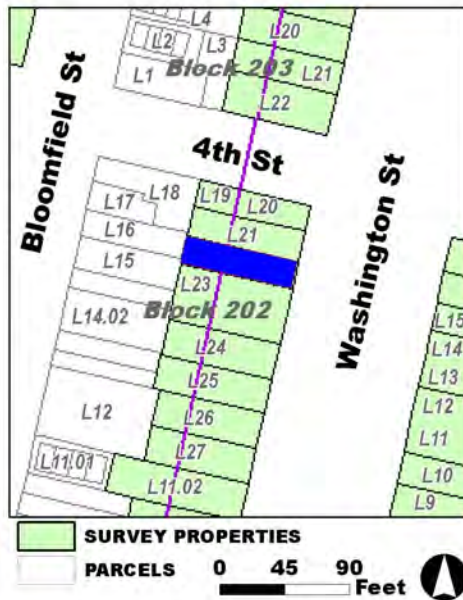
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1767958303

Page 2

☒ (Primary Contact)

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| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |
| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: 4B-3U-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1767958303**

Page 3

PROPERTY REPORT

Property ID: **-2106529696**

Property Name: 332 Washington Street
Address: 332 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

332 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a central, recessed, plate glass door flanked by two large plate glass windows in the northern bays of the facade. The storefront features modern brick veneer, and this building is the central building of three that feature the same facade and share the modern storefront facade. An entrance to the upper-level residential space is located in the southern bay and features a modern steel door. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature segmental arch stone surrounds exhibiting carved lintels and bracketed sills. Stone beltcourses are present between each of the upper floors and are incorporated into the sills. Stone quoins are present between each of the individual buildings. The flat roof is delineated by a decorative cornice featuring a wide overhang, heavy brackets, and a paneled fascia. Alterations include replacement windows and doors and modern brick veneer storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration and an 1873 atlas shows a different building than is currently present on the lot. However, the building is depicted on an 1881 bird's eye view illustration, the building sited in the middle of three similar buildings. An 1891 Sanborn fire insurance map depicts the four-story brick building with what appears to be a brick wall at the rear of the lot. The building is depicted again in a 1909 atlas of Hoboken, but the brick wall is no longer extant and a small brick outbuilding had been

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2106529696

Page 1

☐ (Primary Contact)

constructed at the rear of the lot. The same configuration is depicted in a 1932 revision to a 1906 Sanborn map, but the rear outbuilding had been converted into a storefront facing Fourth Street on a separate parcel. The map shows the four-story brick building and denotes the first floor storefront. A 1951 Sanborn revision shows the same configuration as the 1932 map. A photograph taken in 1978 reveals that the storefront modifications had not been constructed at that time.

While 332 Washington Street has undergone alterations to its first floor façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone window surrounds; decorative cornice; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 332 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

332 Washington Street is sited on a rectangular parcel (Block 202 Lot 21), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

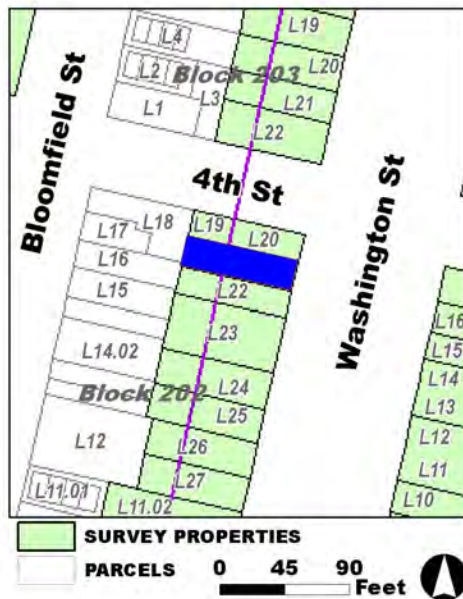
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-2106529696

☐ (Primary Contact)

Page 2

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| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-H-BA / 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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2106529696**

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PROPERTY REPORT

Property ID: 1380736154

Property Name: 333 Washington Street
Address: 333 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

333 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront features a recessed multi-pane wood door flanked by a series of similar multi-pane doors and windows. An entrance leading to the upper residential levels is located in the northern bay of the building. This entrance also consists of a multi-pane wooden door. A wood cornice delineates the storefront from the upper levels and features modern signage below historic-period lighting. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and flat stone lintels. The flat roof is accented by a decorative cornice featuring a wide overhang with brackets and a paneled fascia. Alterations include replacement windows and doors and modification of the first floor storefront. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot at that time, it does not appear that the current building was extant at that time. The building is depicted in an 1873 atlas of Hoboken, which depicts the building sited in a row of connected buildings with the same setback fronting Washington Street. The building is subsequently depicted in an 1881 bird's eye view illustration of Hoboken and an 1891 Sanborn map that denotes the building as a four-story brick building with a four-story brick addition at the rear and a two-story outbuilding at the rear of the lot fronting Court Street. The building is depicted again on a 1932 Sanborn map that denotes the first floor storefront, and reveals that

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1380736154

Page 1

the four-story brick building had a series of rear, masonry additions that spanned the width of the lot to Court Street, with the building fronting Court Street serving as a garage. The same configuration is depicted on a 1951 Sanborn map, which denote the first floor storefront. While the two-story masonry garage and one of the rear additions is still intact, the middle addition has been removed and now serves as outdoor garden space.

While 333 Washington Street has undergone non-historic alterations to its first floor storefront, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings on the upper floors; stone sills and lintels; and decorative cornice. Therefore, it is recommended that 333 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

333 Washington Street is sited on a rectangular parcel (Block 214 Lot 15), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

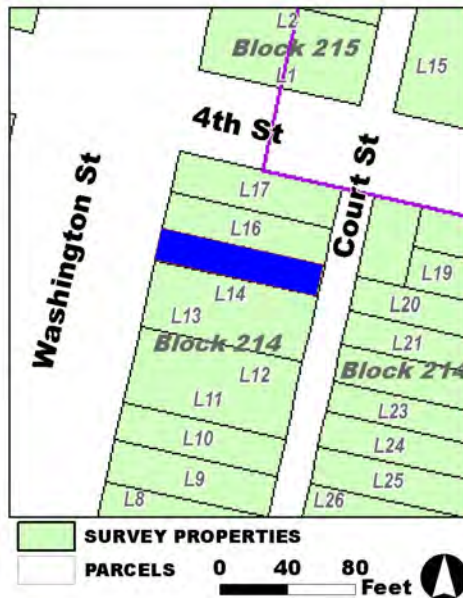
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1380736154

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1C-3U-BA-2BX / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1380736154**

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PROPERTY REPORT

Property ID: **-1454322629**

Property Name: 334 Washington Street
Address: 334 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 202 | 19 |
| HUDSON | Hoboken | | Newark | 202 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

334 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a central, recessed, plate glass door flanked by plate glass windows in the northern bays of the facade. The storefront features modern brick veneer, and this building is the northernmost building of three that feature the same facade and share the modern storefront facade. An entrance to the upper-level residential space is located on the north (side) elevation and features a decorative classical stone surround exhibiting pilasters and triangular pediment. Fenestration on the upper floors of the facade includes one-over-one replacement sashes set within original openings. The windows feature segmental arch stone surrounds exhibiting carved lintels and bracketed sills. Stone belt courses are present between each of the upper floors and are incorporated into the sills. Stone quoins are present between each of the individual buildings. The windows on the north elevation feature segmental arch stone lintels and stone sills. The stone belt courses wrap around the north elevation and are engaged in the window sills here as well. The north elevation is six-bays deep and the windows in the second bay from the facade have been infilled. Metal fire escapes are present in the middle of the north elevation. The flat roof is delineated by a decorative cornice featuring a wide overhang, heavy brackets, and a paneled fascia. Alterations include replacement windows and doors; modern brick veneer storefront; and infill of some windows on north elevation. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1454322629

Page 1

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration and an 1873 atlas shows a different building than is currently present on the lot. However, the building is depicted on an 1881 bird's eye view illustration, the building sited among three similar buildings. An 1891 Sanborn fire insurance map depicts the four-story brick building with what appears to be a brick wall at the rear of the lot. The building is depicted again in a 1909 atlas of Hoboken, but the brick wall is no longer extant, and a brick building, with an address of 105 Fourth Street had been constructed at the rear of the lot, and appears to have been located on a separate lot at this time. The same configuration is depicted in a 1932 revision to a 1906 Sanborn map. The map shows the four-story brick building and denotes the first floor storefront. A 1951 Sanborn revision shows the same configuration as the 1932 map. A photograph taken in 1978 reveals that the storefront modifications had not yet been constructed at that time.

While 334 Washington Street has undergone alterations to its first floor façade and some of the window openings, the upper floors retain integrity and the building contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone window surrounds; decorative cornice; and original window and door openings. Therefore, it is recommended that 334 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

334 Washington Street is sited on a rectangular corner parcel (Block 202 Lot 20), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among similar multi-story, masonry-front buildings with storefronts on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

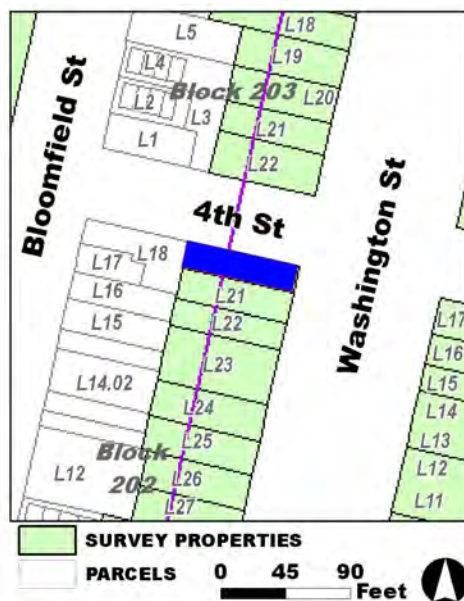
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-1454322629

Page 2

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| 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 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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: 64

PARCEL DATA (BLDG_DESC: 4B-4U-2C-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:* 3/4/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1454322629**

Page 3

PROPERTY REPORT

Property ID: -1222728941

Property Name: 335 Washington Street
Address: 335 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

335 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features an early cast iron storefront at the ground level. The storefront has a central, recessed, arched entrance flanked by two plate glass show windows; the bulkheads appear to be modern. Translucent leaded glass transoms are located above the plate glass windows. An entrance leading to the upper residential levels is located in the northern bay of the building. The cast iron sheathing incorporates a metal signboard with cornice featuring brackets and dentils that delineates the storefront from the upper levels. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature flat stone sills and lintels. The original cornice has been removed and now features stucco parging and stone coping along the flat roof. Alterations include replacement windows and doors and removal of the cornice. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot at that time, the current building is first depicted in an 1873 atlas of Hoboken, which reveals that the building was sited among a row of connected buildings exhibiting the same setback on Washington Street. The building is subsequently depicted on an 1881 bird's eye view illustration and an 1891 Sanborn fire insurance map, which denotes the building as a four-story, brick building with a two-story building located at the rear of the lot fronting Court Street. The building is denoted as housing an undertaker on a 1932 Sanborn map, and shows that the building at the rear of the lot was being used as a garage. A 1951 Sanborn map

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1222728941

Page 1

☐ (Primary Contact)

shows this same configuration, but does not list the function of the building.

335 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the early cast iron storefront; original window and door openings; and stone sills and lintels. Therefore, it is recommended that 335 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

335 Washington Street is sited on a rectangular parcel (Block 214 Lot 16), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

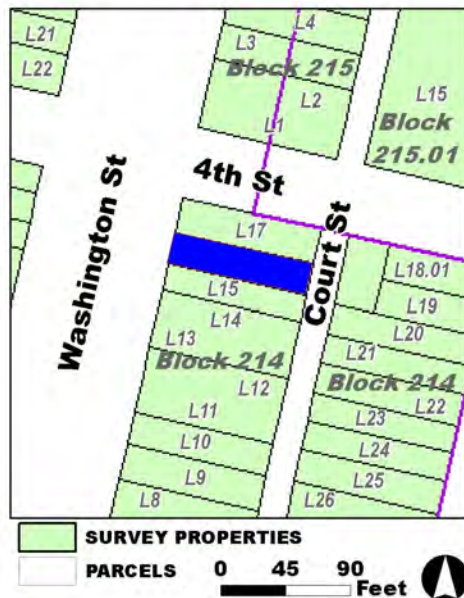
Other Designation Date:

☐ Eligibility Worksheet 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)

-1222728941

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1951 | | |
| 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: | 0 Building | 0 Bridge |
| | 0 Structure | 0 Landscape |
| | 0 Object | 0 Industry |

Historic District ? ☒**District Name:** 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:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1222728941**

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PROPERTY REPORT

Property ID: 1554365528

Property Name: 337 Washington Street
Address: 337 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 214 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

337 Washington Street is a four-story, three-bay Renaissance Revival-style building constructed ca. 1880. The facade is clad in brick and features a storefront at the ground level. The storefront features original cast iron sheathing and has a slightly recessed entrance near the northern corner. This entrance is flanked by a Corinthian column and consists of a wood and glass door. A series of plate glass windows extend south along the storefront. A recessed entrance leading to the upper residential levels is located in the southern bay of the building. This entrance exhibits original decorative panel and glass double doors and a cast iron fluted pilaster surround. Modern fencing delineates a seating area along the facade and north elevation. A modern pent roof, covered in asphalt shingles, delineates the storefront from the upper levels. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. Windows feature stone sills and it appears the original lintels have been removed and openings now feature soldier course brick lintels. Stone quoins are present at the corner of the building stretching from the second to the fourth floor. The flat roof is accented by a brick parapet that exhibits decorative brickwork. Alterations include replacement windows and doors and removal of stone lintels. No exterior flood mitigation measures are evident.

The 300 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there was a building on the lot at that time, it does not appear that the current building was extant at that time. Additionally, the building footprint depicted in an 1873 atlas does not resemble the current building. However, it does appear that the building is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1554365528

Page 1

☐ (Primary Contact)

depicted in an 1881 bird's eye view illustration of Hoboken, and an 1891 Sanborn map denotes the building as a four-story brick building with a one-story rear addition that stretched the footprint of the building to Court Street. The building is depicted again on a 1932 Sanborn map that denotes the first floor storefront, as well as two other storefronts facing Fourth Street, and a garage that fronted Court Street. The same configuration is depicted on a 1951 Sanborn map. While these rear additions are still extant, it appears that the two storefronts that historically faced Fourth Street have been incorporated into the current commercial entity, and the rear garage now houses a commercial entity on a separate lot.

While 337 Washington Street has undergone non-historic alterations, such as the removal of original window lintels, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original cast iron storefront; window and door openings; and stone sills and quoins. Therefore, it is recommended that 337 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

337 Washington Street is sited on a rectangular corner parcel (Block 214 Lot 17), located on the east side of Washington Street at the intersection of Fourth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry-front buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

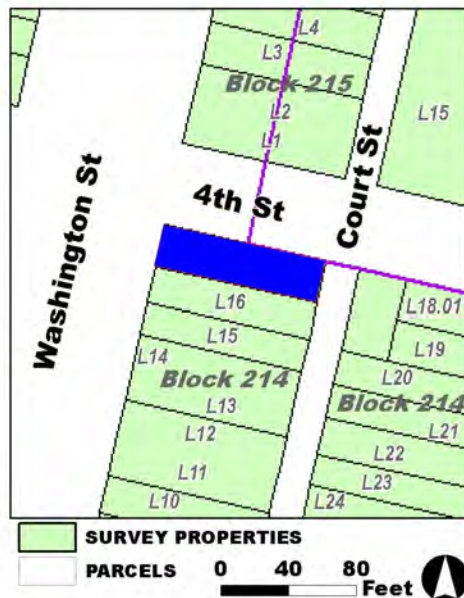
Other Designation Date:

☐ Eligibility Worksheet 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:

Page 2

☐ (Primary Contact)

1554365528

BIBLIOGRAPHY:

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| 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-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: 4B-5U-2C-X-H / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****1554365528**

Page 3

PROPERTY REPORT

Property ID: 1145376483

Property Name: 400 Washington Street
Address: 400 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 22 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

400 Washington Street is a three-story, three-bay, brick building constructed ca. 1930. The facade is clad in brick and features a commercial entity at the ground level. The commercial storefront exhibits modern plate-glass ribbon windows and a modern door located in the northern bay of the storefront. Historic-period lighting is present above the storefront. A modern, plate-glass door that provides access to the residential space in the upper floors is located in the northern bay of the ground level. Fenestration consists of paired, one-over-one sashes. Decorative brick panel-work is present between the second and third floors and below the cornice, and different color vertical brick bands run from above the storefront to the cornice. The cornice features a concrete and brick parapet with concrete balustrade and medallions and a central brick arch. The south elevation fronts Fourth Street and features a stuccoed first floor, ribbon windows with concrete sills and brick soldier course lintels on the second and third floor, and fire escapes. Alterations include replacement storefront windows; replacement doors; and the application of stucco on the first floor facing Fourth Street. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The lot on which 400 Washington Street is located contained a building since at least the 1860s, as seen in the illustration, and is depicted on an 1873 atlas, 1881 bird's eye view illustration, 1891 Sanborn fire insurance map, 1904 bird's eye view illustration, and a 1909 atlas of Hoboken, with varying footprints. A 1932 revision to a 1906 Sanborn map shows the current building's footprint, different from the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1145376483

Page 1

preceding maps, and depicts the current three-story brick building comprising the majority of the parcel. The same configuration is shown on a 1951 Sanborn revision.

While 400 Washington Street has undergone alterations to the commercial storefront and ground level fronting Fourth Street, it continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include the decorative brick work; decorative cornice; and the commercial entity on the ground level with residential space above. Therefore, it is recommended that 400 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

400 Washington Street is sited on a rectangular corner parcel (Block 203 Lot 22), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

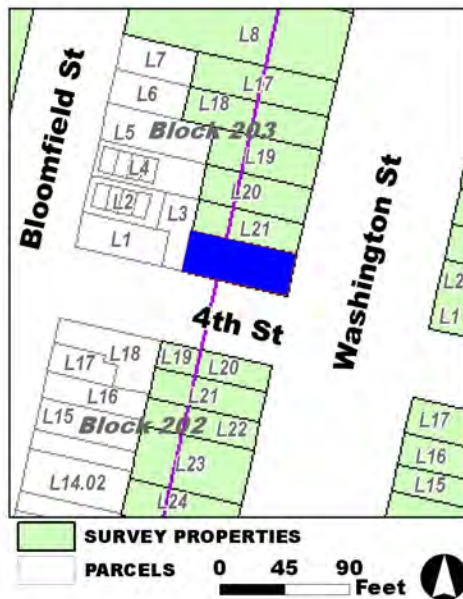
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

1145376483

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BIBLIOGRAPHY:

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| 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 | | |
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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |

Additional Information:

HPC LIST ID: 64

PARCEL DATA (BLDG_DESC: 3B-1C-2U-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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1145376483**

Page 3

PROPERTY REPORT

Property ID: **-1680242464**

Property Name: 401-403 Washington Street
Address: 401-403 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 1 |
| HUDSON | Hoboken | | Newark | 215 | 2 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

401-403 Washington Street is a heavily altered, four-story, three-bay, building constructed ca. 2000. The facade is clad in brick and features commercial space at the ground level and residential space in the upper floors. The commercial space features an inset corner entrance and fixed aluminum windows. An entrance to the upper level residential space is located on the south elevation facing Fourth Street, and features a modern plate-glass door sheltered by a modern metal hood. Fenestration on the upper floors includes one-over-one windows. The windows feature flat precast stone lintels and sills. The flat roof is delineated by a modern metal pent roof. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The 1891 Sanborn fire insurance map depicts the previous structure on the lot as a four-story, wood-frame building with a small outbuilding. The same configuration is depicted on a 1909 atlas of Hoboken as well as the 1932 and 1951 revisions to a 1906 Sanborn map. It is unclear when the wood frame building was replaced with the present-day structure, but visual inspection and materials use suggests ca. 2000.

401-403 Washington 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-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1680242464

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contributing resource to the Hoboken Historic District.

Setting:

401-403 Washington Street is sited on a rectangular, corner parcel (Block 215 Lot 1), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited amongst a row of multi-story, masonry buildings with commercial space on the first floor and residential space in the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1680242464

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| 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 | |
| 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: 4B-7U-2C-BA/1G / 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: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1680242464

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PROPERTY REPORT

Property ID: 132852138

Property Name: 402 Washington Street
Address: 402 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 21 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

402 Washington Street is a three-story, three-bay, brick building constructed ca. 1930. The facade is clad in brick and features a commercial storefront at the ground level. The storefront exhibits a modern, plate-glass double door flanked by modern plate-glass commercial windows. A modern canvas awning shelters the storefront below historic-period lighting. A recessed entrance containing a modern panel and glass door providing access to the residential space on the upper levels is located in the northern bay of the ground level. Fenestration includes paired, one-over-one replacement sashes on the first floor, and single windows with one-over-one replacement sashes on the third floor. It appears that the original window openings on the second floor were altered to accommodate the paired windows. The windows on the third floor feature brick sills and arched soldier course brick lintels. Decorative brick panel-work is present between the floors and near the Mission-style parapet at the cornice. Alterations include the window openings on the second floor; replacement sashes and doors; a brick curtain wall connecting to the building to the south; and modification of the first-floor storefront. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. The lot on which 402 Washington Street is located contained a building since at least the 1860s, as seen in the illustration, and is depicted on an 1873 atlas, 1881 bird's eye view illustration, 1891 Sanborn fire insurance map, 1904 bird's eye view illustration, and a 1909 atlas of Hoboken. The footprint of this earlier building, as depicted on the atlases and the Sanborn maps, was connected to the adjacent building

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

132852138

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☐ (Primary Contact)

to the south. A 1932 revision to a 1906 Sanborn map shows a different footprint than the preceding maps, and depicts the current three-story brick building not connected to the building to the south. This map also reveals that the building originally had two separate commercial entities on the first floor. The same configuration is shown on a 1951 Sanborn revision. By 1978, the building featured a single commercial storefront at ground level.

