

PROPERTY REPORT

Property ID: 1532316691

Property Name: 600 Washington Street
Address: 600 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	44

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

600 Washington Street is a three-story tall, three-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Modern signage obscures the cornice over the commercial entity however; paneled iron posts are still visible. Brick quoining, corbeling and fascia detailing highlight the style of the building. Iron fencing encloses small areas of outdoor space across the façade and side elevation (along Sixth Street). The commercial business features two double-door entrances across the façade, flanked by two single-door entries providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by simple, straight lintels and sills whereas the openings on the sidewall features capped brick lintels and stone sills. The majority of the openings appear to be original with replacement sashes, except for a third floor window opening that has been altered in order to accommodate a tri-partite picture window. The flat roof is highlighted by a simple overhanging cornice. Alterations include vinyl sash replacement windows throughout the upper levels; some fenestration alterations; replacement doors; and the removal of a floor to the historic rear block. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

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☐ (Primary Contact)

Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Though slightly altered, 600 Washington Street continues to exhibit its low-profile roof; framed entrance-level ironwork; and detailed brickwork, common elements of late 19th century Italian Renaissance constructions. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 600 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

600 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 44), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

☐ (Primary Contact)

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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	
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, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1532316691**

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PROPERTY REPORT

Property ID: 1903771969

Property Name: 601-607 Washington Street
Address: 601-607 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building located at 601-607 Washington Street, is a modern commercial structure built ca. 1980 and the facade is clad stucco with brick piers and accents. An oversize mansard roof clad in sheet metal covers the larger second floor. The ground floor contains several storefronts, most of which have arched plate glass windows and plate glass doors. A centralized entry containing a plate glass door, sidelight, and large transom provides access to the interior of the structure. Fenestration on the second floor consists of five, large recessed windows with six lights of uneven size. Two interior brick chimneys are present on the facade.

The south elevation fronts on Sixth Street and is clad in stucco with brick piers and accents. An oversize mansard roof clad in sheet metal covers the larger second floor. The ground floor contains several storefronts, most of which have arched plate glass windows and plate glass doors. A recessed side entry containing a metal door provides access to the interior of the structure. Fenestration on the second floor consists of six, large recessed windows, each with six lights of uneven size.

The rear (east) elevation fronts on Court Street and is clad in stucco. It features a number of filled doors and windows, as well as an entry on the second floor containing a metal door and leading to a fire escape. Alterations include filling of rear openings. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

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The 600 block of Washington Street was developed by the 1870s, and the site of the present structure was occupied by several one story frame structures and a lumber shed. By 1923 a two-story brick structure built in the Spanish Mission-style had been erected on the site, and contained shops on the first floor and a bowling alley on the second floor. This structure was demolished between 1979 and 1987 when the present structure was built. The building at 601-607 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:

601-607 Washington Street is sited on a parcel (Block 217 Lot 1), located on the northeast corner of Washington Street and Sixth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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?**

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1903771969

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hoboken Historical Museum	"Sepia-tone photos, 6, Memorial Day Parade, 600 block Washington St., Hoboken, 1947, plus 2 related photos."	1947	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-10C-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1903771969**

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Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1903771969

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PROPERTY REPORT

Property ID: **1481132442**

Property Name: 602 Washington Street
Address: 602 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	43

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

602 Washington Street is a three-story tall, three-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Stone veneer obscures all aspects and details of the entrance-level facade. Brick quoining, corbeling and fascia detailing highlight the style of the building. A side entrance pierces the south end of the entrance level providing access to the upper residential levels. The commercial business features a large glass-plate display window, sided to the north end by a recessed commercial entry. Fenestration across the upper levels includes single openings framed by capped brick lintels and stone sills. The openings appear to be original with replacement sashes. The flat roof is highlighted by a simple overhanging cornice. Portions of a brick firewall rising between property 602 and 604 are noted on the rooftop. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement doors and commercial window along the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1481132442

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Though slightly altered, 602 Washington Street continues to exhibit its low-profile roof; original window and door openings; framed entrance-level ironwork; and detailed brickwork, common elements of late 19th century Italian Renaissance construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 602 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

602 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 43), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1481132442

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1481132442**

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PROPERTY REPORT

Property ID: 41656477

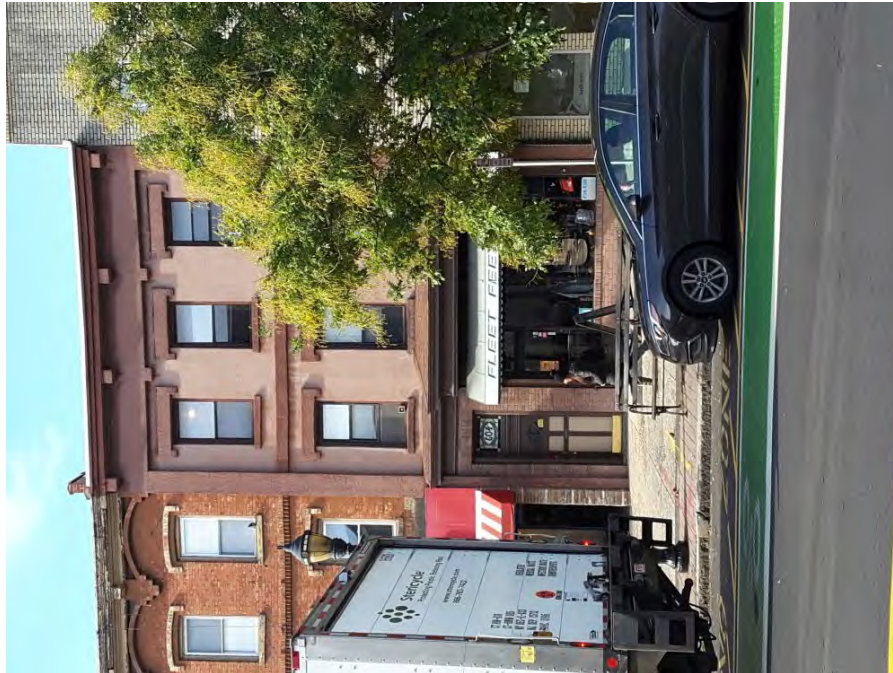
Property Name: 604 Washington Street
Address: 604 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	42

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

604 Washington Street is a three-story tall, three-bay wide modified Italian Renaissance commercial/apartment building, constructed ca. 1880. All detailed elements of the building are covered façade improvements. The façade of the building features brick veneer cladding across the entrance level and stucco across the upper levels. Stucco quoining, a stucco band between the second and third levels, and plain stucco fascia detail the building. A side entrance with transom pierces the south end of the entrance level providing access to the upper residential levels. The commercial business features a centralized glass-plate door and large glass-plate display window. Fenestration across the upper levels include single openings framed by capped stucco-covered lintels and stone sills. The openings appear to be original with replacement sashes. The flat roof is highlighted by a simple overhanging cornice with block detailing. Portions of a brick firewall rising between property 602 and 604 are noted on the rooftop. Alterations include vinyl sash replacement windows throughout the upper levels; replacement doors and commercial window along the entrance level; and the application of stucco-veneer to the entire facade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Between 1954 and 1966 a square-shaped

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

41656477

addition was added to the rear of the building. The footprint of the building since that time has remained unchanged.

Though altered, 604 Washington Street continues to exhibit its low-profile roof; original window and door openings; and detailed masonry work, common elements of late 19th century Italian Renaissance construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 604 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

604 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 42), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

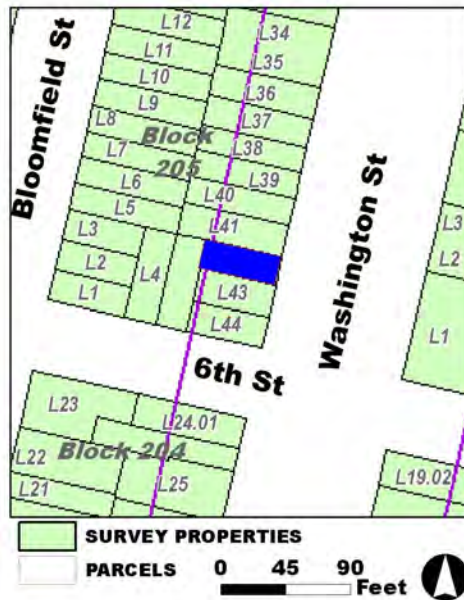
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

41656477

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☐ (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	
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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	
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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:

<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**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:**

41656477

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PROPERTY REPORT

Property ID: **-1655914356**

Property Name: 606 Washington Street
Address: 606 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

606 Washington Street is a three-story tall, four-bay wide commercial/apartment building, constructed ca. 1880. A mid-century façade replacement of white brick veneer now covers the front of the building, featuring minimal details. The commercial business across the entrance level features a centralized recessed glass-plate door with flanking large glass-plate display window on both sides. A side entrance with partial transom pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by brick lintels and stone sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by a parapet across the front. Alterations include vinyl sash replacement windows throughout the upper levels; replacement doors and commercial windows along the entrance level; and the application of a modern brick-veneer façade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Between 1954 and 1966 an addition was added to the rear of this building. The footprint of the building since that time has remained unchanged.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1655914356

Page 1

606 Washington Street continues to exhibit its low-profile roof and original fenestration however; its architectural style and character defining features have been greatly modified. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its lack of retention of character-defining features that would contribute to the historic character of the greater Hoboken Historic District, falling within a Period of Significance of 1838 to 1967, it is recommended that 606 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

606 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 41), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