While 402 Washington Street has undergone alterations to the commercial storefront and second-floor window openings, it continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative brick work; arched window surrounds; and the commercial entity on the ground level with residential space above. Therefore, it is recommended that 402 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

402 Washington Street is sited on a mid-block, rectangular parcel (Block 203 Lot 21), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

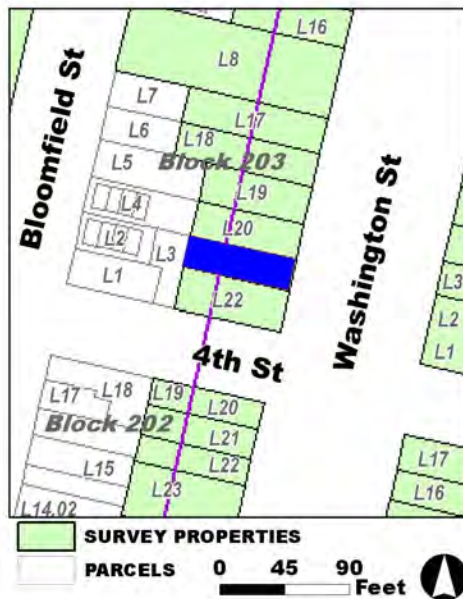
Other Designation Date:

☐ Eligibility Worksheet 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)

132852138

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BIBLIOGRAPHY:

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| 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 | |

Additional Information:

HPC LIST ID: 64

PARCEL DATA (BLDG_DESC: 3B-3U-1C-H / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**132852138**

Page 3

PROPERTY REPORT

Property ID: **-1371825427**

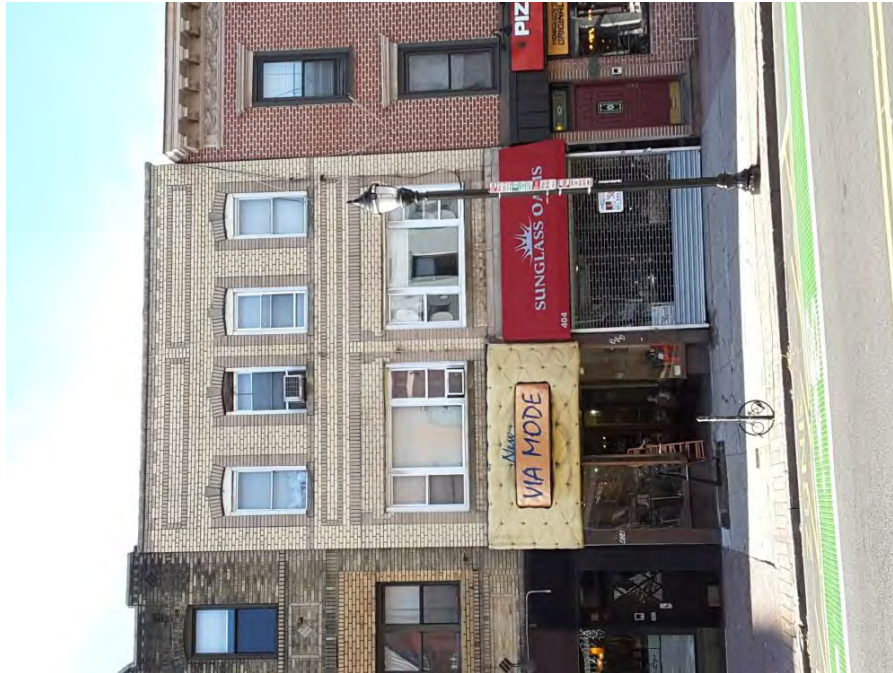
Property Name: 404 Washington Street
Address: 404 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 20 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

404 Washington Street is a three-story, four-bay, brick building constructed ca. 1930. The facade is clad in brick and features two different commercial entities at the ground level. These commercial storefronts exhibit deeply recessed central doorways flanked by plate glass windows. The southern bay storefront features modern metal and canvas signage above the storefront and the northern bay storefront features a modern canvas awning and security gate. Fenestration includes one-over-one replacement sashes flanking picture windows on the first floor, and four single windows with one-over-one replacement sashes on the fourth floor. Visual inspection indicates the original façade was re-surfaced in brick ca. 1915, and the original windows on the first floor were altered to contain the current tri-partite windows. The windows feature brick surrounds with stone sills and soldier course lintels with stone keystones. The brick window surrounds are treated in a darker color brick, as are decorative brick panel-work between the second and third floors and near the plain, brick cornice. Alterations include the re-surfacing of the façade in brick ca. 1915; alteration of original window openings on second floor ca. 1915; modern signage and security gates on first floor storefronts; and replacement window sashes. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. 404 Washington Street is depicted on an 1873 atlas where the building is denoted as being owned by John Foster, and is sited among a row of other buildings with various footprint sizes. The west side of Washington Street, on which 404 Washington Street is located, contained

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-1371825427

Page 1

☐ (Primary Contact)

a large building near the center of the block housing the Independent Order of Odd Fellows (Property ID: 197221314), a building that is clearly visible on the 1860 bird's eye view illustration of Hoboken. 404 Washington Street is visible on an 1881 bird's eye view illustration, and is shown as a three-story, four-bay wide building with four window bays on both the first and second floor at that time. The 1891 Sanborn fire insurance map depicts the three-story brick building with a shed extending west from the northern portion of the rear elevation and a shed at the rear of the lot. A 1909 atlas of Hoboken reveals that the two sheds at the rear of 404 Washington Street were no longer extant. A 1932 revision to a 1906 Sanborn map shows the three-story brick building, and also delineates the two separate storefronts present on the building today. In addition, a one-story, wood-frame structure is depicted at the rear of the lot. This map also lists the former Independent Order of Odd Fellows building as the Palace Garden, though the footprint remains similar. A 1951 revision to the 1906 Sanborn map shows the present footprint of 404 Washington Street, with a large addition appended to the rear of the building that takes up the majority of the lot.

While 404 Washington Street has undergone alterations to its façade, dating from ca.-1915, this historic alteration took place within the Hoboken Historic District's Period of Significance (1838-1967) and is compatible with surrounding buildings. As a result, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character defining features include the decorative brick window surrounds; stone lintels and keystones; and the two separate commercial entities with recessed central entrances and plate glass windows on the ground level. Therefore, it is recommended that 404 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

404 Washington Street is sited on a rectangular parcel (Block 203 Lot 20), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

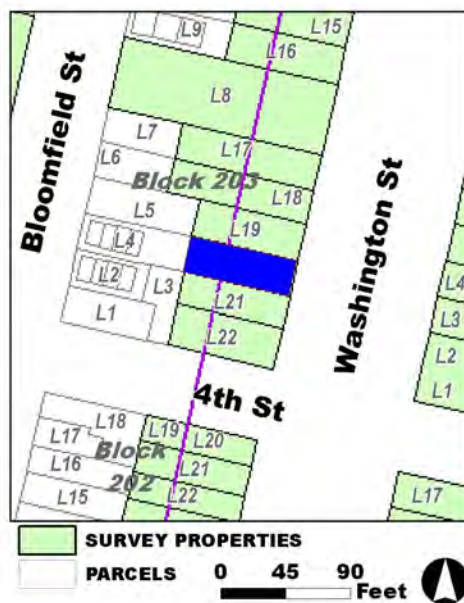
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1371825427

Page 2

☐ (Primary Contact)

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| 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 | |
| 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: 64

PARCEL DATA (BLDG_DESC: 3B-2U-2C-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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1371825427**

Page 3

PROPERTY REPORT

Property ID: 799620989

Property Name: 405 Washington Street / 404 Court Street
Address: 405 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

405 Washington Street is a four-story, three-bay, brick, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a wood-paneled facade with a recessed entrance flanked by plate-glass bay windows with transoms above the windows and door. An entrance to the upper level residential space is located in the southern bay and features a modern multi-pane door flanked by a sidelight. A decorative cornice featuring brackets and dentils delineates the storefront from the residential space above, and historic-period lighting is present above the cornice. Fenestration on the upper floors includes six-over-one replacement sashes set within original openings. The windows feature flat stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring heavy brackets and a paneled fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. However, an 1873 atlas depicts the current building and denotes it as being owned by F. Montgomery. The building is subsequently depicted on an 1881 bird's eye view illustration, the long and irregular footprint at the rear of the building clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with a small outbuilding located at the rear of the lot fronting Court Street. The same configuration is depicted in a 1909 atlas of Hoboken, and a 1932 revision to a 1906 Sanborn map shows the four-story brick building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

799620989

Page 1

and denotes two storefronts, a laundry and plumber. A 1951 Sanborn revision shows the same configuration as the 1932 map, with two storefronts on the first floor.

405 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the stone lintels and sills; decorative cornice; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 405 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

405 Washington Street/404 Court Street is sited on a rectangular parcel (Block 215 Lot 3), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

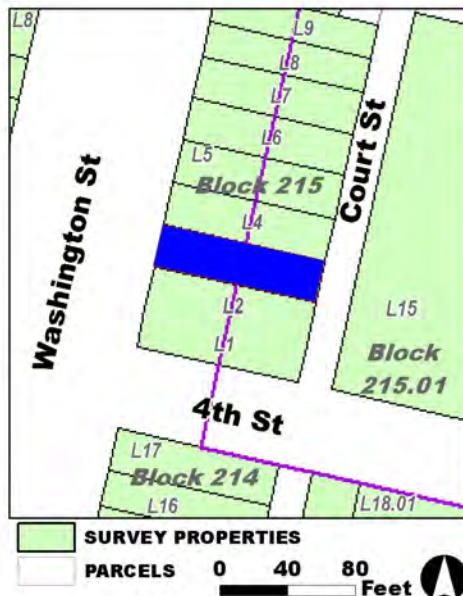
Other Designation Date:

☐ Eligibility Worksheet 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:

799620989

Page 2

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| 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 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C/3B-1U / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****799620989**

Page 3

PROPERTY REPORT

Property ID: 292480540

Property Name: 406 Washington Street
Address: 406 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 19 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

406 Washington Street is a three-story, three-bay, wood-frame building constructed circa 1890. The facade is clad in a modern brick veneer and features a commercial storefront at the ground level. The storefront features modern plate-glass windows and a plate-glass door in the northern bay. A modern metal awning with modern signage runs the width of the facade and historic-period lighting is present above the awning. A wrought iron fence delineates seating space in front of the storefront. An entrance to the upper residential floors is located in the southern bay and consists of a modern panel door with leaded glass transom. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature decorative lintels and a stone belt course serves as a sill for the second floor windows. A decorative cornice with heavy brackets and a paneled fascia featuring garland and swag delineates the flat roof. Alterations include the re-surfacing of the façade in brick and replacement doors and windows. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. 406 Washington Street is depicted on an 1873 atlas where the building is denoted as being owned by George Foster, and is sited among a row of other buildings with various footprint sizes. The west side of Washington Street, on which 406 Washington Street is located, contained a large building near the center of the block housing the Independent Order of Odd Fellows (Property ID: 197221314), a building that is clearly visible on the 1860 bird's eye view illustration of Hoboken. 406 Washington Street is visible on both the 1860 and an 1881

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

292480540

Page 1

bird's eye view illustration, and is shown as a three-story, three-bay wide building. The 1891 Sanborn fire insurance map depicts the three-story building as constructed of wood-frame, with a wood-frame addition extending from the northern bay of the rear elevation. A 1909 atlas of Hoboken reveals that the rear addition had been demolished, and a shed was located at the rear of the lot. A 1932 revision to a 1906 Sanborn map shows the same configuration and denotes the storefront on the first floor. This map also lists the former Independent Order of Odd Fellows building as the Palace Garden, though the footprint remains similar. A 1951 revision to the 1906 Sanborn map shows the same configuration as the 1932 map.

While 406 Washington Street has undergone alterations, the building still contributes to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business/Washington Street Historic District. Character defining features include original window and door openings; stone lintels; decorative cornice; and first floor storefront with residential space on the upper floors. Therefore, it is recommended that 406 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

406 Washington Street is sited on a rectangular parcel (Block 203 Lot 19), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

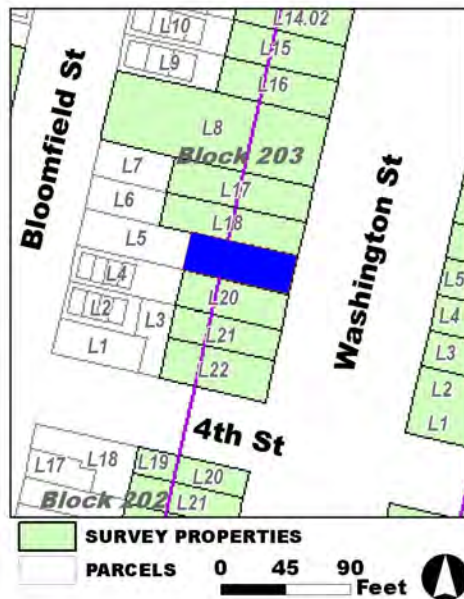
Other Designation Date:

☐ Eligibility Worksheet 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:

292480540

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| 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 | 1951 | |
| 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 | |
| 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: 64

PARCEL DATA (BLDG_DESC: 3B-2U-1C / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****292480540**

Page 3

PROPERTY REPORT

Property ID: **-1643481350**

Property Name: 407 Washington Street
Address: 407 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 4 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

407 Washington Street is a four-story, three-bay, brick, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The projecting storefront features a deeply recessed panel and glass door with transom flanked by large show windows and painted brick bulkheads. The door and windows feature wood surrounds and are set beneath a simple signboard with dentiled cornice. Historic-period lighting is present above the cornice. An entrance to the upper level residential space is located in the northern bay and features a modern panel door topped by a large transom infilled with glass block; the cornice extends over this entrance. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature flat stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring heavy brackets carved in a floral motif and a paneled fascia. Alterations include replacement windows and doors and glass block infill within the residential entrance transom. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While it is not clear if this building is depicted in the 1860 illustration, an 1873 atlas depicts the current building and denotes it as being owned by J. M. Julien. This map shows the building extending east the length of the lot to Court Street. The building is subsequently depicted on an 1891 Sanborn fire insurance map that shows the four-story brick building with a four-story wood-frame portion, and a two-story, wood-frame portion extending the length of the parcel to Court Street. The four-story brick portion fronting Washington Street is labeled as a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1643481350

Page 1

furniture store. The same configuration is depicted in a 1909 atlas of Hoboken, but a 1932 revision to a 1906 Sanborn map shows the two-story wood frame extension at the rear of the lot had been demolished and a separate freestanding brick building, housing a sausage factory, had been constructed fronting Court Street. While the four-story brick building is noted as having commercial space, no business is listed. A 1951 Sanborn revision shows the same configuration as the 1932 map.

407 Washington Street retains a high degree of historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront configuration with residential space above; stone lintels and sills; decorative cornice; and original window and door openings. Therefore, it is recommended that 407 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

407 Washington Street is sited on a mid-block, rectangular parcel (Block 215 Lot 4), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited amongst a row of multi-story, masonry buildings with commercial space on the first floor and residential space in the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1643481350

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-2C-2U-X-BA / 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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1643481350**

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PROPERTY REPORT

Property ID: 516141671

Property Name: 408 Washington Street
Address: 408 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 18 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

408 Washington Street is a four-story, four-bay, brick Renaissance Revival-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features modern plate-glass windows and a deeply recessed, central, plate-glass door. A modern canvas awning shelters the storefront, and historic-period lighting is present above the awning. An entrance to the upper level residential space is located in the southern bay and features a modern plate glass door topped by a transom infilled with glass block. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature bracketed stone sills and bracketed stone lintels with decorative panels. Iron fire escapes are present on the middle two bays on the second through fourth floors. The flat roof is delineated by a decorative cornice featuring heavy brackets and a wide paneled fascia. Alterations include replacement windows and doors and the re-surfacing of the first floor storefront. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since that time, the 1860 illustration shows a one-story building at this location at that time, and an 1873 atlas shows a building at this location with a much different footprint. However, the building is depicted on an 1881 bird's eye view illustration, the four-story, four-bay building clearly visible, and an 1891 Sanborn fire insurance map depicts the four-story brick building. The building is subsequently shown in a 1909 atlas of Hoboken and a 1932 revision to a 1906 Sanborn map shows the three-story brick

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

516141671

building and denotes the first floor storefront. A 1951 Sanborn revision shows the same configuration as the 1932 map, which is the same configuration present today.

While 408 Washington Street has undergone alterations to its first floor façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone lintels and sills; decorative cornice; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 408 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

408 Washington Street is sited on a mid-block, rectangular parcel (Block 203 Lot 18), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

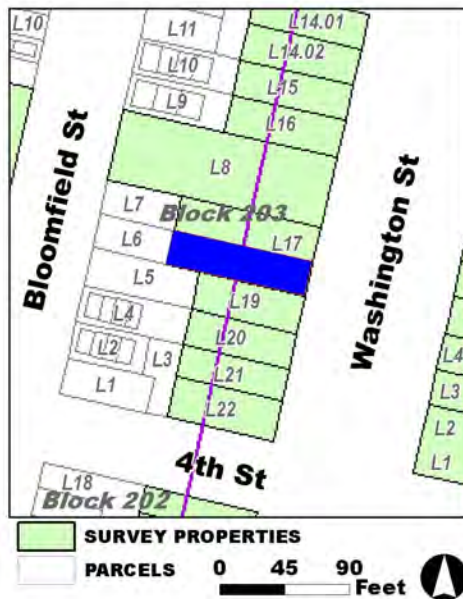
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

516141671

Page 2

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
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| 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: 4B-6U-1C-H-BA / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****516141671**

Page 3

PROPERTY REPORT

Property ID: **-1959033357**

Property Name: 409 Washington Street
Address: 409 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 5 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

409 Washington Street is a four-story, four-bay, brick, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a panel and glass door with two large plate glass windows with transoms in the northern bays of the facade. The door and windows feature wood surrounds and are sheltered by a modern roll-up canvas awning, and historic-period lighting is present above the awning. An entrance to the upper-level residential space is located in the southern bay and features a modern plate glass door topped by a large transom. A wide, simple cornice delineates the storefront from the residential space above. Fenestration on the upper floors includes six-over-six replacement sashes set within original openings. The windows feature segmental arch stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring heavy brackets and a paneled fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. However, an 1873 atlas depicts the current building and denotes it as being owned by F. Montgomery. The building is subsequently depicted on an 1881 bird's eye view illustration, the long and irregular footprint at the rear of the building clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with a small outbuilding located at the rear of the lot fronting Court Street. The same configuration is depicted on a 1909 atlas of Hoboken, and a 1932 revision to a 1906 Sanborn map shows the four-story brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

Property ID:

-1959033357

Page 1

☒ (Primary Contact)

building and denotes two storefronts, a laundry and plumber. A 1951 Sanborn revision shows the same configuration as the 1932 map, with two storefronts on the first floor.

While 409 Washington Street has undergone alterations to its first floor façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone lintels and sills; decorative cornice; original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 409 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

409 Washington Street is sited on a mid-block, rectangular parcel (Block 215 Lot 5), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited amongst a row of multi-story, masonry buildings with commercial space on the first floor and residential space in the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

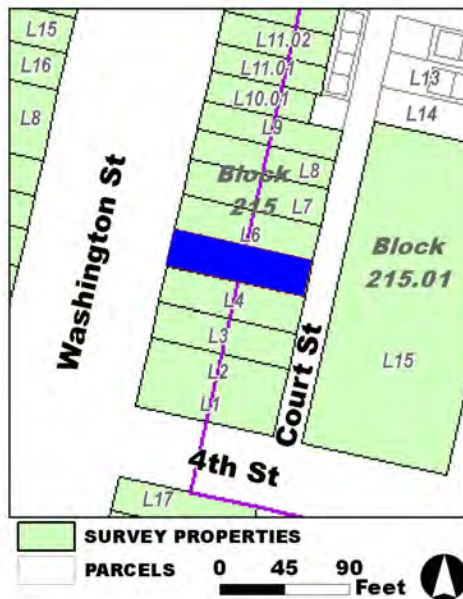
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1959033357

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| 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:)

NOTES:

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1959033357**

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PROPERTY REPORT

Property ID: **-2124713538**

Property Name: 410 Washington Street
Address: 410 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 203 | 17 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

410 Washington Street is a five-story, four-bay, brick building constructed ca. 1900. The facade is clad in brick and features two different commercial entities at the ground level with an entrance to the residential space on the upper floors in the southern bay. The commercial storefronts and residential entrance are framed in original iron-work framing, but exhibit modern plate-glass windows and doors. The central storefront features a bay window with a recessed door with decorative iron-work surround and is capped by a glass block transom. The residential entrance features a large, plate-glass transom. A decorative transom with brackets delineates the ground level from the upper residential floors. Fenestration on the upper floors consist of one-over-one replacement sashes. The windows feature stone sills and flat stone lintels. Stone belt courses run across the width of the facade at the top and bottom of the windows. Iron fire escapes are present on the second through fifth floors. A decorative copper cornice featuring heavy brackets, dentils, paneled fascia with medallion, and topped by a balustrade highlights the flat roof. Alterations include replacement window sash and replacement doors and windows in the commercial level. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, but it does not appear that this building is present in the illustration. A building is depicted at 410 Washington Street on an 1873 atlas where the building is denoted as being owned by William Redmond, and the lot stretched the entire width of the block to Bloomfield Street to the west. This map shows that the building was located adjacent to a large building housing the Independent Order of Odd Fellows (Property

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-2124713538

ID: 197221314), a building that is clearly visible on the 1860 bird's eye view illustration of Hoboken. However, the footprint does not match that of the current building. An 1881 bird's eye view illustration shows a three-story building located on this lot at that time, and an 1891 Sanborn fire insurance map depicts a three-story brick building on the lot. However, a bird's eye view illustration published in 1904 shows a five-story building at this location, adjacent to the large Independent Order of Odd Fellows building. The building is subsequently depicted on a 1909 atlas of Hoboken, and this map shows the building in its current configuration. By this time the lot did not stretch all the way Bloomfield Street. A 1932 revision to a 1906 Sanborn map lists the building as a five-story brick structure, and also delineates the two separate storefronts present on the building today. In addition, a one-story, wood-frame structure is depicted at the rear of the lot. This map also lists the former Independent Order of Odd Fellows building as the Palace Garden, though the footprint remains similar. A 1951 revision to the 1906 Sanborn map shows the same configuration as the 1932 map.