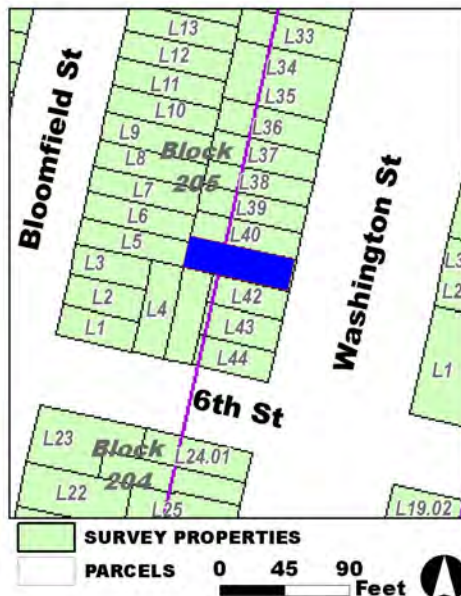
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

Property ID:

-1655914356

☐ (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, 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	
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	

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:** 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:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1655914356**

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PROPERTY REPORT

Property ID: **-657298281**

Property Name: 608 Washington Street
Address: 608 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

608 Washington Street is a three-story tall, four-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Elements of the ironwork are now obscured by wood-framed modifications. The commercial business across the entrance level features a centralized recessed glass-plate entrance topped by a transom. Large glass-plate commercial windows flank both sides of this entry. A side entrance with transom pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by augmented lintels and both bracketed and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with brackets. Alterations include vinyl sash replacement windows throughout the upper levels, and replacement doors and commercial windows along the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Between 1954 and 1966 an addition was added to the rear of this building. The footprint of the building since that time has remained unchanged.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-657298281

Page 1

Though altered, 608 Washington Street continues to exhibit its low-profile roof; original window and door openings; stone lintels and sills; and stylistic details including its cornice with brackets, and augmented lintels and bracketed sills. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 608 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

608 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 40), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration **National Historic Landmark?:** ☐

and Status **National Register:**

Dates: **New Jersey Register:**

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-657298281

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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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn 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	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-657298281**

Page 3

PROPERTY REPORT

Property ID: 1859052108

Property Name: 609-611 Washington Street
Address: 609-611 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	2
HUDSON	Hoboken	Central Business and	Newark	217	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building located at 609-611 Washington Street, is a heavily modified, two-story, four-bay commercial structure built in 1920 with a facade clad in brick. The centralized, recessed, main entry has an arched opening and contains a double-leaf, plate glass door with a transom. A secondary, recessed entry is located to the south of the main entry and contains a plate glass door with a sidelight and transom. Fenestration on the first floor consists of two recessed, arched plate glass windows with arched brick lintels and a brick and stone sill respectively. On the second floor, fenestration consists of three pairs of one-over-one windows with fixed panes above and a hopper sash below; and a one-over-one fixed window in line with the secondary entry. The paired windows have stone sills. The building's flat roofline features stone coping.

The rear (east) elevation fronts on Court Street and is clad in brick. A tower formerly housing an automobile elevator rises from the roofline on the northwest corner of the elevation. The rear elevation features a side entry containing a metal door. No other openings presently pierce the first floor, but several windows and doors have been filled with brick. On the second floor, fenestration consists of five double one-over-one windows with fixed panes above and a hopper sash below. Alterations include extensive window and entryway opening modifications on both the facade and rear elevation and the complete recladding of the facade. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1859052108

Page 1

The 600 block of Washington Street was developed by the 1870s, and the site of the present structure was occupied by two three-story brick structures. In 1920, the present structure was built as a three-bay auto showroom in a vernacular Art Deco-style, but by 1932 it was in use as a public garage. Returned to use as an auto showroom by 1938, it served as an A&P supermarket from at least the late 1940s until June 1976 when it was converted to a branch of Washington Savings Bank.

The building at 609-611 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including window and entryway opening modifications and the complete recladding of the facade. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that the building at 609-611 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

The building at 609-611 Washington Street is sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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:

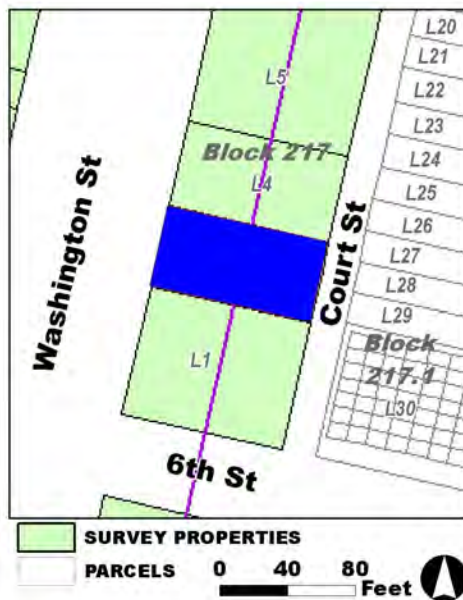
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1859052108

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 Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hoboken Historical Museum	"Sepia-tone photo of the Public Service (Gas & Electric) building, 615 Washington St., Hoboken, April 29, 1926."	1926	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hoboken Historical Museum	"Sepia-tone photos, 6, Memorial Day Parade, 600 block Washington St., Hoboken, 1947, plus 2 related photos."	1947	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Jersey Journal	"Food stores are plentiful in Hudson," [City edition], April 29, 1976, 7G.	1976	
Jersey Journal	"Hudson bank assets just grow and grow," [City edition] July 16, 1976, 13.	1976	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1859052108

Page 3

Status: Not Contributing

Associated Archeological Site/Deposits?

☐

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

Conversion Problem? ☐

ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1859052108

Page 4

PROPERTY REPORT

Property ID: 47087233

Property Name: 610 Washington Street
Address: 610 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

610 Washington Street is a three-story tall, three-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Elements of the ironwork are now obscured by modifications. A side entrance with transom pierces the south end of the entrance level, providing access to the upper residential levels. The commercial business across the central to northern end of the facade features a large glass-plate commercial window and side entry with transom. Fenestration across the upper levels includes single openings framed by augmented lintels and both bracketed and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with large brackets. Alterations include vinyl sash replacement windows throughout the upper levels, and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Between 1954 and 1966 an addition was added to the rear of this building. The footprint of the building since that time has remained unchanged.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

47087233

Page 1

Though altered, 610 Washington Street continues to exhibit its low-profile roof; original fenestration; and stylistic details including its cornice with brackets, and augmented lintels and bracketed sills. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 610 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

610 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 39), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration **National Historic Landmark?:** ☐

and Status **National Register:**

Dates: **New Jersey Register:**

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

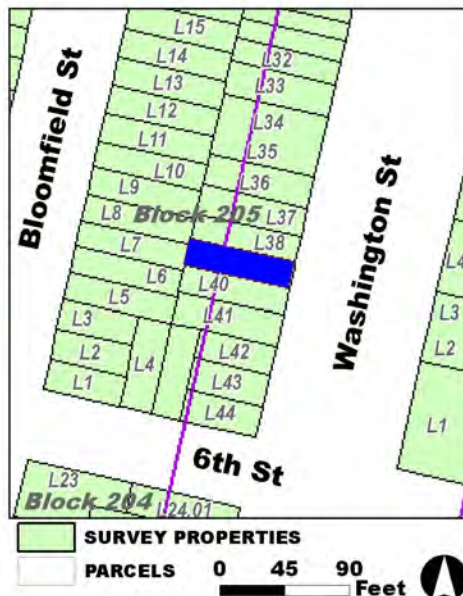
Other Designation Date:

☐ **Eligibility Worksheet included 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:

47087233

☐ (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	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

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

47087233

Page 3

PROPERTY REPORT

Property ID: 1544685696

Property Name: 612 Washington Street
Address: 612 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

612 Washington Street is a three-story tall, three-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Elements of the ironwork are now obscured by modifications and a cloth awning. The commercial business across the entrance level features a large glass-plate commercial window flanked by a recessed entry. A side entrance with transom pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by augmented lintels and both bracketed and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with large brackets. Alterations include vinyl sash replacement windows throughout the upper levels, and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Between 1909 and 1923 an addition was added to the rear of this building. The footprint of the building since that time has remained unchanged.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1544685696

Page 1

Though slightly altered, 612 Washington Street continues to exhibit its low-profile roof; original fenestration; and stylistic details including its cornice with brackets, and augmented lintels and bracketed sills. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 612 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

612 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 38), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

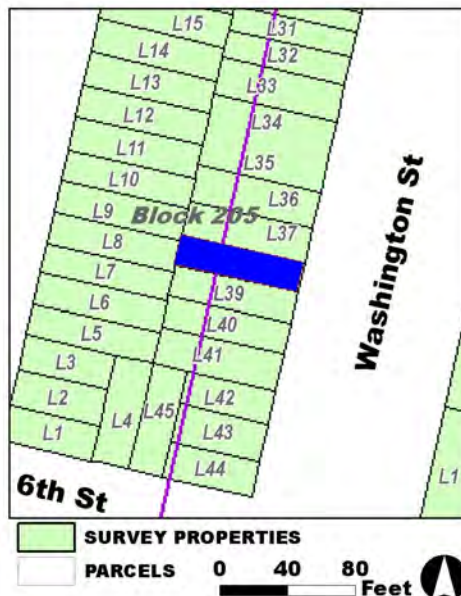
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1544685696

Page 2

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	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1544685696

Page 3

PROPERTY REPORT

Property ID: 1890455389

Property Name: Public Service Electric & Gas Co. Building
Address: 613-615 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Public Service Electric & Gas Co. Building, located at 613-615 Washington Street, is a two-story, three-bay, Classical Revival-style commercial building constructed ca. 1925 and clad in light colored brick. The facade is flanked by two brick pilasters terminating in stone, classically-inspired capitals which join in a stone frieze across the facade. Two storefronts occupy much of the first floor of the facade. The storefronts are accessed by a centralized entry containing two plate glass doors with sidelights and transoms. Each storefront features plate glass windows in metal frames and metal cladding covering the location of the original prismatic glass transom. A entry allowing access to the second floor is located on the north side of the facade and contains a plate glass door with a transom. Fenestration on the second floor consists of grouped windows flanking a centralized paired window. All windows contain replacement one-over-one sashes with transoms and their stone sills and lintels continue as beltcourses. Above the aforementioned frieze is a stone dentiled cornice surmounted by a brick parapet.