410 Washington Street retains integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the iron-work framing at the ground level; original window openings and door openings; stone sills and lintels; stone belt courses; decorative cornice; and the two separate commercial entities on the ground level. Therefore, it is recommended that 410 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

410 Washington Street is sited on a rectangular, mid-block parcel (Block 203 Lot 17), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

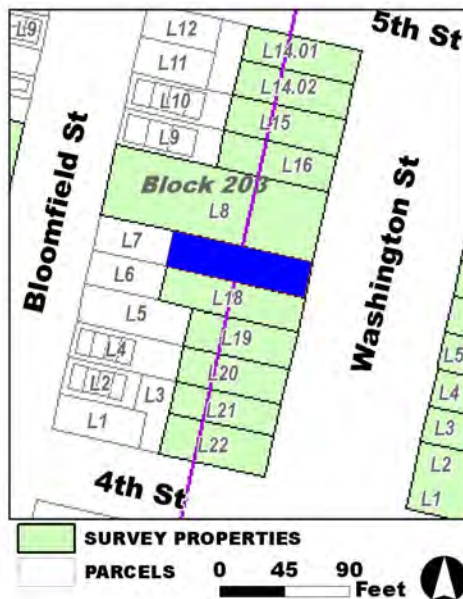
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-2124713538

Page 2

☐ (Primary Contact)

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-16U-2C-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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2124713538**

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PROPERTY REPORT

Property ID: -242295368

Property Name: 411 Washington Street
Address: 411 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 6 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

411 Washington Street is a four-story, three-bay, brick, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a panel and glass door main entrance in the southern bay, with two other panel and glass double doors to the north. Modern fencing delineates a seating area in front of the storefront, and a modern canvas awning provides shelter. An entrance to the upper level residential space is located in the northern bay. A wide, simple cornice delineates the storefront from the residential space above, and historic-period lighting is present above the cornice. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature segmental arch stone lintels and bracketed stone sills on the third and fourth floors. The flat roof is delineated by a decorative cornice featuring heavy brackets carved in a floral motif, and a paneled fascia. The cornice is capped by a triangular pediment. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. However, an 1873 atlas depicts the current building and denotes it as being owned by Wm. G. Plummer. The building is subsequently depicted on an 1881 bird's eye view illustration, the long and irregular footprint at the rear of the building clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building and shows its irregular rear footprint. The same configuration is depicted in a 1909

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-242295368

Page 1

atlas of Hoboken, and a 1932 revision to a 1906 Sanborn map shows the four-story brick building and denotes a storefront on the first floor. A 1951 Sanborn revision shows the same configuration as the 1932 map, with two storefronts on the first floor.

411 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone lintels and sills; decorative cornice; original window and door openings; and the first floor storefront massing with residential space above. Therefore, it is recommended that 411 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

411 Washington Street is sited on a rectangular parcel (Block 215 Lot 6), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

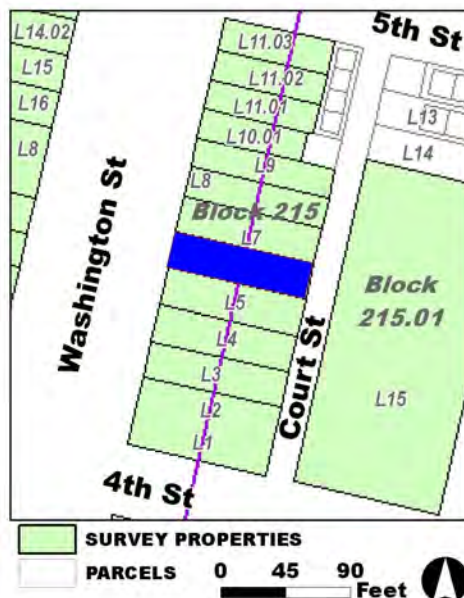
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-242295368

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| 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 | |

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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-242295368**

Page 3

PROPERTY REPORT

Property ID: 197221314

Property Name: Odd Fellows Hall/Lining Store
Address: 412 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Odd Fellows Hall/Lining Store at 412 Washington Street (also known as 413-415 Bloomfield Street) is a four-and-one-half-story, three-bay, Beaux Arts-style mixed use structure built in 1915 and likely incorporating portions of a structure dating back to 1854. The façade (east elevation) is clad in terra cotta and features a fire escape located in front of the center bay. The first floor contains a modern storefront with an off-center entry containing a double-leaf, wood and glass door. The storefront features large display windows and paneled pilasters. A recessed entry to the upper floors of the structure is located to the south side of the facade and contains a double-leaf glass plate door with a transom. Squared pilasters with Corinthian capitals flank each of the bays between the second and fourth floors of the structure. Fenestration includes paired windows in each bay containing one-over-one replacement sashes separated by smaller pilasters with Corinthian capitals. Above both the second and third floor windows are terra cotta panels with ornamental motifs of a heraldic shield surrounded by a laurel wreath. Above the fourth floor windows are modern fanlights, with the northernmost fanlight missing two of its panes of glass. The building is capped with a frieze displaying the terra cotta letters "The Lining Store." The flat roof is accented by a decorative terra cotta cornice.

The rear (west) elevation fronts on Bloomfield Street, is three bays wide, and features a fire escape. Clad in decorative brickwork, the elevation features three entrances, all of which contain fiberglass or metal replacement doors and are topped with replacement hooded entablatures. Fenestration on the first floor consists of windows with replacement three-part casement sashes, stone sills, and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

197221314

Page 1

replacement hooded entablature lintels. The second floor features arched windows with stone sills containing paired one-over-ones replacement sashes topped with a fan pattern-motif. Fenestration on the upper stories consists of grouped windows with stone sills and lintels containing replacement one-over-one sashes. While the entire facade of the building has been rebuilt, alterations include a replacement storefront, modern fan lights, faux-historic terra cotta ornamentation, and replacement doors and sashes. Additional alterations to this building include a set-back penthouse level, insertion of a multi-story lightwell on the north elevation, and replacement sashes and doors on the rear elevation. No exterior flood mitigation measures are evident. (See Building Attachment)

The Odd Fellows Hall was completed in 1854 as one of the earlier substantial buildings on this block of Washington Street. At the time of its construction it was one of the largest structures in Hoboken and dominated this area of Washington Street. The building was substantially expanded in 1881, with the addition of an extra floor and frame rear addition. This rear addition burned in 1893 and was subsequently replaced with a brick rear wing. The building suffered another significant fire in 1911 which heavily damaged the Washington Street half of the structure, and one in 1914 which left a charred shell. The property was sold to local merchant Max Z. Hurwitz, who rebuilt the structure with a Beaux Arts facade and located his Lining Store dry goods business on the ground floor. The Odd Fellows continued to use the building, sometimes called New Odd Fellows Hall, until 1918, when it was seized by the U.S. government for military use during World War I. After the war, it was home to the Lining Store and the Palace Garden dance hall, though it suffered another damaging fire in 1923. Hurwitz leased the storefront and basement to the W. T. Grant Co. variety store chain, which had a store located in the building until 1957. In that year, the building was renovated and became home to Queen's Department Store. A circus school was opened on the second floor in 1979, but in the mid 1980s the building underwent conversion into condominiums. It was heavily altered, with the construction of a set-back penthouse level, insertion of a lightwell on the north side, and faux historicization of some ornamental details on the facade. (See Property Eligibility Worksheet)

The Odd Fellows Hall/Lining Store building at 412 Washington Street (also referred to as 413-415 Bloomfield Street) has undergone significant alterations, including the installation of replacement storefronts; replacement sashes; replacement entries on the west elevation; construction of a set-back penthouse; the insertion of a large lightwell on the north side, and the false historicization of modern ornamental details. Despite this, its massing, general facade organization, and decorative elements, such as the terra cotta ornamentation, store lettering, and cornice survive. It contributes to the architectural fabric of the commercial block where it sits, as well as the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the Odd Fellows Hall / Lining Store be classified as a contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

The Odd Fellows Hall / Lining Store building at 412 Washington Street is sited on a parcel (Block 203 Lot 8), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with commercial first floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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

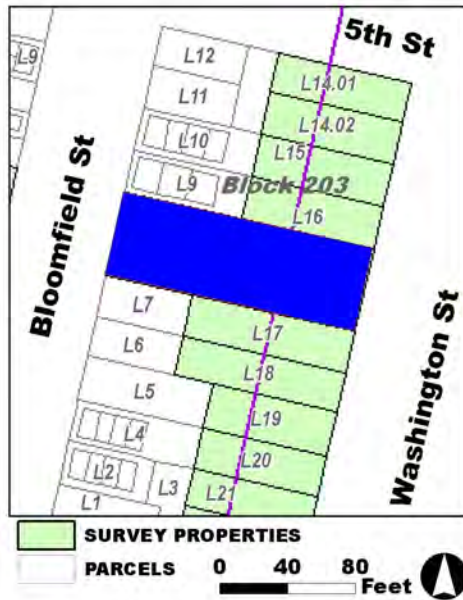
☒ (Primary Contact)

Property ID:

197221314

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

197221314

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

197221314

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Organization: AECOM

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

197221314

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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: | 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: Null

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

197221314

Page 6

PROPERTY REPORT

Property ID: **-1487910567**

Property Name: 413 Washington Street
Address: 413 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

413 Washington Street is a four-story, three-bay, brick, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features modern brick infill, and a central entrance flanked by two modern fixed windows. The storefront is sheltered by a modern canvas awning, and historic-period lighting is present above the awning. An entrance to the upper level residential space is located in the northern bay and features a modern panel and glass door topped by a large transom. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings on the third and fourth floor. These windows exhibit brick sills and segmental arch stone lintels. The second floor windows have been modified with brick infill to accommodate smaller windows and feature brick sills and lintels. The flat roof is delineated by a decorative cornice featuring heavy brackets carved in a floral motif and a paneled fascia. Alterations include the brick infill on first floor storefront; replacement windows and doors; and modification to the second floor window openings. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. However, an 1873 atlas depicts the current building and denotes it as being owned by F. Montgomery. The building is subsequently depicted on an 1881 bird's eye view illustration, the long and irregular footprint at the rear of the building clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with an addition located at the rear of the lot and stretching to Court Street. The

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1487910567

Page 1

☐ (Primary Contact)

same configuration is depicted in a 1909 atlas of Hoboken, and a 1932 and 1951 revision to a 1906 Sanborn map denotes the addition as a one-story brick structure with a wood-frame portion in the northern bay. The footprint depicted on these maps remains today, and the rear addition now serves as a garage.

While 413 Washington Street has undergone alterations to its first floor façade and modifications to the second floor window openings, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the decorative stone lintels and brick sills; decorative cornice; majority of original window and door openings; and the first floor storefront with residential space above. Therefore, it is recommended that 413 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

413 Washington Street is sited on a rectangular, mid-block parcel (Block 215 Lot 7), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited amongst a row of multi-story, masonry buildings with commercial space on the first floor and residential space in the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

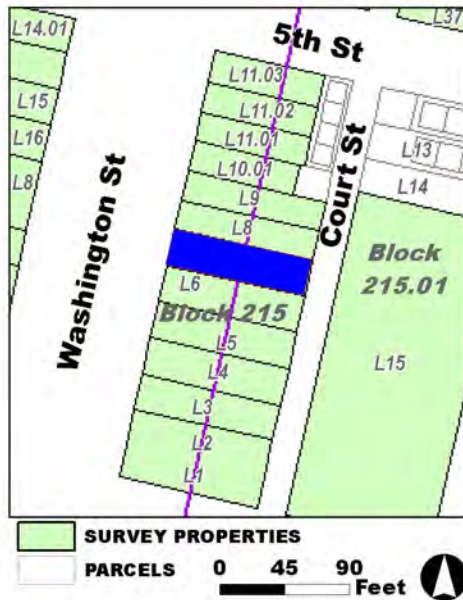
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1487910567

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| 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-1C-3U-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1487910567**

Page 3

PROPERTY REPORT

Property ID: -465380698

Property Name: 415 Washington Street
Address: 415 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | Newark | 215 | 8 | |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

415 Washington Street is a four-story, four-bay, brick, Italianate-style building constructed ca. 1890. The facade is clad in brick and features a commercial storefront that spans the first and second floors. The storefront features a broad mid-century metal signboard. The storefront includes a faux stone frame with a plate-glass door and plate-glass windows set beneath a canvas awning. An entrance to the upper level residential space is located in the northern bay. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings, with a wood panel infill to accommodate smaller windows. The windows feature soldier course brick lintels. The flat roof is delineated by a decorative cornice featuring brackets and egg and dart embellishment. Alterations include replacement windows and doors; and modification of original storefront. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot, and the current footprint is different than what is depicted in an 1873 atlas. An 1891 Sanborn fire insurance map depicts the four-story brick building with two, two-story, wood-frame extensions at the rear, taking up the entire width of the lot. The same configuration is depicted in a 1909 atlas of Hoboken. However, a 1932 revision to a 1906 Sanborn map shows the wood-frame buildings had been demolished, and a brick addition had been extended to the rear of the lot, with the area facing Court Street used as a garage. A 1951 Sanborn revision shows the same configuration as the 1932 map.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-465380698

Page 1

☐ (Primary Contact)

While 415 Washington Street has undergone alterations to its storefront façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include storefront massing with mid-century signboard and residential space above; decorative cornice; and original window and door openings. Therefore, it is recommended that 409 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

415 Washington Street is sited on a mid-block, rectangular parcel (Block 215 Lot 8), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

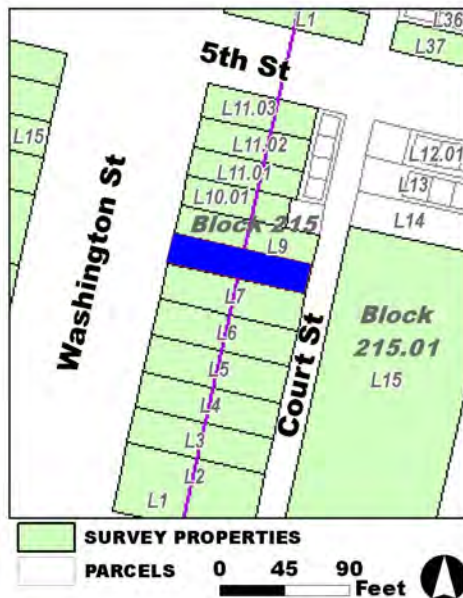
Other Designation Date:

☐ Eligibility Worksheet 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)

-465380698

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| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-2U-2C-X-H/G / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-465380698**

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PROPERTY REPORT

Property ID: **-1434385455**

Property Name: 416 Washington Street
Address: 416 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

416 Washington Street is a four-story, three-bay, Italianate-style brick building constructed ca. 1900. The facade is clad in brick and features a commercial entity at the ground level. The storefront exhibits a centralized, deeply-recessed, double-doorway flanked by rounded plate-glass windows that run from the recessed door to the front of the facade. An entrance to the residential space on the upper floors is located in the northern bay of the facade. This modern plate-glass door is topped by a large transom. The first floor exhibits modern metal sheeting and signage. A stone belt course runs between the first floor storefront and the second floor, and serves as a sill for the second floor windows. Fenestration on the upper floors includes an original paired window on the second floor flanked by one-over-one windows, and single one-over-one windows on the third and fourth floors. All windows consist of replacement one-over-one vinyl sash. The central paired window on the second floor features a flat stone lintel with an entablature, and the remaining windows feature arched stone lintels with decorative dentils and stone sills. The flat roof is accented by a decorative cornice exhibiting brackets and an arched fascia. Alterations include the re-surfacing of the first floor in metal sheeting and replacement window sashes and doors on the first floor. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, but it does not appear that this building is present in the illustration. A building is depicted at 416 Washington Street on an 1873 atlas; however, the footprint does not match that of the current building. Likewise, an 1881 bird's eye view illustration shows a three-story building located on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1434385455

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this lot at that time, as does an 1891 Sanborn fire insurance map. A 1909 atlas depicts a building with a similar footprint as this building at this location, and a 1932 revision to a 1906 Sanborn map shows the building in its current configuration as a four-story brick structure with a storefront and rear addition. A 1951 revision to the 1906 Sanborn map shows the same configuration as the 1932 map.

While 416 Washington Street has undergone alterations to the first floor façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District, and exhibits character-defining historic traits. Character-defining features include the stone lintels and sills; original window and door openings; decorative cornice; and the ground level storefront with residential space on the upper floors. Therefore, it is recommended that 416 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

416 Washington Street is sited on a mid-block, rectangular parcel (Block 203 Lot 16), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

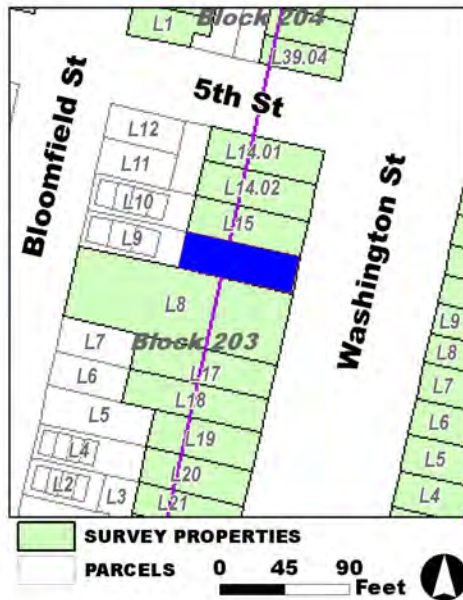
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1434385455

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☐ (Primary Contact)

BIBLIOGRAPHY:

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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: 3U-1COMM / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1434385455**

Page 3

PROPERTY REPORT

Property ID: 464622383

Property Name: 417 Washington Street
Address: 417 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 215 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

417 Washington Street is a three-story, three-bay, brick building constructed ca. 1890. The facade is clad in brick and features a commercial storefront at the basement and first floor level. The storefront features modern brick infill with a recessed door in the basement level flanked by plate-glass bay windows. The first floor storefront features a tri-partite window with replacement sash. An entrance to the upper level residential space is located in the northern bay and features a modern wood door with three glass panes. A one-over-one window is located above this entrance. A wide, simple cornice delineates the storefront from the residential space above. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature soldier course brick lintels. The flat roof is delineated by a decorative cornice featuring brackets and egg and dart embellishment. Alterations include replacement windows and doors and brick infill of original storefront. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. The building exhibits similar construction to three other buildings located to the north (419-423 Washington Street) and appear to have been constructed at the same time. An 1891 Sanborn fire insurance map depicts the building (labelled as four stories) with a one-story, wood-frame outbuilding located at the rear of the lot fronting Court Street. The same configuration is depicted in a 1909 atlas of Hoboken, and a 1932 revision to a 1906 Sanborn map shows the three-story brick building and denotes the main building had a store in the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

464622383

Page 1

basement and served as a dentist office. The one-story, wood-frame building fronting Court Street contained paints. A 1951 Sanborn revision shows the same configuration as the 1932 map.

While 417 Washington Street has undergone alterations to its storefront façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the delineation between the two-level commercial space and upper-level residential space; decorative cornice; and original window and door openings. Therefore, it is recommended that 417 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

417 Washington Street is sited on a rectangular parcel (Block 215 Lot 9), located on the east side of Washington Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

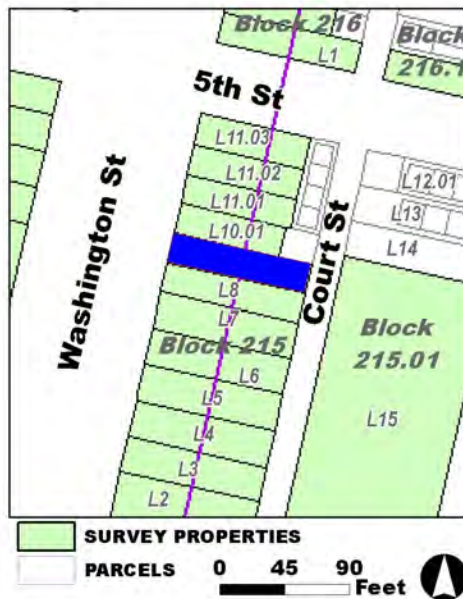
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

464622383

Page 2

BIBLIOGRAPHY:

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| 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: 4B-3U-1C-X-H/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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****464622383**

Page 3

PROPERTY REPORT

Property ID: **-270875376**

Property Name: 418 Washington Street
Address: 418 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 203 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

418 Washington Street is a three-story, three-bay, Italianate-style, brick building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront is located in the northern two bays of the building and consists of a modern central plate-glass door flanked by modern plate-glass windows. An entrance providing access to the residential space on the upper floors is located in the southern bay. This entrance is a modern panel and glass door capped by an arched fanlight infilled with glass block. The first floor of the facade has been re-surfaced with modern brick veneer. A stone belt course runs the width of the facade delineating the storefront from the second floor, and serves as a stone sill for the second floor windows. Fenestration on the upper floors includes one-over-one replacement vinyl sashes set within original openings. The windows feature stone sills and arched stone lintels exhibiting dentils. The flat roof is delineated by a decorative cornice featuring brackets and an arched fascia. Alterations include the re-surfacing of the first floor in modern brick veneer; modern storefront elements; replacement window sash and door; and the infilling of the arched fanlight in glass block. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. 418 Washington Street is depicted on an 1873 atlas where the building is denoted as being owned by M. P. Schneider, and is sited among a row of other buildings with various footprint sizes. The west side of Washington Street, on which 418 Washington Street is located, contained a large building near the center of the block housing the Independent Order of Odd Fellows (Property ID:197221314), a building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-270875376

that is clearly visible on the 1860 bird's eye view illustration of Hoboken. The 1891 Sanborn fire insurance map depicts the three-story brick building with a wood-frame rear porch. A 1932 and 1951 revision to a 1906 Sanborn map shows the three-story brick building in the same configuration as the 1891 Sanborn. The 1932 map also lists the former Independent Order of Odd Fellows building as the Palace Garden, though the footprint remains similar.