The rear (east) elevation fronts on Court Street and is clad in brick. The first floor is pierced by two windows with stone sills covered in metal grating. Fenestration on the second floor consists of five windows in a group of three and group of two. These windows all contain replacement, one-over-one, double-hung sashes, and each group shares a common stone sill. Alterations include the modern storefronts and replacement doors and sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1890455389

Page 1

The 600 block of Washington Street was developed by the 1870s, and the site of the present structure was occupied by several frame structures between one and four stories in height. By 1923, the lot had been cleared and by early 1926 the Public Service Electric & Gas Company had erected the present structure on the site. A photo from April of that year in the collections of the Hoboken Historical Museum shows little difference from the present on the second floor and above, but the first floor was occupied by a unified storefront with two large display windows and prismatic glass transoms flanking a centralized entry with double-leaf doors, sidelights, and smaller transoms. Photographs in the possession of the Hoboken Historical Museum from 1947 document little in the way of change, and neither does the 1951 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey.

The Public Service Electric & Gas Co. Building at 613-615 Washington Street has undergone alterations -- the most prominent of which are the modernized storefronts and replacement doors and sashes. Despite this, the building displays characteristic features of the Classical Revival-style, including large pilasters; classically-inspired stone cornice; and a stone frieze. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District and the National Register-eligible Hoboken Historic District. Therefore, it is recommended that the Public Service Electric & Gas Co. Building at 613-615 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 613-615 Washington Street is sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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:

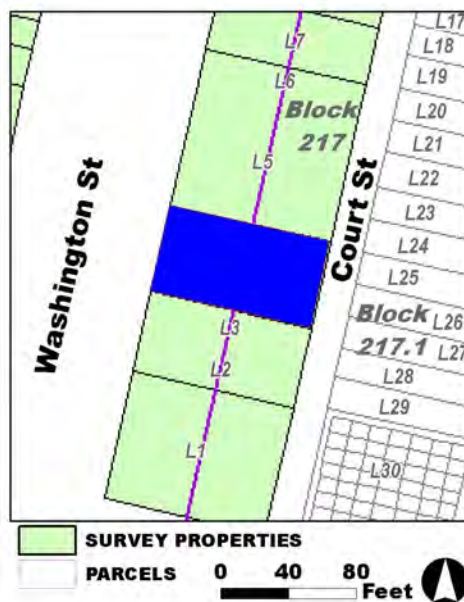
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

1890455389

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	1951		
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		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Bachmann, John	Birds Eye View of Hoboken	1860		
Hoboken Historical Museum	"Sepia-tone photos, 6, Memorial Day Parade, 600 block Washington St., Hoboken, 1947, plus 2 related photos."	1947		
Bachmann, John	Birds Eye View of Hoboken	1865		

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1890455389**

Page 3

PROPERTY REPORT

Property ID: **-501899045**

Property Name: 614 Washington Street
Address: 614 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

614 Washington Street is a three-story tall, three-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Elements of the ironwork are now obscured by modifications. The commercial business across the entrance level features large glass-plate commercial windows flanked by a flush glass-plate entry. A side entrance with transom pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by a combination of augmented and straight lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with large brackets. Alterations include vinyl sash replacement windows throughout the upper levels, and replacement doors and commercial windows across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-501899045

Page 1

Though slightly altered, 614 Washington Street continues to exhibit its low-profile roof; original window openings; and stylistic details including its cornice with brackets, and augmented lintels and bracketed sills. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 614 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

614 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 37), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration **National Historic Landmark?:** ☐

and Status **National Register:**

Dates: **New Jersey Register:**

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

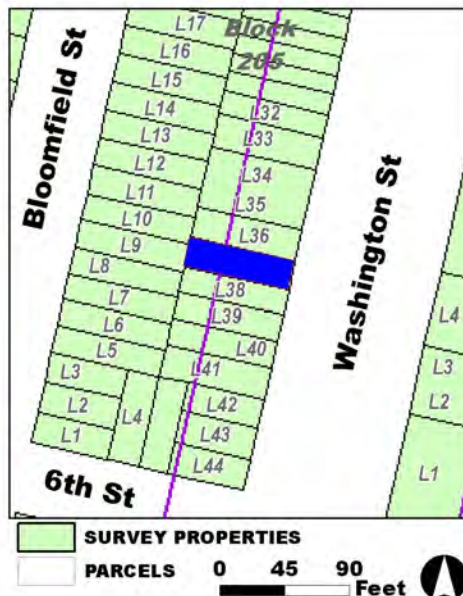
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-501899045

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	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	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
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: 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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-501899045**

Page 3

PROPERTY REPORT

Property ID: **-769100158**

Property Name: 616 Washington Street
Address: 616 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

616 Washington Street is a three-story tall, three-bay wide commercial/apartment building, constructed ca. 1880. A mid-century façade replacement of painted stone veneer primarily covers the front of the building, featuring minimal details. The entrance level is clad in brick veneer and features wood cladding between the first and second levels with an attached cloth awning sheltering an outdoor dining space staged across the facade. The commercial business features a large glass-plate window and side entrance. A side entrance pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings, some framed by stone sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by a plain parapet across the front. Alterations include vinyl sash replacement windows throughout the upper levels; replacement doors and commercial windows along the entrance level; and the application of faux-stone veneer across the entire façade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-769100158

Page 1

616 Washington Street continues to exhibit its low-profile roof and original window openings; however, its architectural style and character defining features have been greatly modified. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its lack of retention of character-defining features that would contribute to the historic character of the greater Hoboken Historic District, falling within a Period of Significance of 1838 to 1967, it is recommended that 616 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

616 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 36), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

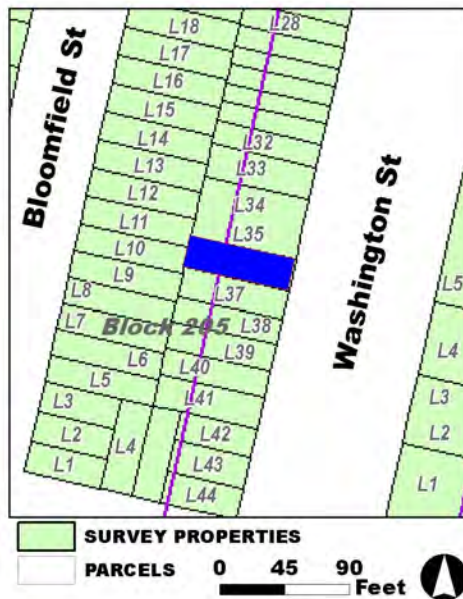
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-769100158

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BIBLIOGRAPHY:

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

Organization: AECOM

☐ (Primary Contact)

Property ID:

-769100158

Page 3

PROPERTY REPORT

Property ID: **-156876454**

Property Name: Haven Savings and Loan Association Building
Address: 617-623 Washington ST

Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	5
HUDSON	Hoboken	Central Business and	Newark	217	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Haven Savings and Loan Association Building, located at 617-621 Washington Street, is a modern bank built in 1973 and clad in patterned concrete block and coarse stucco. The facade features a corner tower on the north side and the second floor projects over the sidewalk. The original structure is flanked on each side by driveways. The off-center main entrance contains a replacement metal and glass door with a large side-light and a transom. Fenestration on the facade includes two plate glass windows on the first floor, a single plate glass window on the second floor, and a band of full length plate glass windows on the projecting second floor.

The south and north elevations are clad in patterned concrete block and coarse stucco. The north elevation features a single plate glass window on the second floor, while the south elevation features a secondary entry containing a metal door and plate glass windows on the second floor. The rear (east) elevation fronts on Court Street and is a two-story raised addition clad in coarse stucco with a patterned concrete block stair tower on the northeast corner. It features street-level parking and a band of plate glass windows on the first and second floors. Alterations include the rear two-story raised addition and the replacement main entry door. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was developed by the 1870s, and the site of the present structure was occupied by several brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-156876454

and frame structures including a livery stable. By 1923 the U.S. Theatre had been built on the site, and was still depicted on the 1951 revisions to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey. The present structure was built in 1972 and opened in February 1973 as the new headquarters and flagship branch of the Haven Savings and Loan Association. Designed by Robert R. Smith, the building featured a walk-up banking window in the vestibule and a drive-up banking station.