While 418 Washington Street has undergone alterations to its first floor, the building still contributes to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business/Washington Street Historic District. Character-defining features include the original window and door openings; stone sills and lintels; decorative cornice; and commercial storefront with residential space in upper floors. Therefore, it is recommended that 418 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

418 Washington Street is sited on a rectangular parcel (Block 203 Lot 15), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

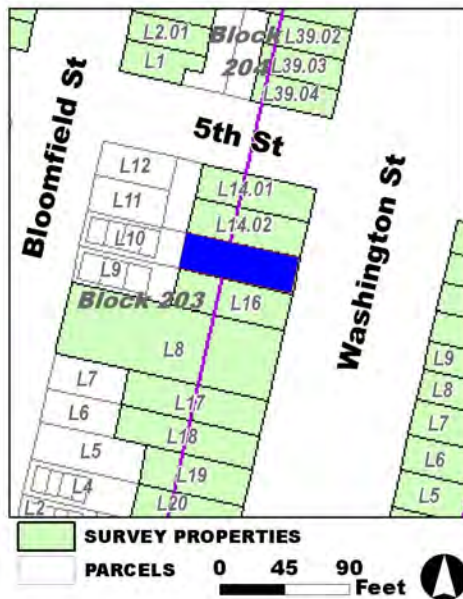
Other Designation Date:

☐ Eligibility Worksheet 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)

-270875376

Page 2

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| 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 | |
| G. M. Hopkins Co. | Atlas of Hudson County, New Jersey | 1909 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-270875376

Page 3

PROPERTY REPORT

Property ID: **-1372172447**

Property Name: 419 Washington Street
Address: 419 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 215 | 10.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

419 Washington Street is a three-story, three-bay, brick, Italianate-style building constructed ca. 1890. The facade is clad in modern face brick and features a two-level commercial space that includes an early basement storefront. The early basement storefront features light aluminum framing, a recessed central entrance flanked by show windows, and a pressed metal cornice. The upper level storefront includes a bowed window above the historic storefront and a combination of oversized fixed and double-hung windows topped by large transoms. An entrance to the upper level residential space is located in the northern bay and features a modern plate glass door topped by a large transom. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature soldier course brick lintels and stone sills. The flat roof is delineated by a decorative cornice featuring brackets and egg and dart embellishment. Alterations include the modern storefront addition and replacement windows and doors. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration and an 1873 atlas shows a different building than is currently present on the lot. However, an 1891 Sanborn fire insurance map depicts the brick building (noted as four stories) with a small outbuilding located at the rear of the lot, labelled as a carpenters shop, fronting Court Street. The same configuration is depicted in a 1909 atlas of Hoboken, and a 1932 revision to a 1906 Sanborn map shows the three-story brick building and denotes that the basement level contained

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1372172447

Page 1

☐ (Primary Contact)

a store, and the first floor served as a club. A 1951 Sanborn revision shows the same configuration as the 1932 map, but notes that the basement and first floor contained stores, and the outbuilding at the rear of the lot was used as a garage.

419 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the two-level storefront configuration with early basement storefront; brick lintels and sills; decorative cornice; and original window and door openings. Therefore, it is recommended that 419 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

419 Washington Street is sited on a rectangular parcel (Block 215 Lot 10.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-1372172447

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C / 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1372172447**

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PROPERTY REPORT

Property ID: **-890947157**

Property Name: 420 Washington Street
Address: 420 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 203 | 14.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

420 Washington Street is a three-story, three-bay, brick building constructed ca. 1910. The facade is clad in brick and features a commercial storefront at the ground level. The storefront exhibits modern plate-glass commercial windows and a recessed plate-glass double door. A panel and glass door provides access to the upper residential floors in the northern bay. A modern canvas awning stretches the width of the facade above the storefront. The building was constructed with a one-story brick wing extending to the rear of the building that it shares with the adjoining building to the north. Fenestration on the upper floors includes replacement, one-over-one windows set within original openings. The windows exhibit stone sills and flat stone lintels. A decorative cornice exhibiting brackets highlights the flat roof. Alterations consist of replacement window sash and door and modern storefront on the ground level. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, but it does not appear that this building is present in the illustration. A building is depicted at 420 Washington Street on an 1873 atlas; however, the footprint does not match that of the current building. Likewise, an 1881 bird's eye view illustration shows a four-story building located on this lot at that time, and an 1891 Sanborn fire insurance map and a 1909 atlas depicts a building with a different footprint at this location. A 1932 revision to a 1906 Sanborn map shows the building in its current configuration as a three-story brick structure, similar in size to the adjacent building to the north, with a one-story rear wing shared by both buildings. A 1951 revision to the 1906 Sanborn map shows the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-890947157

Page 1

same configuration as the 1932 map.

While 420 Washington Street has undergone alterations to its first floor storefront, the building still exhibits character-defining historic traits and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with upper level residential space; the decorative cornice; and original window openings with stone lintels and sills. Therefore, it is recommended that 420 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

420 Washington Street is sited on a rectangular parcel (Block 203 Lot 14.02), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

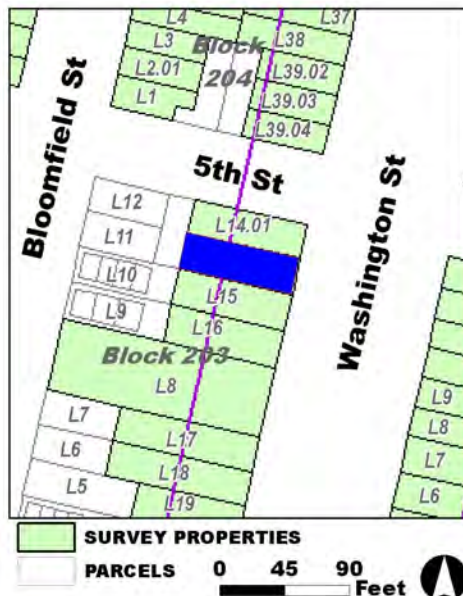
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-890947157

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-BA / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-890947157**

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PROPERTY REPORT

Property ID: 505223694

Property Name: 421 Washington Street
Address: 421 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 215 | 11.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

421 Washington Street is a three-story, three-bay, brick, Italianate building constructed ca. 1890. The facade is clad in modern face brick and features a two-level storefront that includes an early basement storefront. The early basement-level storefront features light aluminum framing, a recessed central entrance flanked by show windows, and a pressed metal cornice. The upper level storefront includes a bowed window above the historic storefront and oversized fixed windows topped by large transoms. An entrance to the upper level residential space is located in the northern bay and features a modern steel and etched glass door topped by a large transom. Fenestration on the upper floors includes eight-over-twelve replacement sashes set within original openings. The windows feature soldier course brick lintels and stone sills. The flat roof is delineated by a decorative cornice featuring brackets and egg and dart embellishment. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. This building appears to have been constructed at the same time as the building located to the south (419 Washington Street) and mirrors that construction. An 1891 Sanborn fire insurance map depicts the brick building (noted as four stories) with two small outbuildings located behind the main building. A one-story wood frame building located near the center of the lot is labelled "steam dyeing" and a one-story brick building fronting Court Street is not labelled. A 1932 revision to a 1906 Sanborn map shows the same configuration, and notes that the three-story brick building had a store in the basement, and the brick building fronting Court Street was now two stories tall and served

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

Property ID:

505223694

Page 1

☒ (Primary Contact)

as a garage. A 1951 Sanborn revision shows the same configuration as the 1932 map, but notes that the outbuilding fronting Court Street had been joined with other outbuildings fronting Court Street to the north, and served as lofts.

421 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the two-level storefront configuration with early basement storefront; brick lintels and sills; decorative cornice; and original window and door openings. Therefore, it is recommended that 421 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

421 Washington Street is sited on a rectangular parcel (Block 215 Lot 11.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

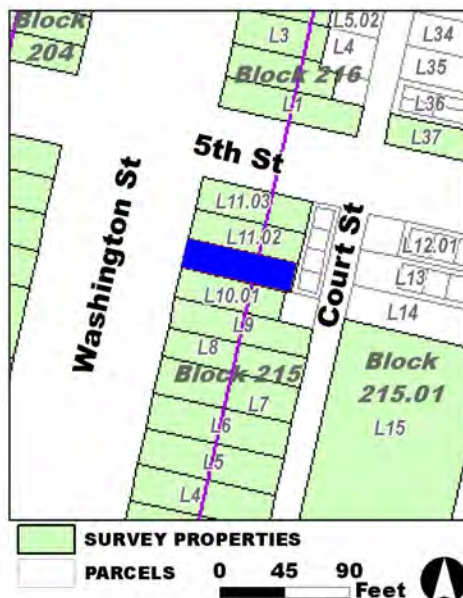
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

505223694

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☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | | |
| 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: 4B-3U-1C-X / 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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****505223694**

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PROPERTY REPORT

Property ID: **-1837742958**

Property Name: 422 Washington Street
Address: 422 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 203 | 14.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

422 Washington Street is a three-story, three-bay, brick building constructed ca. 1910. The facade is clad in brick and features a commercial storefront at the ground level. The storefront exhibits modern plate-glass commercial windows and double door. A modern panel and glass door provides access to the upper residential floors in the southern bay. A modern canvas awning stretches the width of the facade above the storefront, and historic-period lighting is present above the awning. The building was constructed with a one-story brick wing extending to the rear of the building fronting Fifth Street. This elevation features a brick facade with a row of boarded windows, and a storefront located in the basement level of the building. Fenestration on the facade of the main block includes a multi-pane ribbon window on the second floor and one-over-one windows on the third floor. The original window openings have been altered on the second floor to accommodate the ribbon window. The windows on the third floor exhibit stone sills and flat stone lintels. A decorative cornice exhibiting brackets highlights the flat roof. Alterations consist of the altered window openings on the second floor; replacement window sash and door; and modern storefront on the ground level. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year, but it does not appear that this building is present in the illustration. A building is depicted at 422 Washington Street on an 1873 atlas; however, the footprint does not match that of the current building. Likewise, an 1881 bird's eye view illustration shows a four-story building located on this lot at that time, and an 1891 Sanborn fire insurance map and a 1909 atlas depicts a building with a different footprint at this location. A

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1837742958

Page 1

1932 revision to a 1906 Sanborn map shows the building in its current configuration as a three-story brick structure, similar in size to the adjacent building to the south, with a one story rear wing shared by both buildings. A 1951 revision to the 1906 Sanborn map shows the same configuration as the 1932 map.

While 422 Washington Street has undergone alterations to its façade, including alteration of second floor window openings; replacement sashes and doors; and modern storefront modifications, the building still exhibits character-defining historic traits and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with upper level residential space; the decorative cornice; and majority of original window openings with stone lintels and sills. Therefore, it is recommended that 422 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

422 Washington Street is sited on a rectangular corner parcel (Block 203 Lot 14.01), located on the west side of Washington Street at the intersection with Fifth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

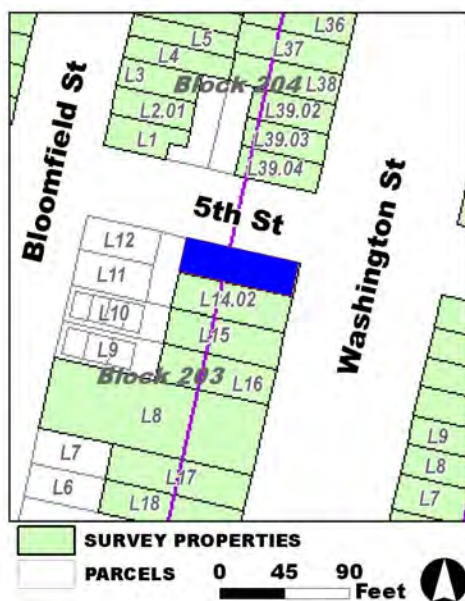
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1837742958

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| 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 | |
| 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: 3B-2U-1C-X-H-BA / 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: 2/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1837742958**

Page 3

PROPERTY REPORT

Property ID: 772155511

Property Name: 423 Washington Street
Address: 423 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 215 | 11.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

423 Washington Street is a three-story, three-bay, brick, Italianate-style building constructed ca. 1890. The facade is clad in brick and features a commercial storefront at the basement and first floor level. The storefront features a recessed door in the basement level flanked by plate-glass bay windows and topped by a bay window. An entrance to the upper level residential space is located in the northern bay and features a modern panel and glass door with a sidelight. Fenestration on the first floor storefront features replacement one-over-one and fixed windows set within wood panel infill. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings. The windows feature segmental arch stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring heavy brackets and a paneled fascia. Alterations include replacement windows and doors and wood paneling infill on the first floor storefront. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. While there has been a building on this lot since at least that time, the 1860 illustration shows a different building than is currently present on the lot. The building exhibits similar construction to three other buildings located to the south(417-421 Washington Street) and appear to have been constructed at the same time. An 1891 Sanborn fire insurance map depicts the building (labelled as four stories) with a small shed or outhouse located at the rear of the lot near Court Street. A 1909 atlas of Hoboken, reveals a larger brick building constructed on the property at the rear of the lot. A 1932 revision to a 1906 Sanborn map shows the three-story brick building and denotes the main building

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

772155511

Page 1

had a store in the basement and first floor, and the outbuilding to the rear had been incorporated into other buildings, with an address of 61 Fifth Street, and was being used as a furniture warehouse. A 1951 Sanborn revision shows that the building contained a store in the basement, an office in the first floor, and flats on the second and third floors. The building towards the rear of the lot was still incorporated with other buildings and was being used as lofts, and a series of one-story buildings had been constructed in the middle of the lot. It appears that these one-story buildings are no longer extant.

While 423 Washington Street has undergone alterations to its storefront façade, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the two-level storefront with residential space above; decorative cornice; and original window and door openings. Therefore, it is recommended that 423 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

423 Washington Street is sited on a rectangular parcel (Block 215 Lot 11.02), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story masonry buildings with storefronts on the ground level and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

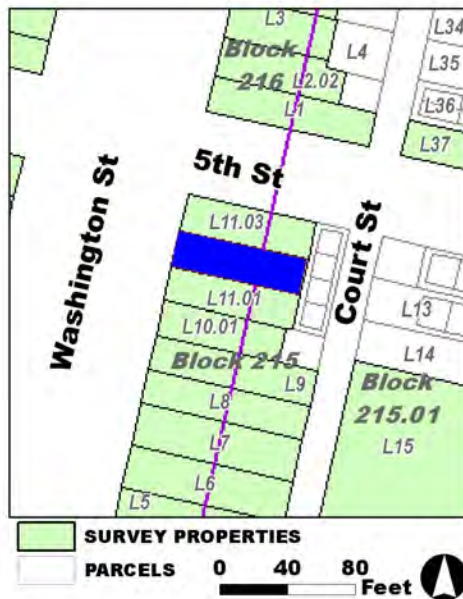
Other Designation Date:

☐ Eligibility Worksheet 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)

772155511

Page 2

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1U-2C-1FX / 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:* 3/6/2019**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:**

772155511

Page 3

PROPERTY REPORT

Property ID: -1439693076

Property Name: 425 Washington Street
Address: 425 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 215 | 11.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

425 Washington Street is a four-story, three-bay, brick, Italianate building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a modern, central, plate-glass, double-leaf door flanked by large plate-glass windows with metal sheathing on the facade near the doors. A modern awning stretches across the facade and the first bay of the north elevation above the storefront, and historic-period lighting is present above the awning. An entrance to the upper level residential space is located on the east bay of the north elevation fronting Fifth Street. This entrance features a modern plate-glass door set within a decorative original opening exhibiting a stone stoop with brick pilasters supporting an entablature with heavy brackets. Fenestration on the upper floors of the facade includes one-over-one replacement sashes set within original openings. The windows feature flat stone lintels and stone sills. The north elevation is five-bays deep and generally consists of one-over-one replacement sash windows set within original openings with flat stone lintels and sills. Some of the windows have been infilled with brick, but retain the original lintels and sills. Original iron fire escapes are present in the middle bays of the second through fourth floor. The flat roof is delineated by a decorative cornice featuring heavy brackets that extend through the fascia. Alterations include replacement windows and doors; brick infill of some windows on the north elevation; and modern commercial awning. No exterior flood mitigation measures are evident.

The 400 block of Washington Street was fully developed by 1860, as seen in a bird's eye view illustration published that year. It is unclear if the 1860 illustration depicts this building; however, it is shown on an 1873 atlas as being part of the Estate of J. B. Chamboon, along

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1439693076

Page 1

with the two lots located to the south. The building is subsequently depicted on an 1881 bird's eye view illustration, its rear wing clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with a series of half-width extensions at the rear of the building including a three-story brick portion, two-story brick portion, and two, one-story wood-frame portions, respectively, stretching to Court Street. A 1909 atlas of Hoboken shows the brick rear extensions were intact, but the wood frame portions of the structure at the rear of the lot had been replaced by a detached brick structure. A 1932 and 1951 revision to a 1906 Sanborn map shows the current configuration of the building, consisting of the four-story main block facing Washington Street, and the original three-story brick portion at the rear featuring the addition of a fourth floor.

While 425 Washington Street has undergone some alterations, including the modern storefront and brick infill on some windows on the north elevation, the building still contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the stone lintels and sills; decorative cornice; majority of original window openings; and original door openings. Therefore, it is recommended that 425 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

425 Washington Street is sited on a rectangular corner parcel (Block 215 Lot 11.03), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited amongst a row of multi-story, masonry buildings with commercial space on the first floor and residential space in the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

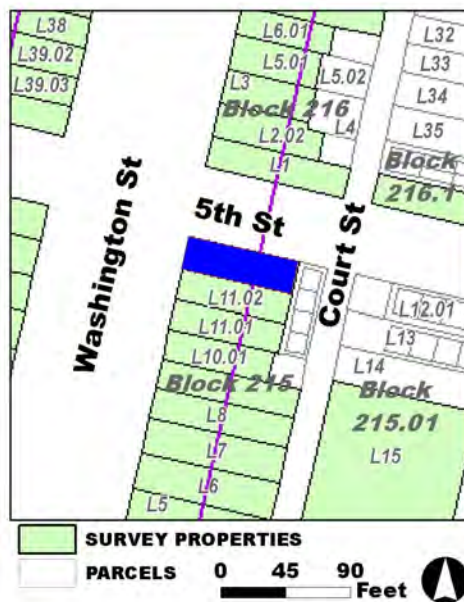
Other Designation Date:

☐ Eligibility Worksheet 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:

-1439693076

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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-H-BA / 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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1439693076**

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PROPERTY REPORT

Property ID: **-1168711498**

Property Name: 500 Washington Street
Address: 500 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 204 | 39.04 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

500 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a modern storefront at the ground level. The storefront consists of a central recessed entrance that features a modern plate glass door with sidelights topped by a transom, and is flanked by plate glass windows. The storefront features fluted pilasters, decorative panels, and a Doric column located at the corner of the building fronting Fifth Street. A recessed entry providing access to the upper residential floors is located in the northern bay. A decorative cast iron cornice with dentils and a pent roof covered in standing seam metal delineates the storefront from the second level. Fenestration on the upper floors includes one-over-one replacement sash set within original openings that feature stone sills and carved stone lintels. The flat roof is delineated by a decorative cornice exhibiting brackets and a paneled fascia. The south (side) elevation fronting Fifth Street features a stone water table and a secondary entrance located in the western portion of the building accessed by a flight of metal stairs. Some of the first floor windows have been infilled with brick but retain their stone sills and lintels. Wrought iron fire escapes are present near the middle of the building. Alterations include replacement windows and doors. Brick infill of all basement windows and several first floor windows on the south elevation may be a flood mitigation measure.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration, or an 1873 atlas of Hoboken. However, the building is depicted on an 1881 bird's eye view illustration of Hoboken, the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-1168711498

Page 1

☒ (Primary Contact)

buildings facade and side elevation clearly visible. An 1891 Sanborn map depicts the four-story brick building with a rear ell extension and a small outhouse or shed located at the rear of the lot adjacent to the rear ell. The building is depicted again in a 1932 Sanborn map in the same configuration; however, the small shed/outhouse was no longer extant at that time. The same configuration is depicted in a 1951 Sanborn map. A photograph from a 1978 survey shows a different storefront with a pent roof.

500 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the pent roof configuration at the storefront; original window and door openings; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 500 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

500 Washington Street is sited on a rectangular corner parcel (Block 204 Lot 39.04), located on the west side of Washington Street at the intersection with Fifth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1168711498

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1168711498**

Page 3

PROPERTY REPORT

Property ID: 61769973

Property Name: 501 Washington Street
Address: 501 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 1 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

500 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick on the upper two floors and faux stone veneer on the lower level. The building features a storefront at the ground level. The building was under renovation at time of field survey. The facade of the storefront has been partially removed, but a Corinthian column was visible at the corner of the building fronting Fifth Street, and fluted pilasters were visible along the facade. Fenestration consists of one-over-one replacement sash, and one altered window opening that once consisted of a tri-partite window was boarded over. It appears that the first floor window openings have been altered, but the third floor window openings are original and feature heavy stone sills and arched soldier course brick lintels. The openings have been slightly infilled to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting a wide overhang and brackets. Alterations include faux stone veneer on the lower level; altered window openings on the second floor; replacement windows and doors, and slight infill of some windows. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration, or an 1873 atlas of Hoboken. However, the building is depicted on an 1881 bird's eye view illustration of Hoboken, the buildings south elevation bays clearly visible. An 1891 Sanborn map denotes the building as constructed of wood frame, but a 1932

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

61769973

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Sanborn map denotes the building, with the same footprint depicted in 1891, as a three-story brick building. The same configuration is depicted in a 1951 Sanborn map.

While 501 Washington Street is currently under renovation and exhibits some non-historic alterations, the remaining historic fabric contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with extant decorative elements and residential space above; majority of original window and door openings; stone lintels and arched windows; and the decorative cornice. Therefore, it is recommended that 501 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

501 Washington Street is sited on a rectangular corner parcel (Block 216 Lot 1), located on the east side of Washington Street at the intersection with Fifth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

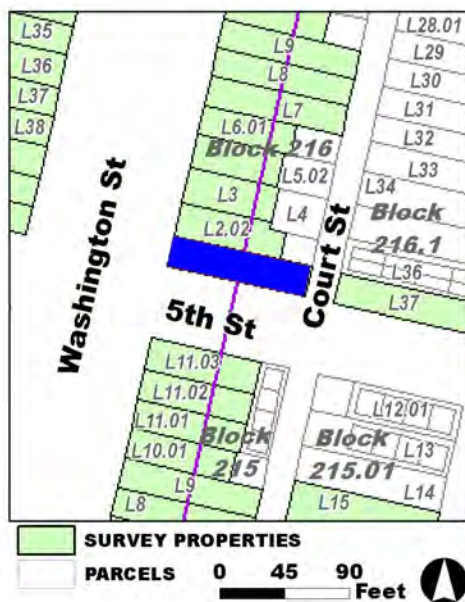
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

61769973

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

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| 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 | 1951 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2C-2U-X-H / 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: 3/5/2019

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

61769973

Page 3

PROPERTY REPORT

Property ID: 607371689

Property Name: 502 Washington Street
Address: 502 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 204 | 39.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

502 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features cast iron sheathing and a recessed, central, entrance flanked by two large plate glass bay windows in the southern bays of the facade. An entrance to the upper level floors is located in the northern bay and features a large transom. A modern canvas awning shelters the storefront and modern fencing delineates an outside sitting area. A wide, simple, cast iron cornice delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings featuring stone sills and carved stone lintels. The flat roof is delineated by a decorative cornice featuring brackets and a paneled fascia. Alterations include replacement windows and doors and modern awning and signage. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it is unclear if the current building was depicted in the 1860 illustration. An 1873 atlas depicts the current building sited amongst a row of connected buildings with the same setback fronting Washington Street. The building is subsequently depicted on an 1881 bird's eye view illustration, the four-story, three-bay facade clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with a one-story, wood-frame addition extending to the rear of the lot. This map labels the building as containing a confectionary. The building is depicted again in a 1932 and 1951 Sanborn map

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

607371689

in the same configuration, which continues to exist today.