The Haven Savings and Loan Association Building, at 617-621 Washington Street, was not constructed within the Hoboken Historic District's Period of Significance (1838-1967) and thus does not currently 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:

617-623 Washington Street is sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

-156876454

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Building Plans Shown," [Hoboken edition] January 11, 1972, 2.	1972	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Bachmann, John	Birds Eye View of Hoboken	1860	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Haven Savings and Loan Association	"What's coming to 621 Washington Street in Hoboken?" [advertisement, Jersey Journal] February 9, 1973.	1973	
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: 2B-1C-2BEXT-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**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-156876454**

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-156876454

Page 4

PROPERTY REPORT

Property ID: **-1044039131**

Property Name: 618-620 Washington Street
Address: 618-620 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	34
HUDSON	Hoboken		Newark	205	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

618-620 Washington Street is a three-story tall, seven-bay wide commercial/apartment building, constructed ca. 1988. A late-20th century stucco façade replacement covers the front of the building. The facade features modern, multi-level extended bays at both corners, and decorative square-shaped brick details between each level. The ground level entrances are sheltered by cloth awnings that hang from two commercial entities occupying space on the ground floor. Both commercial businesses feature large glass-plate windows and glass-plate side entries. Two centralized entrances provide access to the upper residential levels. Fenestration across the upper levels include single openings, framed by flat lintels and sills. The openings do not appear to be original. The flat roof is emphasized by a plain, stepped cornice. Alterations are limited due to a late 20th century date of construction. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. Historically, the two properties served as two separate entities, maintaining their original footprints until the 1980s. In 1891, mapping denotes 620 Washington Street serving as a confectionary. Based on newspaper advertisements published in the Jersey Journal, this business was still serving the area until the early

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1044039131

Page 1

1920s. Newspaper advertisements were published from April through June of this year for 'Melton's Candy Store' at this location. By 1932 Sanborn maps denote the property used as a PAINTS business. By 1978, 618-620 Washington Street housed Massarky's Hardware Store, whose storefront encompassed the ground floor of both buildings. On February 27, 1988, a fire broke out at Massarky's Hardware Store and spread to neighboring properties. The building was reconstructed following the fire, creating the new facade with extended multi-level bays.

618-620 Washington Street was entirely reconstructed following the 1988 fire. Though the building is located within the locally designated Central Business and Washington Street Historic District, it 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 618-620 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

618-620 Washington Street is sited along the west side of Washington Street, on a large rectangular-shaped parcel (Block 205 Lot 35), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

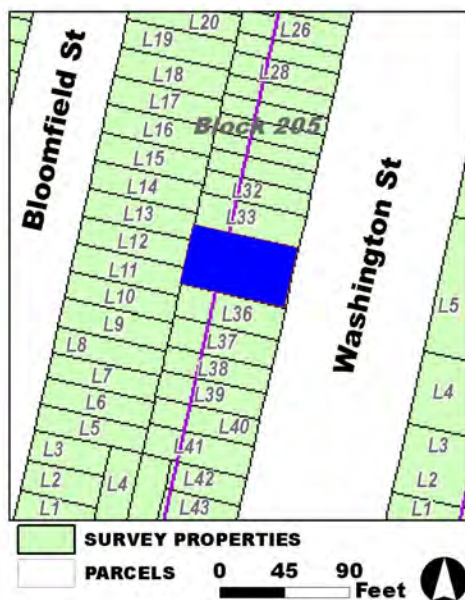
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-1044039131

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
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Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
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, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
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Nationwide Environmental Title Research, LLC	Historic Aerials	1997	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-6U-3C-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**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1044039131**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1044039131

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PROPERTY REPORT

Property ID: **-687014604**

Property Name: 622 Washington Street
Address: 622 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

622 Washington Street is a three-story tall, three-bay wide commercial/apartment building, constructed ca. 1880. A late 20th century façade replacement covers the front of the building featuring stone veneer across the entrance level and brick veneer across the upper levels. The ground level entrances are sheltered by a cloth awning that hangs from the commercial entity. An entrance piercing the south end provides access to the upper residential levels. The commercial businesses feature a glass-plate commercial entrance and large glass-plate window. Fenestration across the upper levels includes single openings, framed by brick sills. The openings appear to be original but the lintels and sills are no longer extant. The flat roof is emphasized by a plain parapet. Alterations to this building include the application of a modern stone and brick veneer across the entire façade; vinyl sash replacement windows throughout the upper levels; removal of original lintels and sills; removal of original cornice; and replacement doors and commercial windows across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. A 1932 Sanborn map of the area denotes the footprint of the building utilizing nearly the entire property and occupied by a Bake House. Based on newspaper clippings published in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-687014604

Page 1

the Jersey Journal in April of 1924, the business was owned and operated by baker, Herman Herold. References to the property serving as a bake shop at this location continue as late as November 1963. The building's footprint has not changed since the mid-1920s.

622 Washington Street continues to exhibit its low-profile roof however; its architectural style and character defining features have been greatly modified. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its lack of retention of character-defining features that would contribute to the historic character of the greater Hoboken Historic District, falling within a Period of Significance of 1838 to 1967, it is recommended that 622 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

622 Washington Street is sited along the west side of Washington Street, on a large rectangular-shaped parcel (Block 205 Lot 33), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

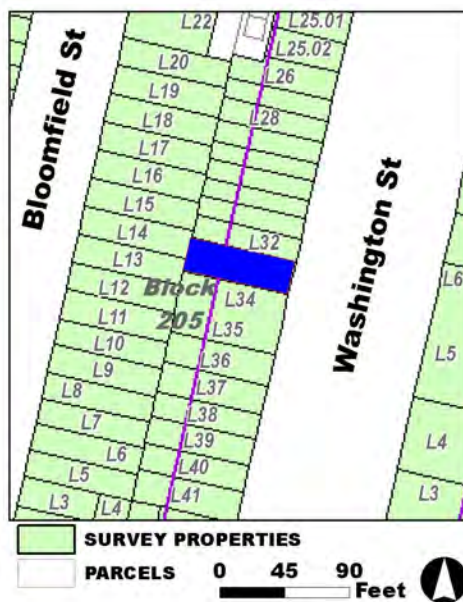
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-687014604

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Farr Sanitorium Is Incorporated," July 21, 1923, 7.	1923	
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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-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: 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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-687014604

Page 3

PROPERTY REPORT

Property ID: **-1451234081**

Property Name: 624 Washington Street
Address: 624 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

624 Washington Street is a three-story tall, two-bay wide commercial/apartment building, constructed ca. 1880. A late-20th century façade replacement covers the front of the building featuring stucco across the entrance level and stone veneer across the upper levels. The ground level entrances are sheltered by a cloth awning that hang from the commercial entity. An entrance piercing the south end provides access to the upper residential levels. The commercial business features a large glass-plate commercial window and side entrance. Fenestration across the upper levels includes a large multi-bay window across the second level and two single openings across the third level. The openings do not appear to be original. The flat roof is emphasized by a plain parapet. Alterations to this building include the application of stone veneer and stucco on the façade; fenestration alteration throughout with vinyl sash replacement windows; and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1451234081

Page 1

624 Washington Street continues to exhibit its low-profile roof however; its architectural style and character defining features have been greatly modified. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its lack of retention of character-defining features that would contribute to the historic character of the greater Hoboken Historic District, falling within a Period of Significance of 1838 to 1967, it is recommended that 624 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

624 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 32), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

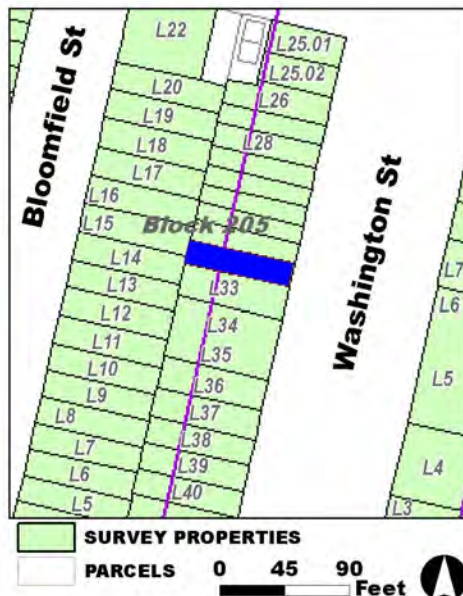
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1451234081

Page 2

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Additional Information:

HPC LIST ID: 0

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1451234081**

Page 3

PROPERTY REPORT

Property ID: **-831498029**

Property Name: 625 Washington Street
Address: 625 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 625 Washington Street is a four-story, three-bay, Art Deco-style building constructed ca. 1925 and clad in brick with a stone beltcourse below the second floor. The facade is flanked by two brick pilasters terminating in stone, classically-inspired capitals which join in a stone frieze across the facade. A storefront occupies much of the first floor of the facade. The storefront features a recessed side entry with stone surrounds and contains a double-leaf, fiberglass and glass door. The storefront features a replacement picture window with a central light flanked by four light sashes with a brick sill. A canvas awning partially obscures a stone signboard. A side entry with on the north end of the facade accessed by a concrete stoop with wrought iron railings contains a metal and glass door. Fenestration on the second through fourth floors consists of a pair of single windows flanked on each side by double windows. All windows contain replacement, one-over-one, double-hung sashes and have stone sills, with the second floor sills continuing as a beltcourse. The fourth floor windows have brick sills topped with stone label mold hoods. The building's flat roof is accented by a brick parapet with stone coping. The building's facade is ornamented with stone diamond-shaped medallions, stone inverted-T's on the parapet and decorative brickwork on the parapet.

The rear (east) elevation fronts on Court Street, is clad in brick, and features a centralized exterior brick chimney and an off-center fire escape. The first floor is pierced by two windows covered in metal grating. the southern window is greatly expanded from its original size, while the northern one retains its original stone sill. Fenestration on the second through fourth floors consists of single windows with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-831498029

Page 1

painted stone sills and arched brick lintels. The windows all contain replacement, one-over-one, double-hung sashes, with the center window significantly smaller than those flanking it. Alterations include the modernized storefront and replacement doors and sashes. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was developed by the 1870s, and the site of the present structure was occupied by a three-and-one-half-story frame dwelling with a storefront which served as the Hoboken Widow's Home in the 1870s. By 1923, the lot had been cleared and in July 1925, plans by the firm Levenson & Rubenstein to erect a four-story, \$60,000 apartment building were approved. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that the structure had a storefront on the first floor, and the apartments were accessed from a side entrance on the north of the facade. No alterations were documented in either the 1938 or 1951 revisions to the Sanborn atlas.

The building at 625 Washington Street displays characteristic features of the Art Deco-style, namely ornamental stone detailing in geometric shapes and the flat facade. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the building at 625 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

625 Washington Street is sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th centuries.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

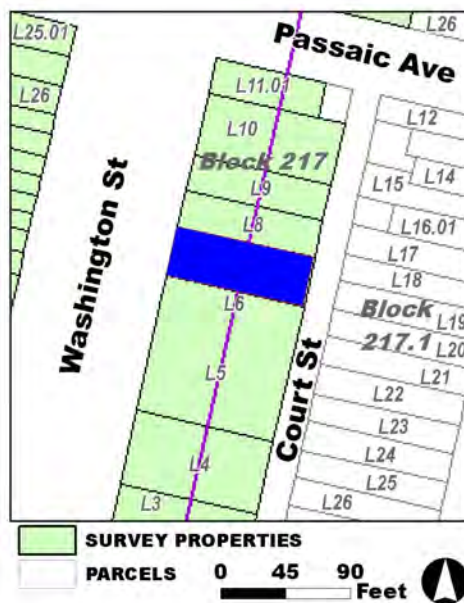
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-831498029

Page 2

BIBLIOGRAPHY:

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Google	GoogleEarth Streetview		
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Bachmann, John	Birds Eye View of Hoboken	1860	
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Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-831498029

Page 3

PROPERTY REPORT

Property ID: 1544608022

Property Name: 626 Washington Street
Address: 626 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	205	31	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

626 Washington Street is a three-story tall, two-bay wide commercial/apartment building, constructed ca. 1880. A late-20th century façade replacement covers the front of the building featuring brick across the entrance level and painted block veneer across the upper levels. The ground level bays are sheltered by a cloth awning that hangs between the first and second levels. The commercial business features a large glass-plate commercial window and side entrance. Fenestration across the upper levels includes large, flat multi-bay openings. The openings do not appear to be original. The flat roof is emphasized by a plain parapet. Alterations to this building include the application of a replacement siding across the entire façade; fenestration alteration throughout; vinyl sash replacement windows across the upper levels; and replacement door and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1544608022

Page 1

626 Washington Street continues to exhibit its low-profile roof however; its architectural style and character defining features have been greatly modified. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its lack of retention of character-defining features that would contribute to the historic character of the greater Hoboken Historic District, falling within a Period of Significance of 1838 to 1967, it is recommended that 626 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

626 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 31), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

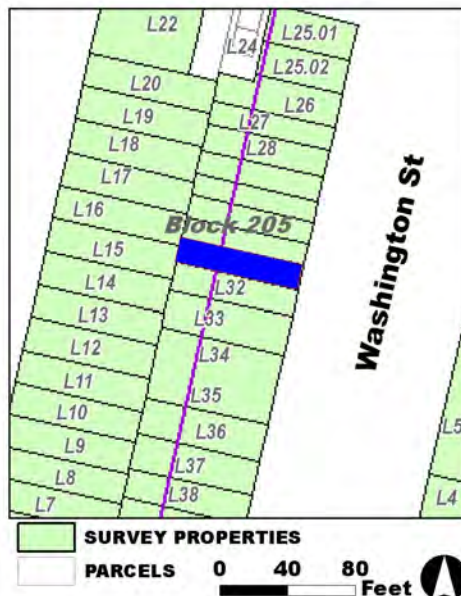
Other Designation Date:

☐ **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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1544608022

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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		
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: 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:** 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1544608022**

Page 3

PROPERTY REPORT

Property ID: **-1890767080**

Property Name: 627 Washington Street
Address: 627 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 627 Washington Street is a five-story, three-bay apartment building constructed ca. 1885. Featuring elements of the Italianate and Renaissance Revival-styles, the facade is clad in brick with terra cotta tile detailing; decorative brickwork; brownstone beltcourses; stone watertable; and a brownstone foundation. The facade is fronted by a gated, wrought iron railing behind which are steps to a garden-level secondary entry, located underneath the main entry. The recessed main entry is on the north side of the facade and is accessed via stone steps with wrought iron railings. The entry contains a double-leaf, wood and glass door with an arched transom. The entryway is capped with a large brick arch which terminates in decorative terra cotta tiles. Fenestration on the garden level includes two windows, one containing a replacement sash and the other covered in plywood. Both have stone lintels. On the first through fifth floors, fenestration consists of windows containing replacement, one-over-one sashes in the original openings. All windows have bracketed, painted stone sills, and painted stone lintels with centered floral motifs. The sills on the second through fourth floors continue as brownstone beltcourses, while the lintels on the second and third also continue as brownstone beltcourses. The storefront features a replacement picture window with a central light flanked by four light sashes with a brick sill. A canvas awning partially obscures a stone signboard. A side entry with on the north end of the facade accessed by a concrete stoop with wrought iron railings contains a metal and glass door. Fenestration on the second through fourth floors consists of a pair of single windows flanked on each side by double windows. All windows contain replacement, one-over-one, double-hung sashes and have stone sills, with the second floor sills continuing as a beltcourse. The building's flat roof is accented by a course of terra cotta tile above which brick corbelling supports a brick parapet. The

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1890767080

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facade from the second floor to the roof is flanked by two brick pilasters terminating in capitals with terra cotta tiles. Four interior brick chimneys or roof access shafts are visible from the facade.

The north elevation is clad in stucco and features a truncated, exterior chimney, and the rear (east) elevation is clad in stucco, features a fire escape, and windows containing one-over-one sashes with stone lintels and sills. Alterations include replacement sashes and four interior chimneys or four access shafts. No exterior flood mitigation measures are evident.

In the rear of the property, fronting on Court Street, is a two-story, three-bay, brick carriage house built circa 1890 in the Italian Renaissance-style. The ground floor features a centered, wood double garage door with a metal beam lintel with projecting floral motifs on bolts. It is flanked by arched windows containing one-over-one sashes, and featuring painted stone sills and dentiled brick arch lintels. Fenestration on the second floor consists of a centralized, arched entry containing double wood doors and featuring a dentiled brick arch lintel. This entry is flanked by arched windows containing two-over-two wood sashes and featuring painted stone sills and dentiled brick arch lintels. The flat roof is accented by a bracketed cornice. Alterations include the installation of the metal beam lintel. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was largely developed by the 1870s, though the site of the present structure was shown as vacant on G. M. Hopkin's 1873 atlas of Hudson County, with a small structure located toward the rear of the lot. By 1891, the present five-story brick structure had been built fronting on Washington Street and a two-story outbuilding constructed in the rear fronting on Court Street. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that the structure fronting on Washington Street was five stories with a basement and used for flats, while the two-story rear structure was in use as a garage. No alterations were documented in either the 1938 or 1951 revisions to the Sanborn atlas.

The buildings at 627 Washington Street display characteristic features of late 19th century renaissance revival styles, namely arched entries; terra cotta ornamentation; bracketed brownstone sills; ornamental stone detailing; and decorative lintels. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the buildings at 627 Washington Street be classified as contributing resources to the Hoboken Historic District.

Setting:

The buildings at 627 Washington Street are sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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

Researcher: Samuel Pickard

Organization: AECOM

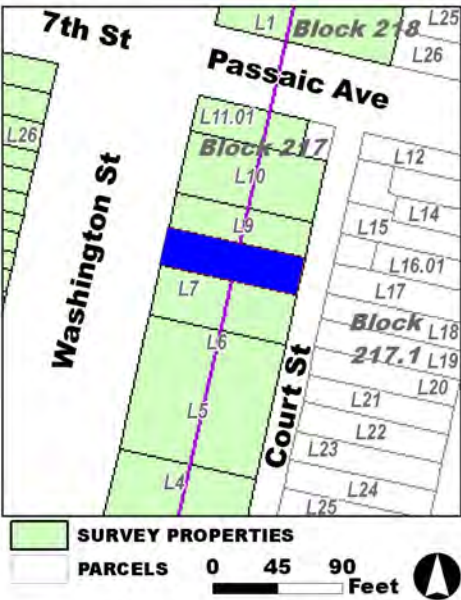
☒ (Primary Contact)

Property ID:

-1890767080

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Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
-1890767080

BIBLIOGRAPHY:

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Bachmann, John	Birds Eye View of Hoboken	1860	
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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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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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-6U-H-BA/2B-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1890767080

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PROPERTY REPORT

Property ID: -1482016887

Property Name: 628 Washington Street
Address: 628 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	30.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

628 Washington Street is a three-story tall, four-bay wide Italian Renaissance commercial/apartment building, constructed ca. 1880. The building is constructed of brick and features a shared building façade with the neighboring property (630 Washington Street). Notable brick detailing is highlighted across the top of the façade, near the roofline. Commercial space occupies the entrance level. Three recessed entrances pierce the center of this level, flanked by large glass-plate display windows. The centermost entrance provides access to the upper residential levels. Fenestration across the upper levels includes single openings framed by simple straight lintels and stone sills. The openings appear to be original with replacement sashes. The flat roof is highlighted by the brick detailing. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1482016887

Page 1

☐ (Primary Contact)

628 Washington Street continues to exhibit its low-profile roof, original window openings, and detailed brickwork, common elements of late-19th century Italian Renaissance construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 628 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