502 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron first floor storefront with residential space above; original window and door openings; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 502 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

502 Washington Street is sited on a rectangular parcel (Block 204 Lot 39.03), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

607371689

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| 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 | | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****607371689**

Page 3

PROPERTY REPORT

Property ID: 1307435593

Property Name: 503 Washington Street
Address: 503 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 2.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

503 Washington Street is a four-story, three-bay building constructed ca. 1890. The facade is clad in stucco and features a storefront at the ground level. The storefront is clad in modern metal sheathing and features a recessed central door flanked by plate glass bay windows. An entrance providing access to the upper residential floors, consisting of modern plate glass door and sidelights, is located in the northern bay of the building. A modern canvas awning shelters the storefront. Fenestration on the upper floors consist of one-over-one replacement sash set within original window openings that feature stone sills and flat stone lintels that have been covered in stucco. Air conditioning units have been installed under the windows in the central bay. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include the stucco veneer; modern storefront cladding; replacement windows and doors; and installation of air conditioning units. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration, or on an 1873 atlas of Hoboken or 1881 bird's eye view illustration. However, the building is depicted on an 1891 Sanborn map, that denotes the four-story brick building with a small four-story brick rear addition. This map also shows a one-story, wood-frame, outbuilding incorporated into a rear addition of the building to the south, 501 Washington Street, fronting Court Street at the rear of the lot. The same configuration is depicted in 1932 and 1951 Sanborn maps, with the first floor storefront noted. By 1932, the rear

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1307435593

outbuilding was labeled as 502 Court Street. This outbuilding is no longer extant.

While 503 Washington Street has undergone non-historic alterations including the stucco veneer and storefront modifications, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; original window and door openings; and the decorative cornice. Therefore, it is recommended that 503 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

503 Washington Street is sited on a rectangular parcel (Block 216 Lot 2.02), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

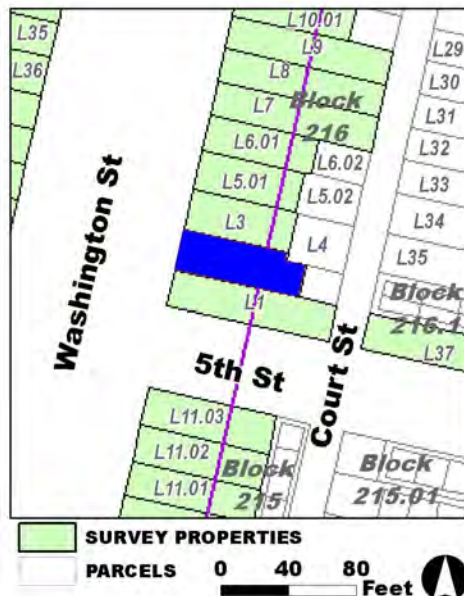
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

1307435593

Page 2

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1307435593**

Page 3

PROPERTY REPORT

Property ID: **-1939916472**

Property Name: 504 Washington Street
Address: 504 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 204 | 39.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

504 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features cast iron sheathing and a recessed central entrance flanked by two large plate glass bay windows in the southern bays of the facade. There is brick infill below these windows. An entrance to the upper level floors is located in the northern bay and features a large transom. A modern canvas awning shelters the storefront, and a wide, simple, cast iron cornice delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one replacement sashes set within original openings featuring stone sills and carved stone lintels. The flat roof is delineated by a decorative cornice featuring brackets and a paneled fascia. Alterations include replacement windows and doors; brick infill below storefront windows; and modern awning and signage. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it is unclear if the current building was depicted in the 1860 illustration. An 1873 atlas depicts the current building sited amongst a row of connected buildings with the same setback fronting Washington Street. The building is subsequently depicted on an 1881 bird's eye view illustration, the four-story, three-bay facade clearly visible. An 1891 Sanborn fire insurance map depicts the four-story brick building with a small outhouse or shed located at the rear of the lot. This map labels the building as containing the Stein and Weidner Insurance Company. The building is depicted again on a 1932 and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1939916472

Page 1

1951 Sanborn map that shows the four-story brick building had a one-story, rear, masonry addition that extended the length of the lot. This configuration remains today.

504 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron first floor storefront with residential space above; original window and door openings; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 504 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

504 Washington Street is sited on a rectangular parcel (Block 204 Lot 39.02), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



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 | 1951 | | |
| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1939916472**

Page 3

PROPERTY REPORT

Property ID: 1365138646

Property Name: 505 Washington Street
Address: 505 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 3 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

505 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of a recessed modern panel and glass door with a sidelight flanked by plate glass bay windows in the southern bay of the building. An entrance providing access to the upper residential floors, consisting of a modern panel and glass double door is located in the northern bay of the building. A modern canvas awning shelters the first floor, and a simple cornice delineates the first floor from the upper levels. Fenestration on the upper floors consist of one-over-one replacement sash set within original window openings that feature stone sills and flat stone lintels. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, it appears that the building is depicted on an 1873 atlas of Hoboken, that depicts a similar footprint with an outbuilding at the rear of the lot fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the four-story brick building with a four-story brick rear addition in the northern bay of the building, and a four-story, brick outbuilding located at the rear of the property fronting Court Street. The same

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1365138646

Page 1

☐ (Primary Contact)

configuration is depicted in a 1932 Sanborn map, but the rear outbuilding is listed as 504 Court Street, and is denoted as consisting of flats. This same configuration was depicted in a 1951 Sanborn map. This configuration remains the same today, and the building fronting Court Street is also extant.

505 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 505 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

505 Washington Street is sited on a rectangular parcel (Block 216 Lot 3), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

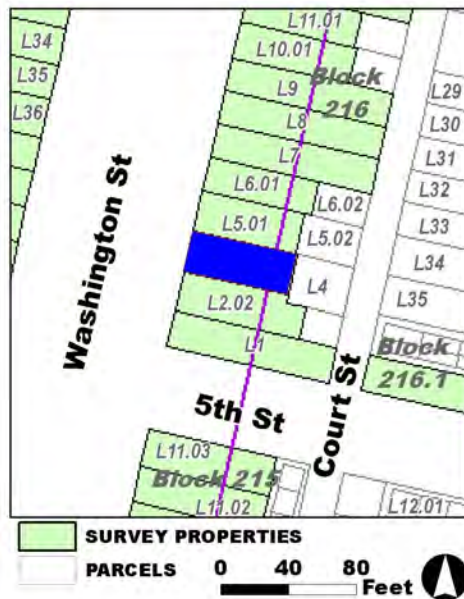
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

1365138646

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| 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 | | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1365138646**

Page 3

PROPERTY REPORT

Property ID: **-465856061**

Property Name: 506 Washington Street
Address: 506 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 38 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

506 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a wood and glass door in the northern bay, with a series of plate glass windows and wood glass doors set within wood surrounds stretching to the south. An entrance to the upper level floors is located in the northern bay and features panel door set within a wood surround. A modern canvas awning shelters the first floor of the facade and modern fencing delineates an outside sitting area. Horizontal plank siding with modern signage delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one and six-over-six replacement sashes set within original openings featuring stone sills and carved, segmental arch stone lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets, dentils, and a paneled fascia. Alterations include replacement windows and doors; modern storefront infill; and modern awning and signage. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a three-story, masonry addition extending off the northern portion of the rear of the building. This map labels the building as containing a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-465856061

Page 1

bakery. The building is depicted again in a 1932 and 1951 Sanborn map, which shows that a one-story, wood-frame addition had been appended to the rear of the building. It appears that this configuration remains today.

506 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the storefront massing with residential space above; original window and door openings; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 506 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

506 Washington Street is sited on a rectangular parcel (Block 204 Lot 38), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

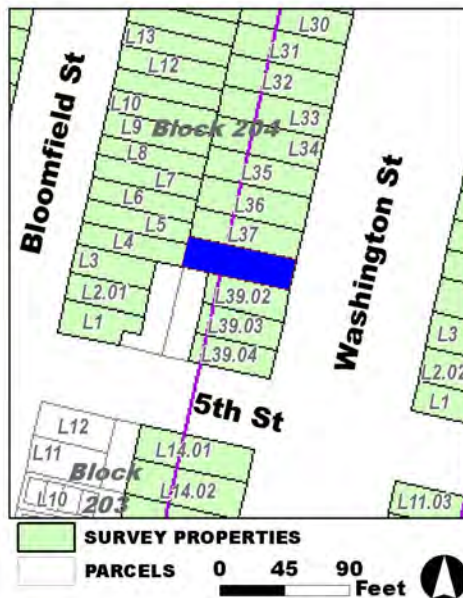
Other Designation Date:

☐ Eligibility Worksheet 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)

-465856061

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|--|-------|----------------------------------|
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| 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 | |
| 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: 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-465856061**

Page 3

PROPERTY REPORT

Property ID: -1669425761

Property Name: 507 Washington Street
Address: 507 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 5.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

507 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in modern brick veneer and features a recessed central door flanked by plate glass bay windows. An entrance providing access to the upper residential floors, consisting of a modern panel and glass door with transom and sidelight set within an original wood surround featuring pilasters and dentiled entablature, is located in the northern bay of the building. Fenestration on the upper floors consist of four-over-one replacement sash set within original arched window openings that feature stone sills and carved stone segmental arch lintels. The arched window openings have been slightly infilled to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets and a paneled fascia. Alterations include the modern storefront brick veneer; replacement windows and doors; and slight infilling of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration, or on an 1873 atlas of Hoboken. However, it does appear that the building is depicted on an 1881 bird's eye view illustration of Hoboken. The building is subsequently depicted on an 1891 Sanborn map, that denotes the four-story brick building with a small wood-frame rear addition, likely a rear porch. This map also shows a two-story outbuilding located at the rear of the lot fronting Court

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1669425761

Page 1

Street. The same configuration is depicted in a 1932 Sanborn map, but the rear outbuilding is listed as 506 Court Street. The building was depicted again in a 1951 Sanborn map, with the building located at 506 Court Street listed as a club. This outbuilding is still extant and consists of a three-story brick residential building.

While 507 Washington Street has undergone non-historic alterations to the first floor storefront, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 507 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

507 Washington Street is sited on a rectangular parcel (Block 216 Lot 5.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

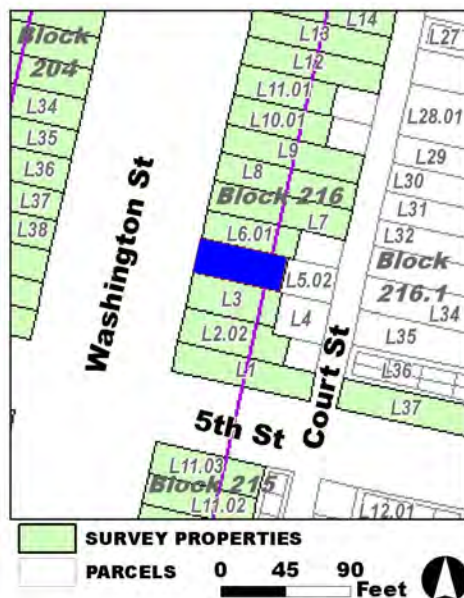
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-1669425761

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|--|-------|----------------------------------|
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | 1951 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1669425761**

Page 3

PROPERTY REPORT

Property ID: 307923978

Property Name: 508 Washington Street
Address: 508 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 37 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

508 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The decorative storefront features a recessed central door flanked by two bay windows feature multi-pane sash near the door and plate glass windows facing the street. An entrance to the upper level floors, set within a decorative surround, is located in the northern bay. A modern canvas awning shelters the first floor of the facade and modern fencing delineates an outside sitting area. A wide decorative cornice featuring panels and dentils delineates the storefront from the second floor. Fenestration on the upper floors includes two-over-two arched wood sash set within openings featuring stone sills and carved, segmental arch stone lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets, dentils, and a paneled fascia. Alterations include replacement windows and doors on the storefront and modern awning and signage. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a three-story, masonry addition extending off the southern portion of the rear of the building. This map labels the building as containing a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

307923978

Page 1

photographer. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map. The 1932 Sanborn labels the building as still containing a photographer. A photograph taken in 1978 shows a different storefront present on the building. It is unknown if the current storefront was restored to appear original, or if the original storefront elements were encased in a modern system.

508 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront space with residential space above; original window and door openings; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 508 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

508 Washington Street is sited on a rectangular parcel (Block 204 Lot 37), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

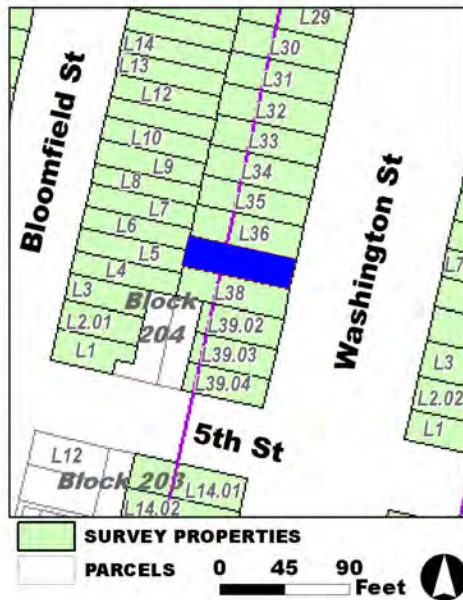
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

307923978

Page 2

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| 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 | | |
| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****307923978**

Page 3

PROPERTY REPORT

Property ID: -915593484

Property Name: 509 Washington Street
Address: 509 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 6.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

509 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of modern cladding and features a recessed door flanked by a plate glass bay window in the southern bay of the building. A modern canvas awning shelters the storefront. An entrance providing access to the upper residential floors, consisting of a modern panel and glass door with transom is located in the northern bay of the building. Fenestration on the upper floors consist of one-over-one replacement sash set within original arched window openings that feature stone sills and carved stone segmental arch lintels. The arched window openings have been slightly infilled to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include the modern modifications to the first floor storefront; replacement windows and doors; and slight infilling of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, it appears that the building is depicted on an 1873 atlas of Hoboken, that depicts a similar footprint with an outbuilding at the rear of the lot fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the four-story brick building with a four-story brick rear addition in the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-915593484

Page 1

northern bay of the building, and a three-story, wood-frame outbuilding located at the rear of the property fronting Court Street. The same configuration is depicted in a 1932 Sanborn map, but the rear outbuilding is listed as 508 Court Street, and is denoted as a wood-frame dwelling with brick veneer. This same configuration was depicted in a 1951 Sanborn map. This outbuilding is still extant and consists of a three-story brick residential building. The configuration of 509 Washington Street remains the same today, and the building fronting Court Street is also extant.

While 509 Washington Street has undergone non-historic alterations to the first floor storefront, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of first floor storefront with residential space above; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 509 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

509 Washington Street is sited on a rectangular parcel (Block 216 Lot 6.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

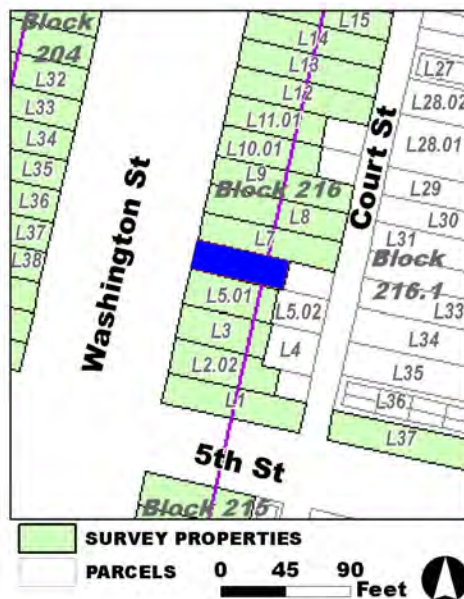
Other Designation Date:

☐ Eligibility Worksheet 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)

-915593484

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-1C / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-915593484**

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PROPERTY REPORT

Property ID: **-327589171**

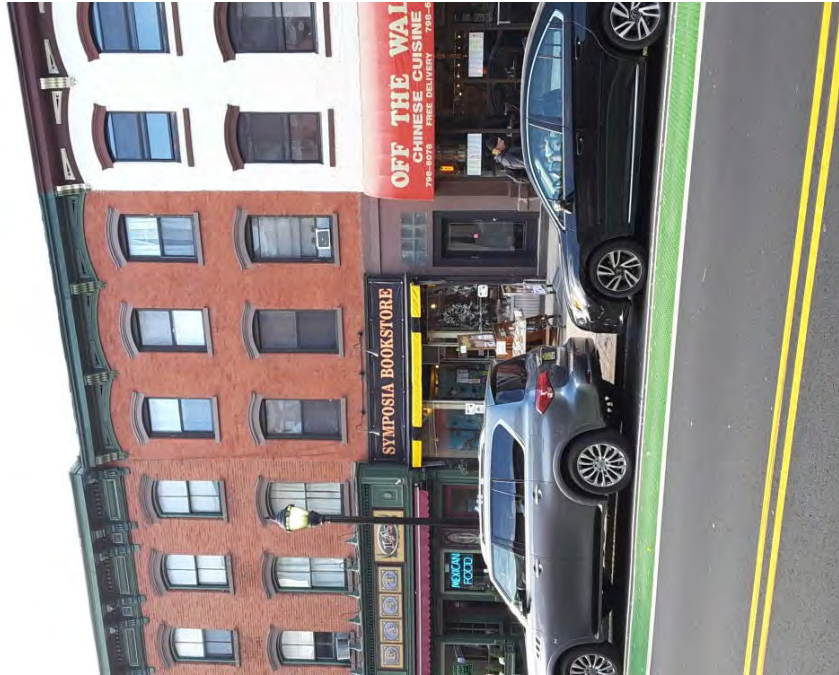
Property Name: 510 Washington Street
Address: 510 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 36 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

510 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a recessed central door flanked by two plate glass bay windows. It appears that elements of the original cast iron sheathing are present along the sides and cornice of the storefront. An entrance to the upper level floors is located in the northern bay. This door has a glass block transom and is set within stucco infill. Fenestration on the upper floors includes one-over-one replacement sash set within original openings that feature stone sills and carved, segmental arch stone lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets, and an arched fascia with decorative panels. Alterations include replacement windows and doors; stucco infill around residential entrance; and some modern elements to the first floor storefront. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a two-story, wood-frame addition extending off the southern portion of the rear of the building and a shed or outhouse spanning the width of the lot at the rear of the property. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-327589171

configuration as depicted in the 1891 Sanborn map without the shed/outhouse at the rear of the property. The 1951 Sanborn labels the building as containing a photographer.

510 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the cast iron elements at the storefront; original window and door openings; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 510 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

510 Washington Street is sited on a rectangular parcel (Block 204 Lot 36), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-327589171

Page 2

BIBLIOGRAPHY:

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| 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-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-327589171**

Page 3

PROPERTY REPORT

Property ID: 1915687141

Property Name: 511 Washington Street
Address: 511 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 7 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

511 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of a recessed panel and glass door with a transom flanked by plate glass bay windows in the southern bays of the building. The storefront features opalescent leaded glass transoms above the door and plate glass windows, with a brick knee wall below the windows. An entrance providing access to the upper residential floors, consisting of a modern panel and glass door with glass block sidelights and transom, is located in the northern bay of the building. A simple cast iron cornice delineates the first floor from the upper levels. Fenestration on the upper floors consist of one-over-one replacement sash set within original window openings that feature stone sills and segmental arch stone lintels. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include replacement windows and doors and glass block infill around the northern bay door. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, it appears that the building is depicted on an 1873 atlas of Hoboken, that depicts a similar footprint with an outbuilding at the rear of the lot fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the four-story brick building with a four-story brick rear addition in the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1915687141

Page 1

☐ (Primary Contact)

northern bay of the building, and a three-story, brick outbuilding located at the rear of the property fronting Court Street. The same configuration is depicted in a 1932 Sanborn map, but the rear outbuilding is listed as 510 Court Street, and is denoted as a dwelling. This same configuration was depicted in a 1951 Sanborn map, but the building fronting Court Street was listed as apartments. This configuration remains the same today, and the building fronting Court Street is also extant.

511 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with original decorative elements and residential space above; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 511 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

511 Washington Street is sited on a rectangular parcel (Block 216 Lot 7), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

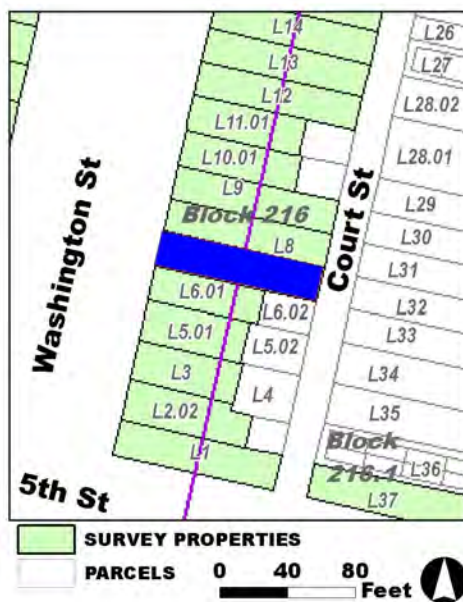
Other Designation Date:

☐ Eligibility Worksheet 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)

1915687141

Page 2

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| 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 | | |
| 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: 4B-3U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1915687141**

Page 3

PROPERTY REPORT

Property ID: **-369256068**

Property Name: 512 Washington Street
Address: 512 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 35 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

512 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a modern plate glass door and plate glass windows. An entrance to the upper level floors is located in the northern bay. This door has a glass block transom and is set within stucco infill. Fenestration on the upper floors includes one-over-one replacement sash set within openings that have been slightly infilled with brick to accommodate smaller windows. While the openings have been slightly altered, the windows still feature original stone sills and carved, segmental arch stone lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets, and an arched fascia with decorative panels. Alterations include replacement windows and doors; stucco infill around residential entrance; modern storefront; and slight alteration to original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a two-story, masonry addition extending off the southern portion of the rear of the building and a shed or outhouse spanning the width of the lot at the rear of the property. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-369256068

Page 1

☐ (Primary Contact)

configuration as depicted in the 1891 Sanborn map without the shed/outhouse at the rear of the property. A photograph taken in 1978 shows that the storefront originally consisted of a recessed entry flanked by plate glass bay windows, similar to other storefronts on the block.