628 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 30.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

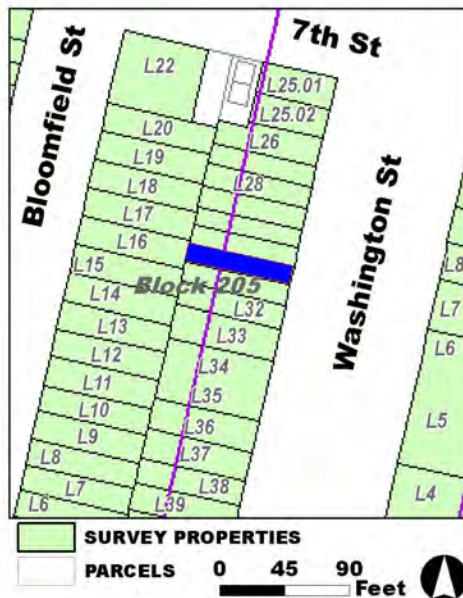
Other Designation Date:

☐ 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:

-1482016887

☐ (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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1482016887**

Page 3

PROPERTY REPORT

Property ID: **-689907911**

Property Name: 629 Washington Street/628 Court Street
Address: 629 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 629 Washington Street is a three-story, two-bay building constructed ca. 1885 in the Italian Renaissance style. The facade is clad in painted brick and fronted by a gated metal railing atop a concrete wall, behind which are steps to a centralized entry for a garden-level storefront. The main entry is on the north side of the facade and is accessed via stone steps with metal railings. The entry features a painted brick surround with no door visible at the time of survey. The entry provides access to both a storefront and the remainder of the structure. Fenestration includes a window on the garden level; a plate glass display window with a painted stone sill on the first floor storefront; and a concrete block window with a painted stone sill above the main entry. Fenestration on both the second and third floors consists of a single window with a six-over-six replacement sash and a picture window with a center pane flanked by six-over-six replacement sashes. All windows have painted brick sills, though those on the second floor continue as a header course. The building's flat roof is accented by a bracketed cornice with decorative panels and acanthus leaf motifs. Alterations include installation of modern storefront; installation of picture windows on second and third floor; installation of replacement entry; and replacement sashes. No exterior flood mitigation measures are evident.

The building at 628 Court Street is a two-story, three-bay, brick carriage house built ca. 1885. The ground floor features a centered, wood and glass double garage door with a metal beam lintel. It is flanked by windows containing replacement one-over-one, double-hung sashes, and featuring painted stone sills and painted brick arch lintels. Fenestration on the second floor consists of a centralized entry

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-689907911

infilled with a modern six light window and featuring painted stone lintel and sill, and a balconette railing. A wood pulley hoist is located over this window. This central window is flanked by windows containing one-over-one replacement sashes and feature painted stone sills and painted brick arch lintels. The flat roof is accented by a plain modern cornice. Alterations include the installation of the metal beam lintel and conversion of second floor entry into a window. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was largely developed by the 1870s, though the site of the present structure was shown as vacant on G. M. Hopkins' 1873 atlas of Hudson County. By 1891, the present three-story brick structure had been built fronting on Washington Street and the two-story outbuilding constructed in the rear fronting on Court Street. The 1923 G. M. Hopkins Co. atlas of Hudson County indicates that 629 Washington was occupied by the Moose Club, perhaps referring to the Loyal Order of Moose fraternal organization. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that the structure fronting on Washington Street was three stories with a basement and used by the Moose Club, while the two-story rear structure was in use as a garage. No alterations were documented in the 1938 revision to the Sanborn atlas, though by 1951 the Moose Club had ceased their activities at 629 Washington Street and the building was occupied by flats.

The building at 629 Washington Street has undergone substantial alterations, including the installation of a modern storefront and picture windows on the second and third floors; despite this, it displays characteristic features of the Italian Renaissance style, namely a highly ornamented bracketed cornice with decorative panels and acanthus leaf motifs. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the buildings at 629 Washington Street and 628 Court Street be additionally classified as contributing resources to the Hoboken Historic District.

Setting:

The buildings at 629 Washington Street at 628 Court Street are sited on a parcel (Block 217 Lot 9), located on the east side of Washington Street in the City of Hoboken, Hudson County, New Jersey. The building at 629 Washington Street is oriented with its primary elevation facing west. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th centuries. The building at 628 Court Street is oriented with its primary elevation facing east. The building stock of the 600 block of Court Street, which is paved in stone sets, is largely composed of carriage houses and garages, though some residential structures front onto the thoroughfare.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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

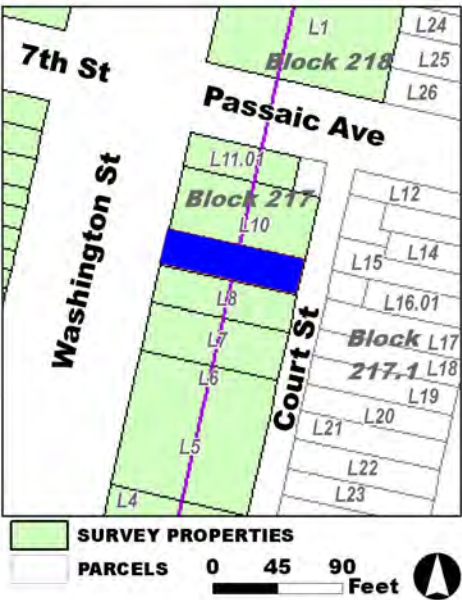
☐ (Primary Contact)

Property ID:

-689907911

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Courtney Clark
Organization: AECOM

☐ (Primary Contact) **Property ID:**
-689907911

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Bachmann, John	Birds Eye View of Hoboken	1860	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Bachmann, John	Birds Eye View of Hoboken	1865	
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	
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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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2C-2U/2B-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: 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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)**-689907911**

Page 4

PROPERTY REPORT

Property ID: 1525945000

Property Name: 630 Washington Street
Address: 630 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	30.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

630 Washington Street is a three-story tall, four-bay wide Italian Renaissance commercial/apartment building, constructed ca. 1880. The building is constructed of brick and features a shared building façade with the neighboring property (628 Washington Street). Notable brick detailing is highlighted across the top of the façade, near the roofline. Commercial space occupies the entrance level. Three recessed entrances pierce the center of this level, flanked by large glass-plate display window on. The centermost entrance provides access to the upper residential levels. Fenestration across the upper levels includes single openings framed by simple straight lintels and stone sills. The openings appear to be original with replacement sashes. The flat roof is highlighted by the brick detailing. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building at this location remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1525945000

Page 1

630 Washington Street continues to exhibit its low-profile roof; original window and door openings; and detailed brickwork, common elements of late 19th century Italian Renaissance construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 630 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

630 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 30.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

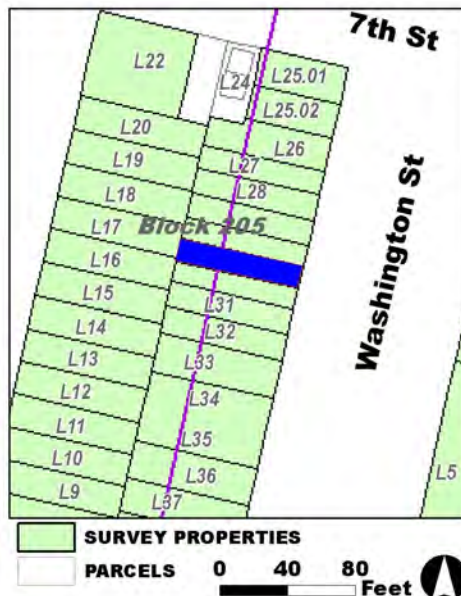
Other Designation Date:

☐ **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:

☐ (Primary Contact)

1525945000

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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1525945000**

Page 3

PROPERTY REPORT

Property ID: **-1372529042**

Property Name: 631-633 Washington Street
Address: 631 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 631-633 Washington Street is a structure formed from the combination of buildings built in different styles at separate periods. The portion of the building at 631 Washington Street is a three-story, three-bay building constructed ca. 1920 in the Classical Revival style. The second and third floors of the facade are clad in brick with stone quoins while the first floor, containing a funeral home, is clad in a stone veneer. The funeral home's recessed entry is on the north side of the facade and is located at street level. It contains a fiberglass and glass door with a classical surround terminating in a broken pediment with a decorative finial. The funeral home storefront features a highly ornamented cut-glass picture window with a transom. To the south of this is the entry to the upper floors of the building, accessed via concrete steps with wrought iron railings. The entry contains a fiberglass and glass door with a plain transom. Fenestration on the second and third floors consists of windows with one-over-one sashes, stone sills, and stone segmented splayed lintels. Panels of decorative brickwork surrounding diamond-shaped stone medallions are located between the windows of the second and third floors. The building's flat roof is accented by a metal cornice with small and large dentils capped by a false metal balustrade. Alterations include replacement sashes and doors, as well as likely modifications to the first floor. No exterior flood mitigation measures are evident.

The portion of the building at 633 Washington Street is a three-story, three-bay building constructed circa 1865 in the Italianate style. The second and third floors of the facade are clad in brick while the first floor, containing a funeral home, is clad in a stone veneer. The entry is located on the north side of the facade and is accessed by concrete steps with metal railings. It contains a fiberglass and glass door with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1372529042

Page 1

classical surround terminating in a broken pediment with a decorative finial. Fenestration on the first floor consists of a plate-glass window with a large decorative metal surround terminating in a broken swan neck pediment with a central finial. Fenestration on the second and third floors consists of windows with one-over-one sashes, stone sills, and stone lintels capped with entablatures. The sills of the second floor windows continue as a beltcourse. The building's flat roof is accented by a bracketed cornice. Alterations include the stone cladding on the first floor; installation of the funeral home storefront; and replacement door and sashes. No exterior flood mitigation measures are evident.

The portion of the building fronting on Court Street is a two-story, five-bay, garage built circa 1905 and clad in stucco. The ground floor features two garage doors. The southern garage contains a fiberglass garage door and has a metal beam lintel. The northern garage contains a wood garage door. The facade is irregularly fenestrated, with openings including a small second floor entry containing a wood panel and glass door; two circular windows, one of which contains a four-light sash and the other a plywood cover; a small arched window with a four-light wood sash; and three larger arched windows with six-over-six sashes and painted stone lintels. Two additional arched windows on the second floor are filled with painted plywood. The flat roof features painted stone coping. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was largely developed by the 1870s, though in G. M. Hopkins' 1873 atlas of Hudson County only the three-story brick structure at what is now 633 Washington Street (then numbered 255 Washington Street under the former numbering system) was present with both the two-story and one-story rear ells. By 1891, a one-story stable with a corrugated iron roof fronting on Court Street had been erected, and occupied the rear of both the lots of 631 and 633 Washington Street. The 1909 G. M. Hopkins Co. atlas of Hudson County hints that this stable may have been at least partially demolished and replaced by two adjacent brick outbuildings fronting on Court Street. By 1923, major construction had occurred, with the erection of the building at 631 Washington Street, which along with the building at 633 Washington had been joined to the structures on Court Street. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, shows the situation in more detail, indicating that the original structure at 633 Washington was in use as a funeral home. Another floor had been added to what once was a two-story rear ell, and one and two story brick additions connected it to the remaining buildings on the lot. The building at 631 Washington was in use as a chapel on the first floor and residential units on the second and third. Finally, a one story garage was located behind 633 Washington and a two story garage behind 631 Washington. No alterations were documented in the 1938 revision to the Sanborn atlas, though by 1951 a second floor had been added to the garage behind 633 Washington. Additionally, the adjoining two-story structure at the southwest corner of Court and Seventh Streets appears to have been acquired by the undertakers, though it remains on a separate parcel.

The building at 631-633 Washington Street has undergone substantial alterations, most notably, the combination of a mid-19th and early-20th century structure into a single building. Despite this, it maintains separate facades on Washington Street, with the upper stories displays characteristic features of their respective Italianate and Classical Revival styles. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the building at 631-633 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The buildings at 631-633 Washington Street are sited on a parcel (Block 217 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 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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

Researcher: Samuel Pickard

Organization: AECOM

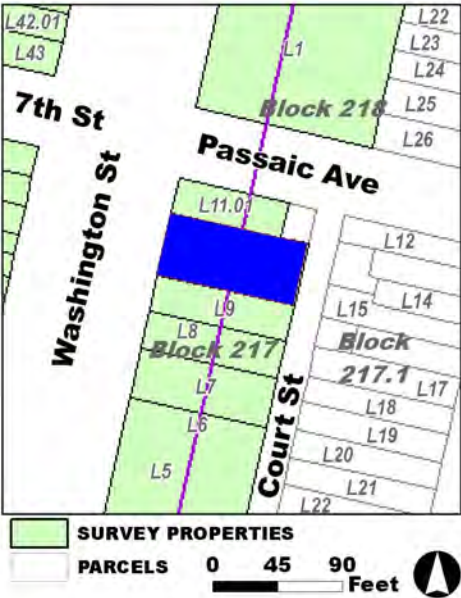
☒ (Primary Contact)

Property ID:

-1372529042

Page 2

Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
-1372529042

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	
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	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	
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-1C-3U-X/2B-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1372529042**

Page 4

PROPERTY REPORT

Property ID: 279682666

Property Name: 632 Washington Street
Address: 632 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	29.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

632 Washington Street is a three-story tall, two-bay wide, Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space, presently clad in brick veneer, occupying the entrance level. The cornice of the ironwork-framing is visible between the first and second levels. A commercial awning shelters the commercial business across the entrance level featuring a centralized recessed entrance flanked by glass-plate commercial windows. Fenestration across the upper levels includes single openings framed by straight lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with brackets. Alterations include vinyl sash replacement windows throughout the upper levels; brick veneer across portions of the entrance level; and replacement door and commercial windows across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

279682666

Page 1

Though slightly altered, 632 Washington Street continues to exhibit its low-profile roof; overhanging cornice with brackets; original window and door openings; lintels and sills; and exposed iron front cornice over the entrance level of the building. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 632 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

632 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 29.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration **National Historic Landmark?:** ☐

and Status

National Register:

SHPO Opinion:

Dates:

New Jersey Register:

Local Designation:

Determination of Eligibility:

Other Designation:

Certification of Eligibility:

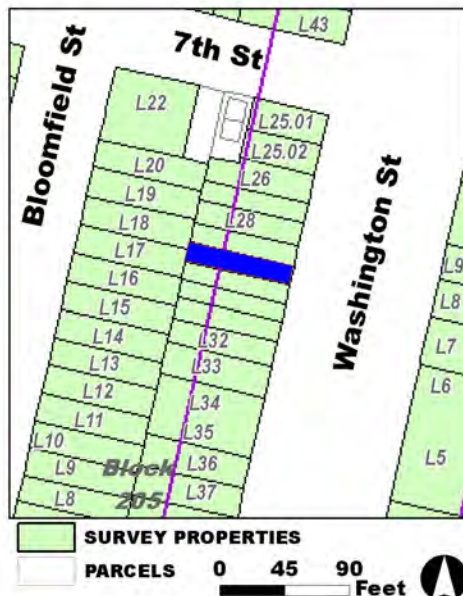
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

279682666

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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn 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	

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:* 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****279682666**

Page 3

PROPERTY REPORT

Property ID: 1901959853

Property Name: 634 Washington Street
Address: 634 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		205	29.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

634 Washington Street is a three-story tall, two-bay wide, Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space, presently clad in stone veneer. A side entrance pierces the south end of this level, providing access to the upper-level residential spaces. The commercial business features a glass-plate commercial window and side entrance on the north end. Fenestration across the upper levels includes single openings framed by straight lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with brackets. Alterations include vinyl sash replacement windows throughout the upper levels; stone veneer across portions of the entrance level; and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Though slightly altered, 634 Washington Street continues to exhibit its low-profile roof; overhanging cornice with brackets; original window

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1901959853

Page 1

and door openings; and lintels and sills. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 634 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

634 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 29.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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: Courtney Clark

Organization: AECOM

Property ID:

1901959853

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		
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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1901959853**

Page 3

PROPERTY REPORT

Property ID: 2079190359

Property Name: 635 Washington Street
Address: 635 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	217	11.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 635 Washington Street is a three-story, three-bay building constructed ca. 1865 in the Italianate style. The facade is clad in painted brick with a painted stone beltcourse and foundation. It is fronted by a gated, cast iron railing, behind which are steps to a garden-level secondary entry under the main entry. The recessed main entry is on the south side of the facade; is accessed via stone steps with metal railings; contains a double-leaf wood and glass door; and features a painted stone segmental arch lintel. Fenestration includes windows on the garden level containing replacement one-over-one sashes and featuring painted flat stone lintels, while windows on the first through third floors contain one-over-one sashes and feature painted stone bracketed sills and painted stone segmental arch lintels. The building's flat roof is accented by a bracketed decorative cornice with large dentils.

The north elevation fronts on Seventh Street and is clad in painted brick with a painted stone beltcourse and foundation. It is fronted by a gated, cast iron railing, behind which are steps to a garden-level secondary entry on the main facade. Fenestration includes a window on the garden level containing a replacement one-over-one sash and featuring a painted flat stone lintel, while windows on the first through third floors contain one-over-one sashes and feature painted stone bracketed sills and painted stone segmental arch lintels. The building's flat roof is accented by a bracketed decorative cornice with large dentils. Two interior chimneys are situated on this elevation.

The rear (east) elevation is clad in painted brick with a painted stone beltcourse and foundation and features a fire escape. It is fronted by

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

2079190359

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☐ (Primary Contact)

a gated, cast iron railing, behind which are steps to a garden-level rear entry topped with a painted stone lintel. Fenestration includes a windows from the garden level to the third floor containing one-over-one sashes and featuring painted flat stone lintels and sills. The southernmost window on the first floor is slightly shorter than the others, while the southernmost windows on the second and third floors have been mostly infilled with brick, but feature small openings containing one-over-one sashes with brick sills. The building's flat roof is accented by a bracketed decorative cornice with large dentils. Alterations include partial filling of some rear windows and replacement door and sashes. No exterior flood mitigation measures are evident.

The 600 block of Washington Street was largely developed by the 1870s, and the structure at 635 Washington Street (then bearing the address 257 Washington Street) was depicted in G. M. Hopkins' 1873 atlas of Hudson County on the same property as the two story structure at the southwest corner of Court and Seventh Streets. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that the brick building at 635 Washington Street was three stories with a basement and occupied by residential flats. No alterations were documented in either the 1938 or 1951 revisions to the Sanborn atlas.