512 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general storefront massing with residential space above; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 512 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

512 Washington Street is sited on a rectangular parcel (Block 204 Lot 35), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-369256068

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-369256068

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PROPERTY REPORT

Property ID: **-608979390**

Property Name: 513 Washington Street
Address: 513 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 8 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

513 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a storefront at the ground level. The storefront consists of a central wood and multi-pane glass double door flanked by similar wood and multi-pane glass windows set within wood surrounds featuring fluted pilasters. A modern canvas awning is located above the storefront. An entrance providing access to the upper residential floors, consisting of a wood and multi-pane glass door set within a wood surround exhibiting fluted pilasters and medallions, is located in the northern bay of the building. A simple cast iron cornice delineates the first floor from the upper levels. Fenestration on the upper floors consist of six-over-six replacement sash set within original arched window openings that feature stone sills and carved segmental arch stone lintels. The arched portion of the window openings features slight infill to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include replacement windows and doors; storefront modifications; and slight infill of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows a rear outbuilding front Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-608979390

Page 1

denotes the four-story brick building with a four-story brick rear addition in the northern bay of the building and a one-story brick addition in the southern bay, and a three-story, brick outbuilding located at the rear of the property fronting Court Street. The building is subsequently depicted in a 1932 Sanborn map that shows the northern rear addition was no longer extant, and the rear outbuilding, denoted as a dwelling, is listed as 512 Court Street. A Sanborn map published in 1951 shows the same configuration of the building, but 512 Court Street is listed as a one-story private garage. This configuration remains the same today.

513 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront massing with residential space above; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 513 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

513 Washington Street is sited on a rectangular parcel (Block 216 Lot 8), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

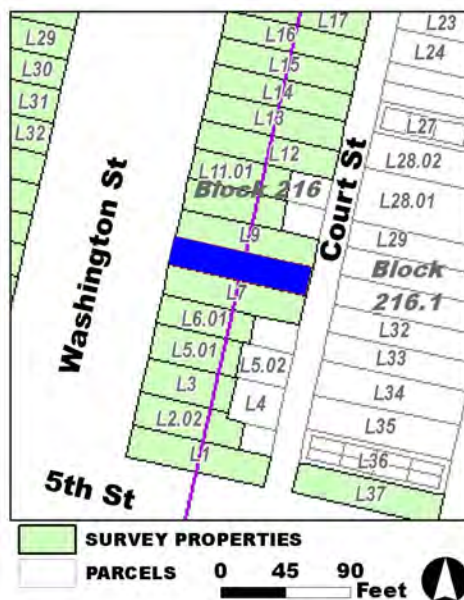
Other Designation Date:

☐ Eligibility Worksheet 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)

-608979390

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
|------------------------|--|-------|------------------|-----------------|
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| 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: 4B-3U-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-608979390**

Page 3

PROPERTY REPORT

Property ID: **-128340153**

Property Name: 514 Washington Street
Address: 514 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 34 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

514 Washington Street is a three-story, three-bay building constructed ca. 1880. The facade is clad in faux stone veneer and features a mid-20th century commercial storefront at the ground level. The Moderne-style storefront is clad in pigmented structural glass (such as Carrara or Vitrolite) with a central recessed door flanked by curved plate glass show windows. There is a stainless steel band above the storefront windows for signage with an inset clock. An entrance to the upper level floors is located in the northern bay. This wooden door is topped by a large transom. Fenestration on the upper floors includes one-over-one replacement sash with the original arched openings slightly infilled to accommodate the modern windows. The original stone lintels and sills have been replaced with faux stone veneer. The original cornice has also been removed and the flat roof is now delineated by a stepped parapet covered in faux stone veneer. Alterations include replacement windows and doors; removal of sills, lintels, and cornice; and the mid-century renovation of the first floor storefront. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a one-story, wood-frame rear addition and a shed or outhouse at the rear of the property. The building is depicted again in a 1932 and 1951

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-128340153

Page 1

Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map without the shed/outhouse at the rear of the property. These maps denote the storefront present on the building. A photograph taken of the property in 1978 shows that the facade was clad in faux stone veneer by that time.

514 Washington Street has undergone numerous alterations to the original ca. 1880 facade, several of which have occurred within the Period of Significance (1838-1967) for the Hoboken Historic District and have gained significance over time. The largely intact Moderne storefront in particular contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Additional research to identify the specific type of structural glass present is suggested, as it may be a rare surviving type along Washington Street. Therefore, it is recommended that 514 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

514 Washington Street is sited on a rectangular parcel (Block 204 Lot 34), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

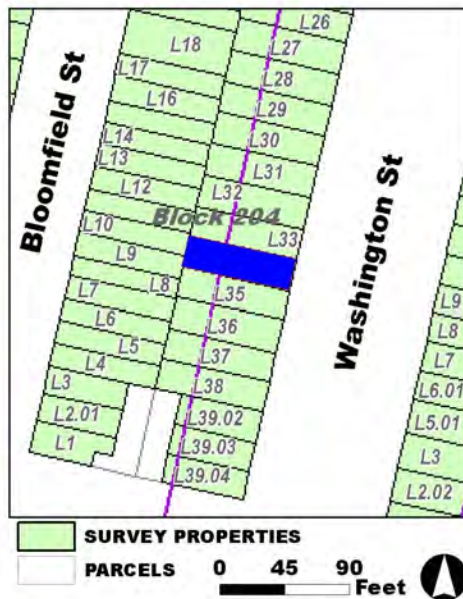
Other Designation Date:

☐ Eligibility Worksheet 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)

-128340153

Page 2

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| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Zingman, Elan I | Hoboken New Jersey: A Physical and Social History, Vol. 5 | 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 | 1951 | | |
| 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-C-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-128340153**

Page 3

PROPERTY REPORT

Property ID: **-623487589**

Property Name: 515 Washington Street
Address: 515 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 9 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

515 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront features a central recessed wood and glass double door flanked by plate glass windows set within wood surrounds featuring fluted pilasters. The windows are topped with transoms. A modern canvas awning is located above the storefront. An entrance providing access to the upper residential floors, consisting of a wood and glass door set within a wood surround exhibiting fluted pilasters, is located in the northern bay of the building. A wide cornice exhibiting decorative panels is located above the storefront and delineates the first floor from the upper levels. Fenestration on the second floor consists of one-over-one and fixed replacement sash set within altered window openings. These windows feature stone sills and stone lintels incised with a floral motif. Windows on the third and fourth floors consist of one-over-one replacement sash set within original arched window openings that feature stone sills and carved segmental arch stone lintels. The arched portion of these window openings features slight infill to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Alterations include replacement windows and doors and slight infill of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-623487589

1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows a rear outbuilding fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the four-story brick building with a four-story brick rear addition in the northern bay of the building, and a three-story, brick outbuilding located at the rear of the property fronting Court Street. The building is subsequently depicted in a 1932 Sanborn map that shows the same configuration, but the rear outbuilding is noted as a dwelling and is listed as 514 Court Street. A Sanborn map published in 1951 shows the same configuration of the building, but 514 Court Street is listed as a one-story private garage. This configuration remains the same today.

515 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with decorative elements and residential space above; majority of original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 515 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

515 Washington Street is sited on a rectangular parcel (Block 216 Lot 9), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

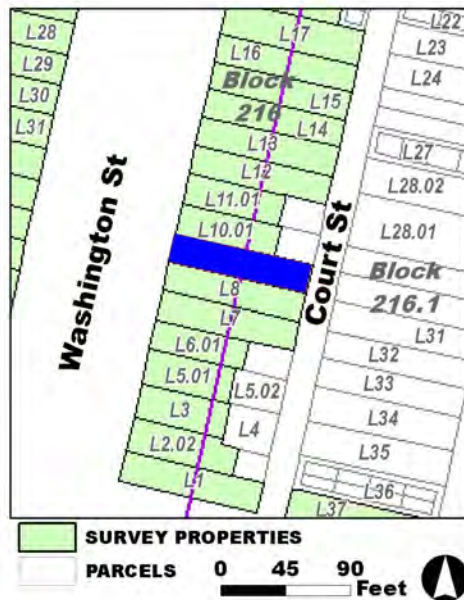
Other Designation Date:

☐ Eligibility Worksheet 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)

-623487589

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1951 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-H / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-623487589**

Page 3

PROPERTY REPORT

Property ID: 976309790

Property Name: 516 Washington Street
Address: 516 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 33 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

516 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a modern plate glass door and plate glass windows set within wood surrounds. An entrance to the upper level floors is located in the northern bay. This entrance consists of a modern panel door and the original transom has been infilled. Fenestration on the upper floors includes one-over-one replacement sash set within original openings featuring stone sills and carved segmental arch lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets, and an arched fascia with decorative panels. Alterations include replacement windows and doors; storefront modifications; and infill of transom on the ground floor. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a one-story, wood-frame rear addition and a shed or outhouse at the rear of the property. The building is depicted again in 1932 and 1951 Sanborn maps, which denote the storefront. These maps also reveal that a large one-story, masonry, rear addition had been constructed that spanned the majority of the property.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

976309790

Page 1

516 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; stone lintels and sills; and decorative cornice. Therefore, it is recommended that 516 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

516 Washington Street is sited on a rectangular parcel (Block 204 Lot 33), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

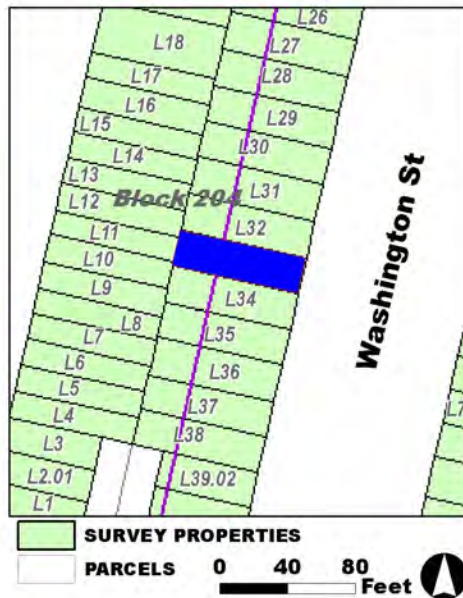
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

976309790

Page 2

BIBLIOGRAPHY:

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| 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 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-1C-X-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: 3/5/2019

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

976309790

Page 3

PROPERTY REPORT

Property ID: **-1459998446**

Property Name: 517 Washington Street
Address: 517 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 216 | 10.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

517 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in cast iron sheathing and features modern plate glass windows and doors set within modern metal surrounds. A modern canvas awning is located above the storefront. An entrance providing access to the upper residential floors, consisting of a modern panel and glass door set within an original surround exhibiting decorative panels, is located in the northern bay of the building. A wide, paneled signboard is located above the storefront. Fenestration consists of one-over-one replacement sash set within original arched window openings featuring stone sills and arched soldier course brick lintels. The arched portion of these window openings features slight infill to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Stone quoins are present on the corner of the buildings, and diamond-shaped stone medallions are located under the third and fourth floor windows. Alterations include replacement windows and doors; slight infill of original window openings; and storefront modifications. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows a rear outbuilding fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Melanie Fuechsel

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1459998446

Page 1

denotes the four-story brick building with a three-story brick rear addition in the northern bay of the building, and a three-story, brick outbuilding located at the rear of the property fronting Court Street. The building is subsequently depicted in a 1932 Sanborn map that shows the same configuration, but the rear outbuilding is noted as a dwelling and is listed as 516 Court Street. A Sanborn map published in 1951 shows the same configuration of the building, but 516 Court Street is listed as apartments. This configuration remains the same today.

517 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 517 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

517 Washington Street is sited on a rectangular parcel (Block 216 Lot 10.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

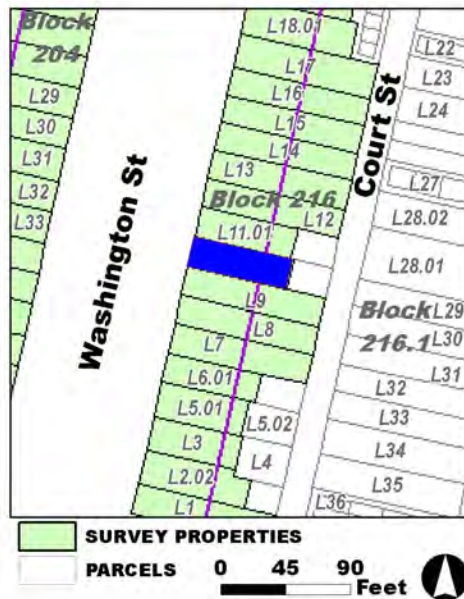
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

-145998446

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-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: 3/4/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Melanie Fuechsel**Organization:** AECOM☒ (Primary Contact)**Property ID:****-145998446**

Page 3

PROPERTY REPORT

Property ID: -46830159

Property Name: 518 Washington Street
Address: 518 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 32 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

518 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features a cast iron facade with a central recessed entrance flanked by plate glass windows. The entrance is sheltered by a cast iron hood and a decorative cast iron cornice featuring brackets and garland and swag delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one replacement sash set within original openings featuring stone sills. The flat roof is delineated by a decorative cornice featuring fluted brackets and a paneled fascia. Alterations include replacement windows and doors and removal of original lintels. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a series of two-story, wood-frame additions extending off the rear of the building. The building is depicted again in 1932 and 1951 Sanborn maps, which denote the storefront. These maps also reveal that a two-story, wood-frame addition had been appended to the rear of the building, and a larger, one-story, brick addition had been appended to the two-story addition.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-46830159

Page 1

518 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with decorative cast iron elements and residential space above; original window and door openings; stone sills; and decorative cornice. Therefore, it is recommended that 518 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

518 Washington Street is sited on a rectangular parcel (Block 204 Lot 32), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

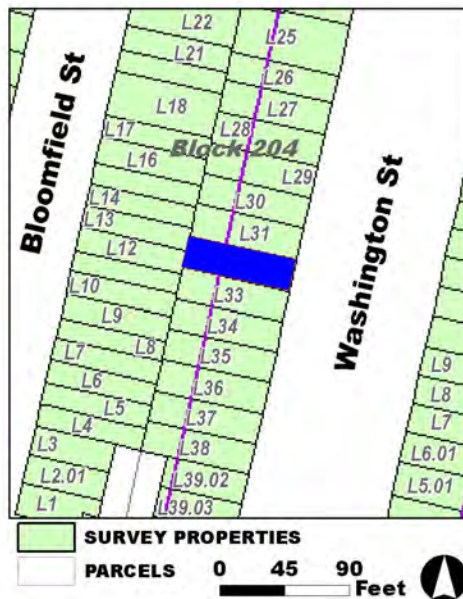
Other Designation Date:

☐ **Eligibility Worksheet 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:

-46830159

Page 2

BIBLIOGRAPHY:

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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| 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 | |
| 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-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-46830159

Page 3

PROPERTY REPORT

Property ID: **-426718165**

Property Name: 519 Washington Street
Address: 519 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 216 | 11.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

519 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in faux stone veneer and features modern plate glass windows and doors set within modern metal surrounds. An entrance providing access to the upper residential floors is located in the northern bay of the building. A wide cornice covered in faux stone is located above the storefront and delineates the first floor from the upper levels. Fenestration consists of one-over-one replacement sash set within original arched window openings featuring stone sills and arched soldier course brick lintels. The flat roof is delineated by a decorative cornice exhibiting brackets carved in a floral motif and a paneled fascia. Stone quoins are present on the corner of the buildings, and diamond-shaped stone medallions are located under the third and fourth floor windows. Alterations include replacement windows and doors; and storefront modifications. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows a rear outbuilding fronting Court Street. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the four-story brick building with a four-story brick rear addition, and a three-story, brick outbuilding located at the rear of the property fronting Court Street. The building is subsequently depicted in a 1932 Sanborn map that shows the same configuration, but the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-426718165

rear outbuilding is noted as a dwelling and is listed as 518 Court Street. A Sanborn map published in 1951 shows the same configuration of the building, but 518 Court Street is listed as apartments. This configuration remains the same today.

While 519 Washington Street has undergone storefront alterations, the building retains historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; original window and door openings; stone sills and arched brick lintels; and the decorative cornice. Therefore, it is recommended that 519 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

519 Washington Street is sited on a rectangular parcel (Block 216 Lot 11.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

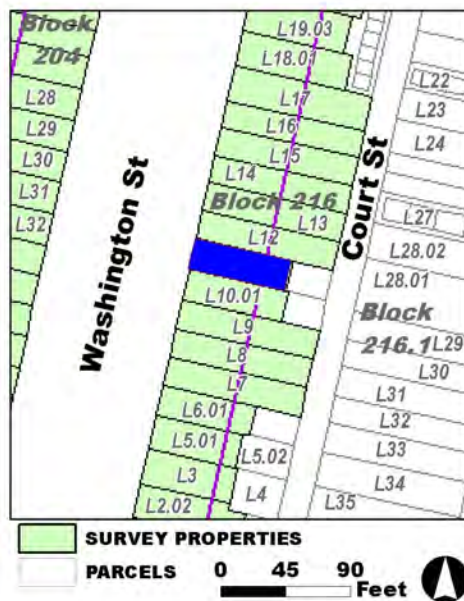
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-426718165

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-426718165**

Page 3

PROPERTY REPORT

Property ID: **-214834576**

Property Name: 520 Washington Street
Address: 520 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 31 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

520 Washington Street is a three-story, three-bay building constructed ca. 1880. The facade is clad in a faux stone veneer and features a commercial storefront at the ground level. The storefront features a cast iron facade with some brick infill, and features a central recessed entrance flanked by multi-pane sidelights, plate glass storefront windows. The cast iron facade features fluted pilasters at the corners and a wide cornice with dentils. The storefront is sheltered by a modern canvas awning. An entrance to the upper floors, accessed by a short flight of steps, is located in the northern bay and features a sidelight and transom. Fenestration on the upper floors includes one-over-one, and fixed replacement sash set within altered window openings that have had the original stone lintels and sills removed. The original cornice has also been removed, and the flat roof is now delineated by a flat faux stone coping. Alterations include the resurfacing of the upper level facade; removal of original lintels and sills; removal of original cornice; alterations of original window openings; and replacement windows and doors. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a large two-story brick rear addition. This map notes the building as being occupied by a photographer. The building is depicted again in

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-214834576

Page 1

☐ (Primary Contact)

1932 Sanborn map, and reveals that a one-story wood-frame addition had been appended to the previous rear addition, and the building occupied the entire length of the parcel. This map also notes that the rear addition was still used for photography. The same configuration is depicted in a 1951 Sanborn map.

520 Washington Street has undergone extensive non-historic alterations including alteration of original window openings and the removal of original lintels, sills, and cornice. The building no longer retains historic integrity and does not contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that 518 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

520 Washington Street is sited on a rectangular parcel (Block 204 Lot 31), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

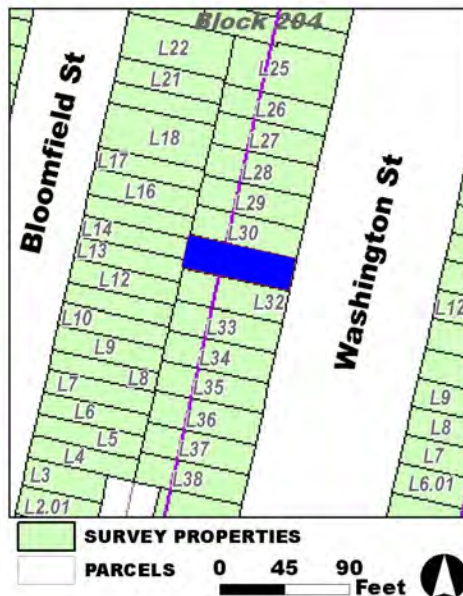
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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)

-214834576

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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
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| 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-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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:** Not 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**Property ID:**☐ (Primary Contact)**-214834576**

Page 3

PROPERTY REPORT

Property ID: 312640912

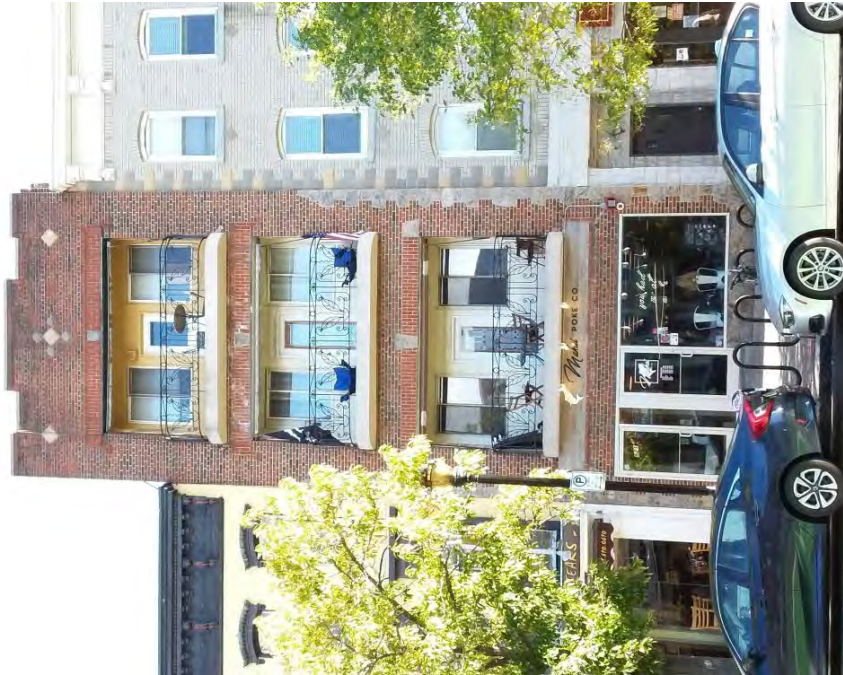
Property Name: 521 Washington Street
Address: 521 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 12 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

521 Washington Street is a four-story, three-bay building constructed ca. 2000. The facade is clad in brick and features a storefront at the ground level, and slightly inset balconies on the second through fourth floor. The storefront features plate glass windows and doors set within metal surrounds. An entrance providing access to the upper residential floors is located in the northern bay of the building. Fenestration on the upper floors consists of a central door flanked by paired windows. The balconies are slightly extended from the facade and feature rounded floors. The balconies feature decorative iron railings. The flat roof is delineated by a stepped parapet with diamond-shaped stone medallions. Stone quoins are present on the corner of the building from the first to third floor. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, this building was constructed ca. 2000, replacing an earlier four-story brick building.

521 Washington 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 to the Hoboken Historic District.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

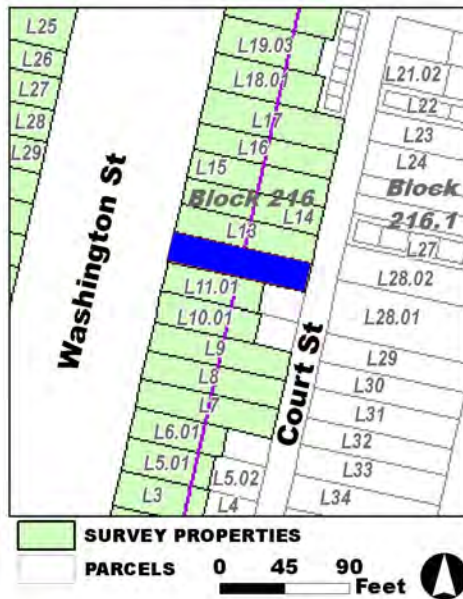
Property ID:

312640912

Page 1

Setting:

521 Washington Street is sited on a rectangular parcel (Block 216 Lot 12), located on the east side of Washington Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status**Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ Eligibility Worksheet 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)**312640912**

Page 2

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| 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 | |
| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-1C-X-H/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:** Not 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****312640912**

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PROPERTY REPORT

Property ID: 276924555

Property Name: 522 Washington Street
Address: 522 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 30 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

522 Washington Street is a three-story, three-bay building constructed ca. 1880. The facade is clad in brick and features a modern aluminum storefront system at the ground floor. A modified entrance to the upper floors is located in the northern bay. Fenestration on the upper floors includes one-over-one replacement sash set within altered window openings that have had the original stone lintels and sills removed. The original cornice has also been removed, and the flat roof is now delineated by metal coping. Alterations include the storefront modifications; altered window and door openings; removal of original sills and lintels; and the removal of the cornice. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a shed or outhouse spanning the width of the lot at the rear of the property. The building is depicted again in a 1932 Sanborn map, and reveals that the shed/outhouse had been removed by that time. The same configuration is depicted in a 1951 Sanborn map.

522 Washington Street has undergone extensive non-historic alterations including alteration of original window and door openings and the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

276924555

removal of original lintels, sills, and cornice. The building no longer retains historic integrity and does not contribute to the historic character of the greater Hoboken Historic District, or the locally-designated Central Business & Washington Street Historic District. Therefore, it is recommended that 522 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

522 Washington Street is sited on a rectangular parcel (Block 204 Lot 30), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

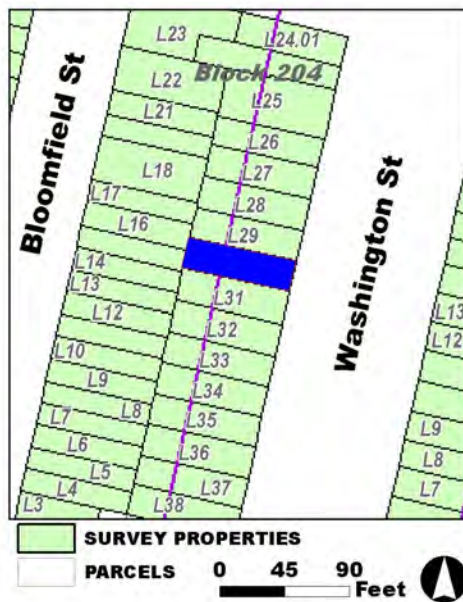
Other Designation Date:

☐ **Eligibility Worksheet 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)

276924555

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-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:** Not 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**Property ID:**☐ (Primary Contact)**276924555**

Page 3

PROPERTY REPORT

Property ID: **-560932271**

Property Name: 523 Washington Street
Address: 523 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 13 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

523 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in cast iron sheathing, featuring fluted pilasters and decorative panels, and features a recessed door flanked by a plate glass bay window. An entrance providing access to the upper residential floors, consisting of a modern door set within an original cast iron surround, is located in the northern bay of the building. Fenestration on the upper floors consists of three-pane casement windows topped with two-pane arched transom on the second floor, and one-over-one replacement sash on the third floor. The second floor windows are full-length and appear to be original set within decorative cast iron surrounds. Windows on the third floor feature stone sills and carved stone segmental arch lintels with dentilation. It appears that the original building consisted of two-bays, with the current northern bay having been incorporated from the adjacent building to provide access to the upper floors. The flat roof is delineated by a decorative cast iron cornice exhibiting brackets, dentils, and a checker-board patterned fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. The building is depicted on an 1873 atlas of Hoboken. The building is subsequently depicted on an 1891 Sanborn map, that denotes the three-story brick building with an irregular-shaped two-story, brick, rear addition with a one-story, hipped-roof, wood-frame extension off the addition. A 1932 Sanborn map reveals the wood-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-560932271

Page 1

☐ (Primary Contact)

frame rear addition was no longer extant by that time. This map denotes the first floor storefront and notes the upper floors consisting of a dwelling. The same configuration was depicted in a 1951 Sanborn map.

523 Washington Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront exhibiting decorative cast iron elements with residential space above; original window and door openings; stone sills and lintels; decorative cast iron window surrounds; and the decorative cornice. Therefore, it is recommended that 523 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

523 Washington Street is sited on a rectangular parcel (Block 216 Lot 13), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

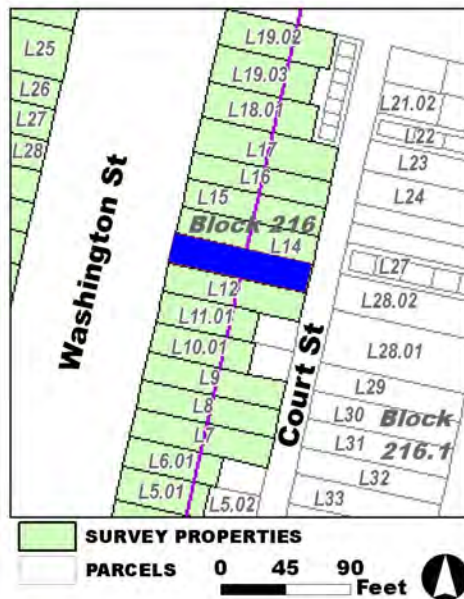
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

-560932271

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BIBLIOGRAPHY:

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| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1C-2U-BA-2PS / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-560932271**

Page 3

PROPERTY REPORT

Property ID: 551388757

Property Name: 524 Washington Street
Address: 524 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 29 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

524 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in stucco and features a commercial storefront at the ground level. The storefront features a modern plate glass double door flanked by modern plate glass windows. An entrance to the upper level floors, accessed by a short flight of steps, is located in the northern bay. The storefront and entrance to the upper floors are sheltered by modern canvas awnings. A wide stucco band topped by a simple modern cornice with brackets delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one replacement sash set within original openings that have been slightly infilled to accommodate smaller windows. The second floor windows feature the original segmental arch lintels, but the sills have been removed, and the third floor windows feature original stone sills with flat stone lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets and an arched fascia with decorative panels. Alterations include replacement windows and doors; removal of some original sills and lintels; modern storefront; and slight alteration to original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

551388757

Page 1

one-story, wood-frame, rear addition and two sheds or outhouses at the rear of the property. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map without the sheds/outhouses at the rear of the property. A photograph taken in 1978 shows an altered storefront that is different than the current storefront, and reveals the current configuration of sills and lintels.

While 524 Washington Street has undergone some non-historic alterations, especially within the first floor storefront, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; original window and door openings; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 524 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

524 Washington Street is sited on a rectangular parcel (Block 204 Lot 29), located on the west side of Washington Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

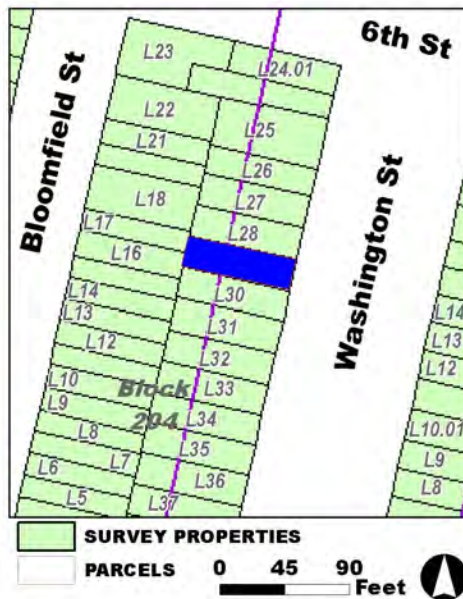
Other Designation Date:

☐ Eligibility Worksheet 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:

551388757

Page 2

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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/6/2019

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

551388757

Page 3

PROPERTY REPORT

Property ID: 47916606

Property Name: 525 Washington Street
Address: 525 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 14 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

525 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of modern wood panel infill with elements of the original cast iron facade retained. The storefront features a modern plate glass door and modern plate glass window. An entrance providing access to the upper residential floors, consisting of a modern steel door flanked by a glass block sidelight and topped with a glass block transom, is located in the northern bay of the building. The doors feature cast iron surrounds with fluted pilasters. A soldier course brick cornice is located above the storefront and delineates the first floor from the upper levels. Fenestration consists of one-over-one replacement sash set within original arched window openings featuring stone sills and carved stone segmental arch lintels. The arched portion of these window openings features slight infill to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets. Alterations include replacement windows and doors; slight infill of original window openings; and storefront modifications. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows an irregular-shaped rear wing on the building. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

47916606

Page 1

Sanborn map denotes the three-story brick building with the irregular-shaped two-story brick rear addition. The building is subsequently depicted in a 1932 Sanborn map that shows the same configuration, and lists the building as having a hand laundry shop on the first floor. A Sanborn map published in 1951 shows the same configuration of the building, and denotes the storefront on the first floor. This configuration remains the same today.

525 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the surviving cast iron storefront elements; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 525 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

525 Washington Street is sited on a rectangular parcel (Block 216 Lot 14), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

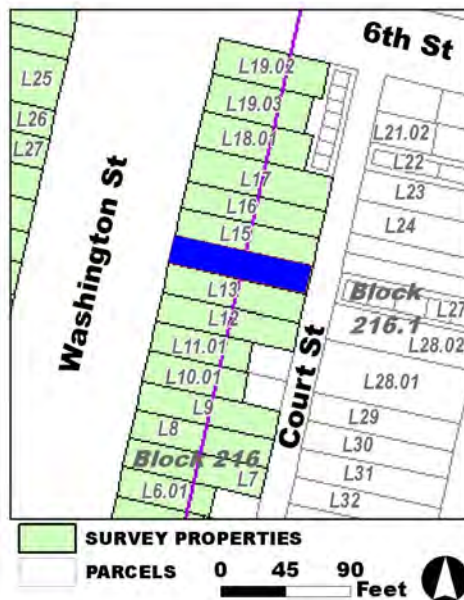
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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:

47916606

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| 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 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/5/2019

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

47916606

Page 3

PROPERTY REPORT

Property ID: **-1009596380**

Property Name: 526 Washington Street
Address: 526 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 28 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

526 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features modern plate glass windows and the entrance is now located within the vestibule that leads to the upper floors. The storefront and entrance to the upper floors are sheltered by modern canvas awnings. A simple modern cornice with a hipped pent roof delineates the storefront from the second floor. Fenestration on the upper floors includes one-over-one arched wood sash set within original openings that feature segmental arch lintels and stone sills. The flat roof is delineated by a decorative cornice featuring fluted brackets and an arched fascia with decorative panels. Alterations include the modifications on the first floor storefront. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a large one-story, wood-frame, rear addition. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map, but these maps denote the rear addition as being constructed of brick.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1009596380

Page 1

While the storefront of 526 Washington Street has been modified, the remainder of the building exhibits a high degree of historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; original window and door openings; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 526 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

526 Washington Street is sited on a rectangular parcel (Block 204 Lot 28), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

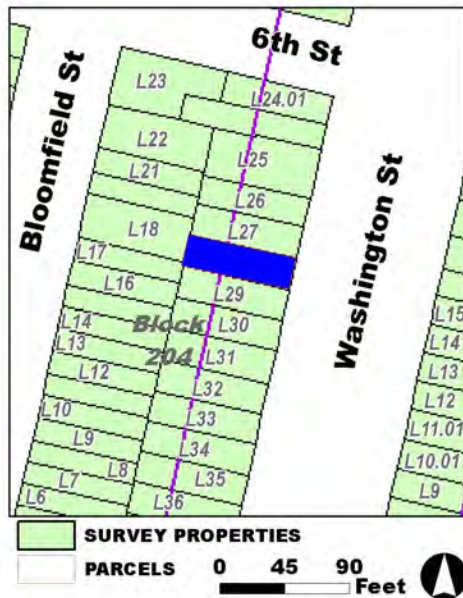
Other Designation Date:

☐ Eligibility Worksheet 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:

-1009596380

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 | | |
| 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 | | |
| 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-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1009596380

Page 3

PROPERTY REPORT

Property ID: 1046572263

Property Name: 527 Washington Street/526 Court Street
Address: 527 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 15 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

527 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of modern wood plate glass door and window in the northern bays of the building topped by a modern canvas awning. An entrance providing access to the upper residential floors, consisting of a modern steel door set within an arched brick surround, is located in the southern bay of the building. A simple brownstone band is located above the storefront and delineates the first floor from the upper levels. Fenestration consists of one-over-one replacement sash set within original arched window openings featuring stone sills and carved stone segmental arch lintels. The arched portion of these window openings features slight infill to accommodate the modern windows. The flat roof is delineated by a decorative cornice exhibiting brackets. Alterations include replacement windows and doors; slight infill of original window openings; and storefront modifications. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, which shows an irregular-shaped rear wing on the building. The building is also depicted on an 1881 bird's eye view illustration of Hoboken, as well as on an 1891 Sanborn map. This Sanborn map denotes the three-story brick building with the irregular-shaped two-story brick rear addition. The building is subsequently

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1046572263

depicted in a 1932 Sanborn map that shows the same configuration, and lists the building as having a plumber's shop on the first floor. A Sanborn map published in 1951 shows the same configuration of the building, and denotes the storefront on the first floor. This configuration remains the same today.

527 Washington Street retains historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; original window and door openings; stone sills and lintels; and the decorative cornice. Therefore, it is recommended that 527 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

527 Washington Street/526 Court Street is sited on a rectangular parcel (Block 216 Lot 15), located on the west side of Washington Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

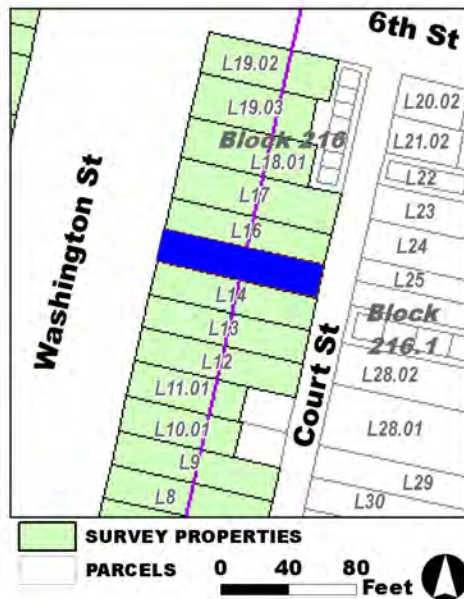
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1046572263

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| 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 | | |
| 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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-1C/3B-1U- / FAC_NAME: / YR:)

NOTES:

AECOM 2019:

Alternative Address: 526 Court 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1046572263**

Page 3

PROPERTY REPORT

Property ID: 1521035663

Property Name: 528 Washington Street
Address: 528 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 27 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

528 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront features modern plate glass windows and a modern stucco veneer. An entrance to the upper floors, consisting of a modern panel door, is located in the northern bay. Fenestration on the upper floors includes one-over-one replacement sash set within original arched openings that have been slightly infilled to accommodate the modern windows. The windows feature stone sills and carved stone segmental arch lintels. The flat roof is delineated by a decorative cornice featuring fluted brackets and an arched fascia with decorative panels. Alterations include the modifications on the first floor storefront; replacement windows and doors; and slight infill of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a one-story, wood-frame, rear addition and a shed or outhouse that spanned the width of the lot at the rear of the property. This map notes that the building was used as a bakery at that time. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map. A photograph of the property taken in 1978 reveals that the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1521035663

Page 1

modifications to the first floor storefront had occurred by that time.

While the storefront of 528 Washington Street has been modified, the remainder of the building exhibits a high degree of historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; original window and door openings; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 528 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

528 Washington Street is sited on a rectangular parcel (Block 204 Lot 27), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

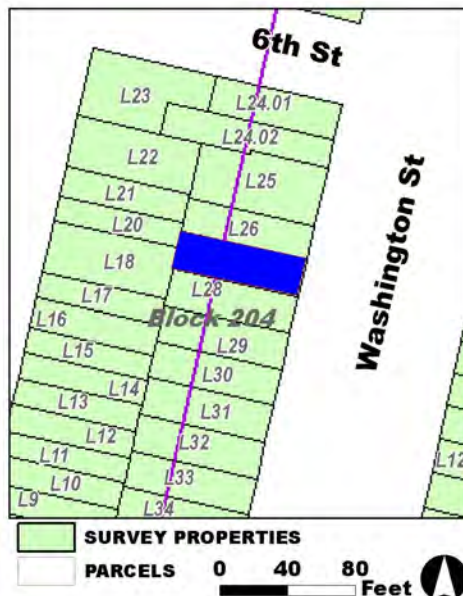
Other Designation Date:

☐ **Eligibility Worksheet 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:

1521035663

Page 2

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| 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 | |
| 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 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1521035663**

Page 3

PROPERTY REPORT

Property ID: 1974972060

Property Name: 529 Washington Street
Address: 529 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 16 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

529 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront features a modern plate glass door and window capped by a modern canvas awning. An entrance providing access to the upper residential floors, consisting of a modern steel door set within an arched brick surround and capped by a modern canvas awning, is located in the southern bay of the building. Fenestration on the upper floors consists of one-over-one replacement sash set within original arched window openings. The second floor windows in the northern two bays are full-length and feature decorative cast iron surrounds. Windows on the third floor of the northern bays feature bracketed stone sills and carved stone segmental arch lintels with dentilation. It appears that the original building consisted of two-bays, with the current southern bay having been incorporated from the adjacent building to provide access to the upper floors. The flat roof is delineated by a decorative cast iron cornice exhibiting brackets, dentils, and a checker-board patterned fascia. Alterations include replacement windows and doors, and modifications to the first floor storefront. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. The building is depicted on an 1873 atlas of Hoboken, and shows an irregular-shaped rear wing. The building is also depicted on an 1891 Sanborn map, that denotes the three-story brick building and the irregular-shaped two-story, brick, rear wing. A 1932 Sanborn map reveals the same configuration, and also depicts a two-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1974972060

Page 1

story masonry outbuilding at the rear of the property fronting Court Street listed as consisting of a garage and carpenter's shop. The same configuration was depicted in a 1951 Sanborn map, although the two-story outbuilding is only labeled as a garage. This configuration exists today.

529 Washington Street contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; original window and door openings; stone sills and lintels; decorative cast iron window surrounds; and the decorative cornice. Therefore, it is recommended that 529 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

529 Washington Street is sited on a rectangular parcel (Block 216 Lot 16), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

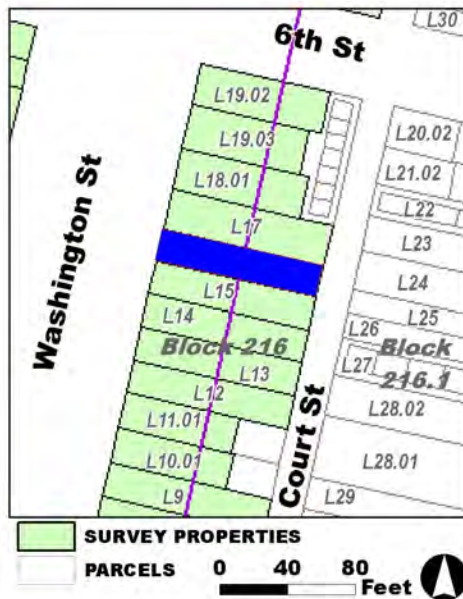
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1974972060

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | 1951 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-H/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:* 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1974972060**

Page 3

PROPERTY REPORT

Property ID: **-262265210**

Property Name: 530 Washington Street
Address: 530 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 26 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

530 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features a commercial storefront at the ground level. The storefront is clad in stucco and features modern plate glass windows and the entrance is now located within the vestibule that leads to the upper floors. The storefront and entrance to the upper floors are sheltered by modern canvas awnings. Fenestration on the upper floors includes one-over-one replacement sash set within original arched openings that are slightly infilled to accommodate the modern windows. Wood panels are located below the first floor windows. The window openings feature carved segmental arch stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring fluted brackets and an arched fascia with decorative panels. Alterations include the modifications on the first floor storefront; replacement windows; and slight infill of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. While it appears that there has been a building on this lot since at least that time, it does not appear that the current building is depicted in the 1860 illustration or on an 1873 atlas. However, the building is depicted on an 1881 bird's eye view illustration, which shows a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the three-story brick building with a large one-story, brick, rear addition that spans the length of the parcel. The building is depicted again in a 1932 and 1951 Sanborn map, which shows the building in the same configuration as depicted in the 1891 Sanborn map and notes the presence of the storefront.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-262265210

Page 1

☐ (Primary Contact)

While the storefront of 530 Washington Street has been modified, the remainder of the building retains historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 530 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

530 Washington Street is sited on a rectangular parcel (Block 204 Lot 26), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

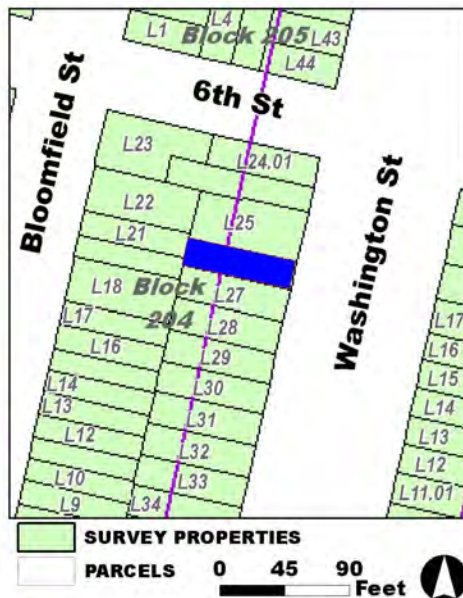
Other Designation Date:

☐ Eligibility Worksheet 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)

-262265210

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
|------------------------|--|-------|----------------------------------|
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| 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 | |
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| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-X-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-262265210**

Page 3

PROPERTY REPORT

Property ID: 1395251565

Property Name: 531 Washington Street
Address: 531 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 216 | 17 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

531 Washington Street is a three-story, four-bay building constructed ca. 1870. The facade is clad in vinyl siding and features a storefront at the ground level. The storefront is clad in cast iron sheathing and features modern plate glass doors and windows capped by a modern canvas awning. An entrance providing access to the upper residential floors, consisting of a modern door with a glass block sidelight set within a cast iron surround, is located in the northern bay of the building. A simple cast iron cornice delineates the storefront from the upper levels. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings. It appears that the original cornice is intact, but is currently covered with vinyl siding. Alterations include the resurfacing of the facade in vinyl siding; replacement windows and doors, and covering of original cornice. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken and an 1891 Sanborn map. The Sanborn map reveals that this three-story building and the adjacent three-story building to the north are constructed of wood-frame, which is unique to these two buildings on this block. This Sanborn reveals a shed or outhouse was located at the rear of the lot that was not extant by the time of a 1932 Sanborn map publication. The same configuration was depicted in a 1951 Sanborn map.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1395251565

Page 1

While 531 Washington Street has undergone non-historic alterations, primarily the resurfacing of the facade in vinyl siding, the building remains as an atypical example of wood-frame construction on the block, and retains original storefront elements and the building's general historic-period massing. Therefore, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront exhibiting cast iron elements with residential space above; and original window and door openings. Therefore, it is recommended that 531 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

531 Washington Street is sited on a rectangular parcel (Block 216 Lot 17), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

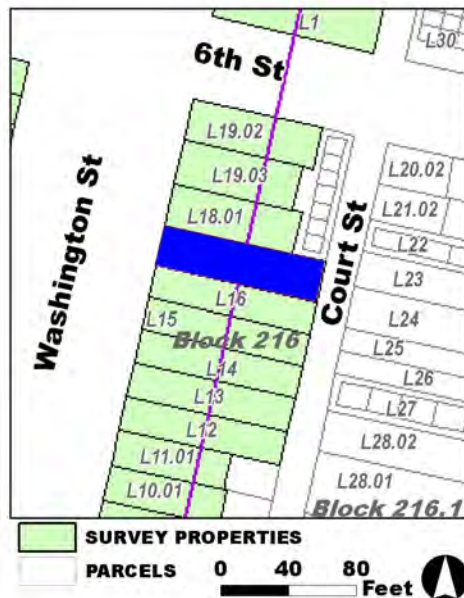
Other Designation Date:

☐ Eligibility Worksheet 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:

1395251565

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 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1932 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B&F-2U-1C / 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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****1395251565**

Page 3

PROPERTY REPORT

Property ID: 713625785

Property Name: 532-534 Washington Street
Address: 532-534 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|------|
| HUDSON | Hoboken | | Newark | 204 | 25 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

532-534 Washington Street is a four-story, four-bay, Italianate-style building constructed ca. 1880. The facade is clad in brick and features two commercial storefronts at the ground level. The southernmost storefront is clad in stucco veneer and features a modern plate glass window and the entrance sheltered by a modern canvas awning. The northernmost storefront consists of a recessed central entrance with a transom flanked by plate glass windows set within wood surrounds with brick knee walls at the ground level. A modern signboard is located above the storefront, and this is capped by an original cast iron cornice with dentils and brackets that delineates the storefront from the second floor. An entrance to the upper residential levels is located between the two storefronts and is set within a cast iron surround and is partially sheltered by a pent roof covered in asphalt shingles. Fenestration on the upper floors includes one-over-one replacement sash set within original arched openings that are slightly infilled to accommodate the modern windows. The window openings feature carved segmental arch stone lintels and stone sills. The flat roof is delineated by a decorative cornice featuring fluted brackets and an arched fascia with decorative panels. Alterations include the modifications on the first floor storefront; replacement windows; and slight infill of original window openings. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, that illustration shows the western lots near the intersection of Washington Street and Sixth Street as being undeveloped. By 1873, these lots had been developed, though the footprints depicted on an atlas published that year do not seem to represent the current building.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

713625785

Page 1

☐ (Primary Contact)

However, the building is depicted on an 1881 bird's eye view illustration, which shows the four-story, four-bay building located to the north of a series of three-story, three-bay buildings stretching along Washington Street. An 1891 Sanborn map depicts the single four-story brick building with 532 and 534 Washington Street addresses. The building had a one-story, wood-frame, rear addition, a three-story, wood-frame outbuilding, and a small shed or outhouse at the rear of the property. The building is depicted again in a 1932 Sanborn map, and at this time, the three-story outbuilding was listed as two stories, and was connected to the rear, wood-frame addition, and the shed/outhouse was no longer extant. The two-story outbuilding had been demolished by 1951, as depicted in a Sanborn map published that year.

While the storefronts of 532-534 Washington Street exhibit alterations, the building retains historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefronts with residential space above; cast iron storefront elements; original window and door openings; stone lintels and sills; and the decorative cornice. Therefore, it is recommended that 532-534 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

532-534 Washington Street is sited on a rectangular parcel (Block 204 Lot 25), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

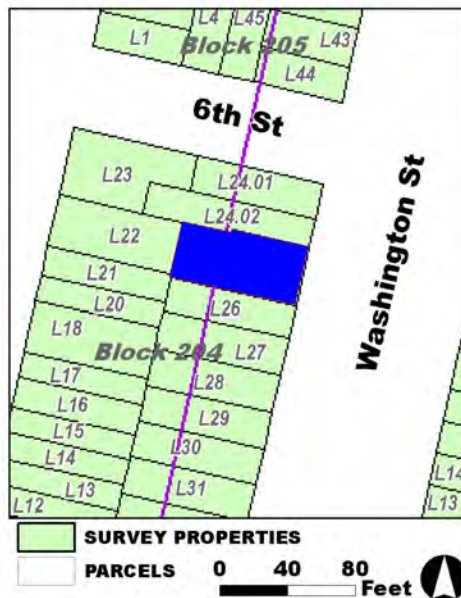
Other Designation Date:

☐ **Eligibility Worksheet 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)

713625785

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| Bachmann, John | Birds Eye View of Hoboken | 1860 | |
| 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 | |
| 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: / 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: 3/6/2019

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

713625785

Page 3

PROPERTY REPORT

Property ID: 838018602

Property Name: 533 Washington Street
Address: 533 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 216 | 18.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

533 Washington Street is a three-story, three-bay building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront consists of a deeply-recessed entrance flanked by plate glass bay windows set within modern metal surrounds capped by a modern canvas awning. An entrance providing access to the upper residential floors, consisting of a modern plate glass door set within a brick surround, is located in the northern bay of the building. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings, except for a bay window located within the southern bays of the second floor. The flat roof is accented by simple stone coping. Alterations include replacement windows and doors, altered window openings on the second floor. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken and an 1891 Sanborn map. The Sanborn map reveals that this three-story building and the adjacent three-story building to the south are constructed of wood-frame, which is unique to these two buildings on this block. The building is depicted again in the same configuration on a 1932 and 1951 Sanborn map.

While 533 Washington Street has undergone non-historic alterations, the building survives as an atypical example of wood-frame

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

838018602

Page 1

☐ (Primary Contact)

construction on the block, and retains general historic-period massing and the majority of original window and door openings. Therefore, the building continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront massing with residential space above and the majority of original window and door openings. Therefore, it is recommended that 533 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

533 Washington Street is sited on a rectangular parcel (Block 216 Lot 18.01), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

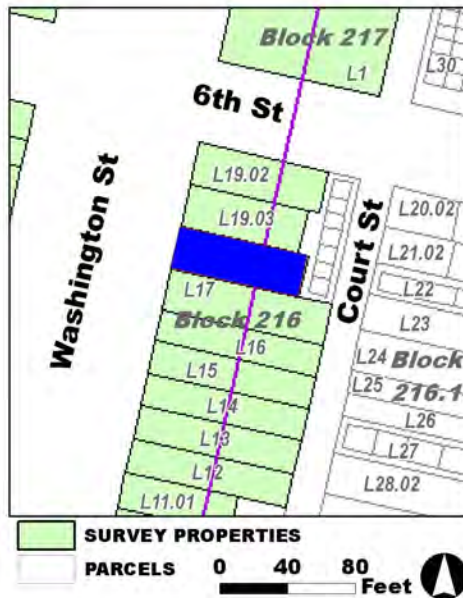
Other Designation Date:

☐ Eligibility Worksheet 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:

838018602

☐ (Primary Contact)

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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-2U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

838018602

Page 3

PROPERTY REPORT

Property ID: **-714219416**

Property Name: 535 Washington Street
Address: 535 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 216 | 19.03 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

535 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The façade is clad in brick and features a storefront at the ground level. The storefront consists of a deeply recessed entrance flanked by plate glass bay windows set within modern metal surrounds. An entrance providing access to the upper residential floors, consisting of a modern door capped by a transom, is located in the southern bay of the building. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings, except for a tri-partite window located within the northern bays of the second floor. The flat roof is accented by a decorative cornice featuring brackets carved in a floral motif and an arched fascia. Alterations include replacement windows and doors and the altered window openings on the second floor. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken and an 1891 Sanborn map that depicts the four-story brick building in the same configuration as exists today. The building was subsequently denoted in a 1932 and 1951 Sanborn map in the same configuration, with the first floor storefront noted.

535 Washington Street continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront massing with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-714219416

Page 1

residential space above; majority of original window and door openings; and decorative cornice. Therefore, it is recommended that 535 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

535 Washington Street is sited on a rectangular parcel (Block 216 Lot 19.03), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

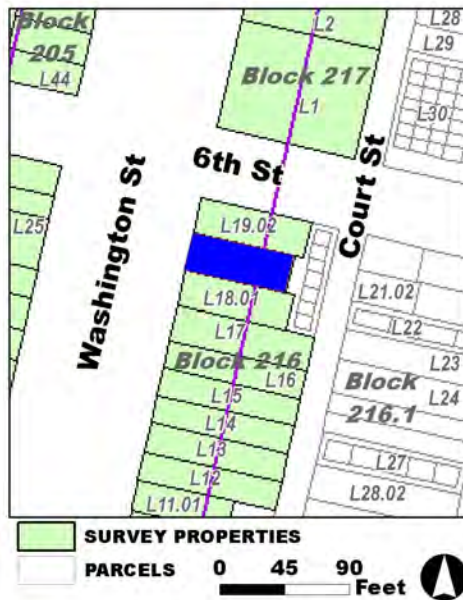
Other Designation Date:

☐ Eligibility Worksheet 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)

-714219416

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 | | |

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-3U-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-714219416**

Page 3

PROPERTY REPORT

Property ID: **-1011368296**

Property Name: 536 Washington Street
Address: 536 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 204 | 24.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

536 Washington Street is a five-story, four-bay building constructed ca. 1900. The facade is clad in brick and features a storefront at the ground level. The storefront consists of a deeply recessed entrance that features modern plate glass doors and plate glass windows set within metal surrounds with stucco clad knee walls. A modern metal panel with modern signage is located above the storefront. An entrance to the upper residential levels, consisting of a modern panel door with a transom, is located within the recessed storefront. Fenestration on the upper floors includes one-over-one replacement sash set within original openings that feature stone sills and flat stone lintels. A thin stone belt course runs along the facade at each floor and are engaged with the stone sills. A wider stone belt course runs along the facade at each floor near the top of the windows, but beneath the flat stone lintels. The flat roof is delineated by stone coping, and brick corbelling is located above the fifth floor. It appears that modern brick infill has been placed within the facade above the brick corbelling. Original cast iron fire escapes are located in the southern bays between the second and fifth floors. Alterations include the modifications to the first floor storefront; replacement windows; and modern brickwork near the roofline. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, that illustration shows the western lots near the intersection of Washington Street and Sixth Street as being undeveloped. By 1873, these lots had been developed, though the footprints depicted on an atlas published that year do not seem to represent the current building.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1011368296

Page 1

Additionally, an 1891 Sanborn map depicts a four-story brick building located on the parcel. However, a 1904 bird's eye illustration of Hoboken depicts a narrow, five-story building at this location, and a 1932 Sanborn map depicts the narrow five-story building and denotes the first floor storefront. The same configuration is depicted in a 1951 Sanborn map.

While the storefront of 536 Washington Street exhibits alterations, the building retains historic integrity and continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the general massing of the first floor storefront with residential space above; original window and door openings; stone lintels and sills; decorative stone belt courses; original fire escapes; and the decorative cornice. Therefore, it is recommended that 536 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

536 Washington Street is sited on a rectangular parcel (Block 204 Lot 24.02), located on the west side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

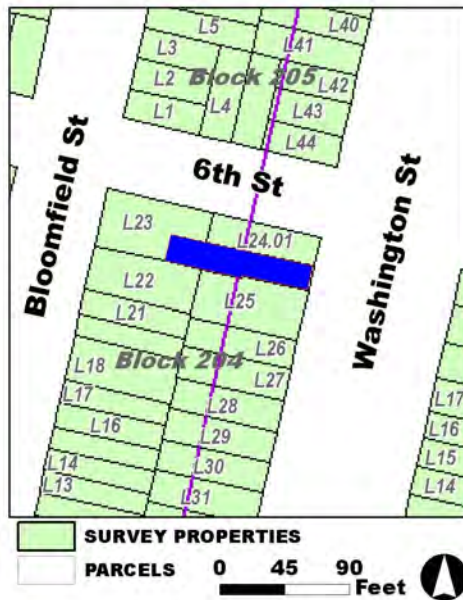
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet 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:

-1011368296

Page 2

BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: (if applicable) |
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| O. H. Bailey & Co. | The City of Hoboken. New Jersey. 1881 | 1881 | |
| Sanborn Map Company | Insurance Maps of Hoboken, Hudson County, New Jersey | 1951 | |
| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | |
| 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: 5B-8U-1C-BA / 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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1011368296**

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PROPERTY REPORT

Property ID: 1955033443

Property Name: 537 Washington Street
Address: 537 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 216 | 19.02 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

537 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870. The facade is clad in brick and features a storefront at the ground level. The storefront is clad in stucco and features a corner entrance consisting of modern double plate glass doors. A Doric column supports the roof of the inset entrance, and fixed metal sash windows are located on the facade. A recessed entrance with a transom provides access to the upper residential floors in the southern bay of the building. Fenestration on the upper floors consists of one-over-one replacement sash set within original window openings featuring brownstone sills and segmental arch lintels. The north elevation of the building fronts Sixth Street and features a four-bay deep, four-story portion with a four-bay deep, one-story brick extension to the east. The majority of the windows and doors on the first floor of this elevation are infilled but retain their brownstone sills and lintels. The flat roof is accented by a decorative cornice featuring brackets carved in a floral motif, dentils, and an arched fascia. Alterations include replacement windows and doors; modern modifications to the first floor storefront; and infilled windows and doors on the north elevation. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However, it does not appear that the current building was depicted in the 1860 illustration. However, the building is depicted on an 1873 atlas of Hoboken, and is visible on an 1881 bird's eye view illustration of Hoboken. The building is also depicted on an 1891 Sanborn map that depicts the four-story brick building with a one story rear wing that exists today. The building was subsequently denoted in a 1932 Sanborn

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1955033443

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☐ (Primary Contact)

map, that shows three separate storefronts with separate addresses on the north elevation of the building fronting Sixth Street. A 1951 Sanborn map shows the same configuration, but no businesses are listed for the storefronts.

537 Washington Street continues to contribute to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the first floor storefront with residential space above; original window and door openings; stone sills and lintels; and decorative cornice. Therefore, it is recommended that 537 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

537 Washington Street is sited on a rectangular parcel (Block 216 Lot 19.02), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

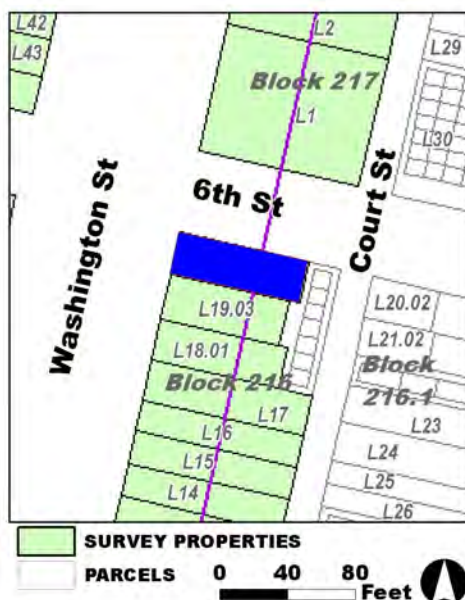
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet 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)

1955033443

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BIBLIOGRAPHY:

| Author: | Title: | Year: | HPO Accession #: | (if applicable) |
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| 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 | | |
| 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: 4B-3U-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: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1955033443**

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PROPERTY REPORT

Property ID: **-1006479789**

Property Name: 538 Washington Street
Address: 538 Washington ST

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

PROPERTY LOCATION(S):

| County: | Municipality: | Local Place Name: | USGS Quad: | Block: | Lot: |
|---------|---------------|-------------------|------------|--------|-------|
| HUDSON | Hoboken | | Newark | 204 | 24.01 |

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

538 Washington Street is a five-story, four-bay, Italianate-style building constructed ca. 1900. The facade is clad in brick and features portions of an earlier cast iron storefront at the ground level. The storefront consists of a central recessed entrance that features a multi-pane glass door topped by a large transom flanked by plate glass windows; the signboard appears to be modern. A Doric column is located at the corner of the building fronting Sixth Street. A recessed entry providing access to the upper residential floors is located in the southern bay and is accented by decorative pilasters. Decorative panels are located above the storefront and a decorative cast iron cornice with dentils and a pent roof covered in metal delineates the storefront from the second level. Fenestration on the upper floors includes one-over-one replacement sash set within original openings that feature stone sills and flat stone lintels. A thin stone belt course runs along the facade at each floor and are engaged with the stone sills. A wider stone belt course runs along the facade at each floor near the top of the windows, but beneath the flat stone lintels. The flat roof is delineated by a decorative cornice exhibiting a wide overhang, brackets, and dentils. Brick corbelling is present beneath the cornice. The north (side) elevation fronting Sixth Street features a sunken garden-level with basement entrances delineated by a wrought iron fence. A five-story projecting bay is located near the western end of the building, and original wrought iron fire escapes are present near the middle of the building. Alterations include replacement windows and doors, and modern wrought iron fencing along the side elevation. No exterior flood mitigation measures are evident.

The 500 block of Washington Street was mostly developed by 1860, as seen in a bird's eye view illustration published that year. However,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-1006479789

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☒ (Primary Contact)

that illustration shows the western lots near the intersection of Washington Street and Sixth Street as being undeveloped. By 1873, these lots had been developed, though the footprints depicted on an atlas published that year do not seem to represent the current building. Additionally, an 1891 Sanborn map depicts a two-story brick building located on the parcel. However, a 1904 bird's eye illustration of Hoboken depicts a five-story building at this location, and a 1932 Sanborn map depicts the five-story building with the projecting bay on the north elevation, and denotes the first floor storefront. The same configuration is depicted in a 1951 Sanborn map.

538 Washington Street retains a high degree of historic integrity and contributes to the historic character of the locally-designated Central Business & Washington Street Historic District and the greater Hoboken Historic District. Character-defining features include the surviving cast iron elements at the storefront; original window and door openings; stone lintels and sills; decorative stone belt courses; original fire escapes; and the decorative cornice. Therefore, it is recommended that 538 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

538 Washington Street is sited on a rectangular corner parcel (Block 204 Lot 24.01), located on the west side of Washington Street at the intersection with Sixth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is sited among a row of similar multi-story, masonry buildings with commercial space on the first floor and residential space on the upper floors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

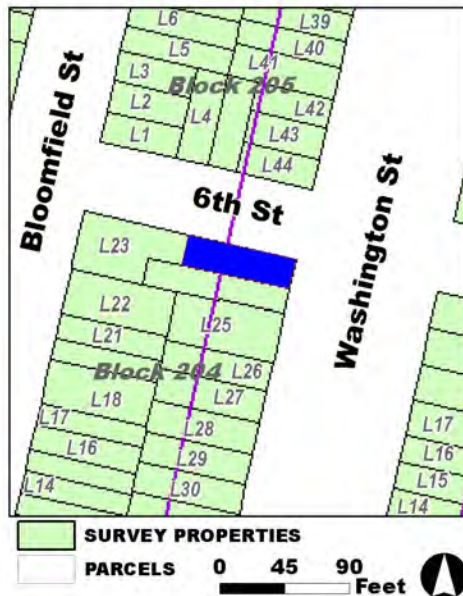
Other Designation Date:

☐ Eligibility Worksheet 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:

-1006479789

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| Sanborn-Perris Map Co. | Insurance Maps of Hudson County, New Jersey. | 1891 | | |
| Bachmann, John | Birds Eye View of Hoboken | 1860 | | |
| 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 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: 5B-8U-1C-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: 3/5/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1006479789**

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