The building at 635 Washington Street displays characteristic features of the Italianate style, namely a bracketed cornice; high and wide stoop; double-leaf door; and arched lintels. These elements help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the building at 635 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 635 Washington Street is sited on a parcel (Block 217 Lot 11.01), located on the southeast corner of Washington Street and Seventh Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the west side of the block are predominantly three-story Italianate structures, while the east side is much more diverse, representing a number of styles and forms from the mid-19th through the late 20th 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?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

2079190359

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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	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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Bachmann, John	Birds Eye View of Hoboken	1865		
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	1951		
Bachmann, John	Birds Eye View of Hoboken	1860		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****2079190359**

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PROPERTY REPORT

Property ID: 1220705500

Property Name: 636 Washington Street
Address: 636 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

636 Washington Street is a three-story tall, two-bay wide, Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space, currently obscured by commercial signage. The commercial business features a recessed centralized entrance flanked by large glass-plate commercial windows. Fenestration across the upper levels includes single openings framed by straight lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with brackets. Alterations include vinyl sash replacement windows throughout the upper levels. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Though slightly altered, 636 Washington Street continues to exhibit its low-profile roof; overhanging cornice with brackets; original window and door openings; lintels and sills; and exposed iron front cornice over the entrance level of the building. This building is a part of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1220705500

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already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 636 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

636 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 28), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

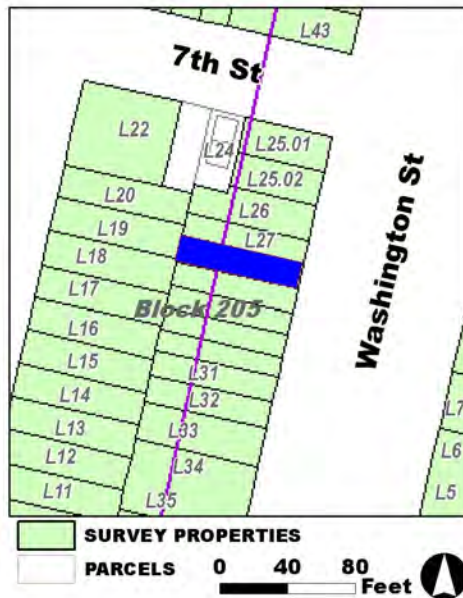
Other Designation:

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: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1220705500

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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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1220705500**

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PROPERTY REPORT

Property ID: **-913531865**

Property Name: 638 Washington Street
Address: 638 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

638 Washington Street is a three-story tall, two-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Elements of the ironwork are now obscured by commercial signage and modifications. The commercial business across the entrance level features a glass-plate entry at the south end, sided by a centralized glass-plate commercial window. A side entrance pierces the north end of this level, providing access to the upper residential levels. Fenestration across the upper levels includes single openings framed by straight lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with brackets. Alterations include vinyl sash replacement windows throughout the upper levels, and replacement doors and commercial window across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-913531865

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Though slightly altered, 638 Washington Street continues to exhibit its low-profile roof; original window and door openings; original lintel and sill; and stylistic details including its cornice with brackets. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 638 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

638 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 27), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate structures.

Registration **National Historic Landmark?:** ☐

and Status **National Register:**

Dates: **New Jersey Register:**

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

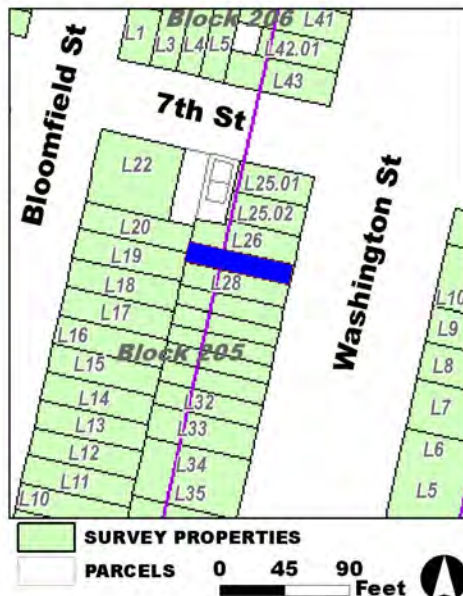
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-913531865

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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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-913531865**

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PROPERTY REPORT

Property ID: 983423614

Property Name: 640 Washington Street
Address: 640 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

640 Washington Street is a three-story tall, three-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space, with portions presently clad wood paneling, occupying the entrance level. Three fluted iron posts of the ironwork-framing are visible between bays. A single door entrance pierces the south end of this level providing access to the residential levels. The commercial business features a double-door entrance flanked by glass-plate commercial windows. Fenestration across the upper levels includes single openings framed by modernized keystone lintels and plain sills. The openings appear to be original with replacement sashes. The flat roof is emphasized by an overhanging cornice with modernized tiered brackets. Alterations include modernized cornice detailing; vinyl sash replacement windows throughout the upper levels; wood panel cladding across the entrance level; and replacement doors and commercial windows across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

983423614

Page 1

☐ (Primary Contact)

Though slightly altered, 640 Washington Street continues to exhibit its low-profile roof; overhanging cornice; original window and door openings; lintels and sills; and commercial entrance level. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 640 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

640 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 26), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

☐ (Primary Contact)

983423614

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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	
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	

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**983423614**

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PROPERTY REPORT

Property ID: 2000242577

Property Name: 642 Washington Street
Address: 642 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	25.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

642 Washington Street is a three-story tall, two-bay wide, Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Three iron posts are visible within the commercial entity. A side entrance with transom pierces the south end of the façade, flanked by a large glass-plate commercial window. Fenestration across the upper levels of the façade includes single openings framed by augmented lintels and sills. The openings appear to be original with replacement sashes. The flat roof is highlighted by a simple overhanging cornice with arched paneled fascia and brackets. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement commercial window. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

642 Washington Street continues to exhibit its low-profile roof; cornice with brackets and paneled fascia, original window and door

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

2000242577

Page 1

☐ (Primary Contact)

openings; stone sills and lintels; and framed entrance-level ironwork, common elements of late 19th century Italianate construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 642 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

642 Washington Street is sited along the west side of Washington Street, on a rectangular-shaped parcel (Block 205 Lot 25.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

2000242577

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	
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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	
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-2U-1C-H-BA / FAC_NAME: / YR:)

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

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

2000242577

Page 3

PROPERTY REPORT

Property ID: 179056592

Property Name: 644 Washington Street
Address: 644 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	205	25.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

644 Washington Street is a three-story tall, three-bay wide Italianate commercial/apartment building, constructed ca. 1880. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. A simple iron cornice is visible over the commercial entity. A side entrance with transom pierces the south end of the façade, providing access to the upper residential levels. The commercial business features a centralized glass-plate door flanked by glass-plate commercial windows. Fenestration across the upper levels of the façade includes single openings framed by augmented lintels and sills whereas the openings on the north sidewall (Seventh Street) have simple, straight lintels and stone sills. The majority of the openings appear to be original with replacement sashes. The flat roof is highlighted by a simple overhanging cornice with brackets and arched paneled fascia. Two brick chimneys rise from the interior of the north end of the building. Alterations include vinyl sash replacement windows throughout the upper levels; and fenestration alterations across the entrance level including replacement doors and windows. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. A bird's eye view illustration of the area denotes the entire west side of the 600 block of Washington Street developed by 1881, further confirmed in a detailed insurance map of the area from 1891. The footprint of this building remains unchanged since its construction.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

179056592

Page 1

Though slightly altered, 644 Washington Street continues to exhibit its low-profile roof, cornice with brackets and arched paneled fascia, original window openings with stone lintels and sills; and framed entrance-level ironwork, common elements of late-19th century construction. This building is a part of the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 644 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

644 Washington Street is sited along the west side of Washington Street, the southwest corner of Washington and Seventh Streets, on a rectangular-shaped parcel (Block 205 Lot 25.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 600 block of Washington Street is part of Hoboken's main commercial corridor, with ground-level retail and residential uses on upper floors of buildings. Buildings on the east side of the block are diverse and represent a variety of styles and forms from the mid-19th to late-20th century. The west side of the block is predominantly three-story Italianate 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:

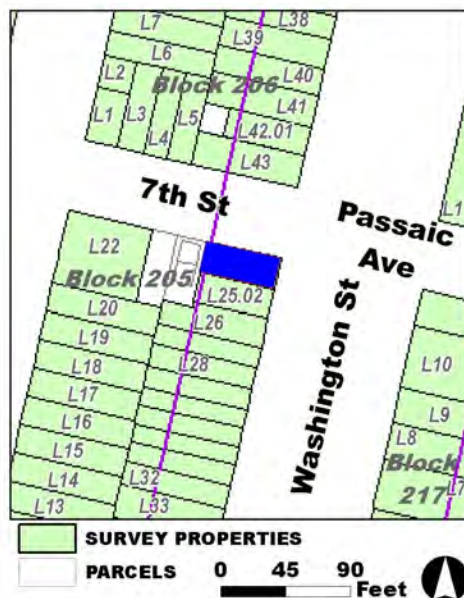
Other Designation Date:

☐ **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:

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☐ (Primary Contact)

179056592

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Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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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	

Additional Information:

HPC LIST ID: 0

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: 1/23/2019

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

179056592

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PROPERTY REPORT

Property ID: **-1112979993**

Property Name: 700 Washington Street/104 Seventh Street
Address: 700 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	43

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 700 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1870 and clad in brownstone and accented with stone quoins. A storefront fronted by a metal areaway fence enclosing outdoor seating occupies most of the first floor of the Washington Street facade. While primarily consisting of a modern aluminum storefront system, portions of architectural cast iron produced by Mansfield & Fagan remain. A painted iron column with a floral capital located on the southwest corner is the remnant of a projecting display window for the first floor storefront, while cast iron pilasters with incised decorative patterns on the north of the facade bear the Mansfield & Fagan name. To the north of this storefront is an entrance to the upper floors of the building, containing a wood panel and glass door. The first floor storefront is surmounted by a modern replacement bracketed cornice. Fenestration on the second, third, and fourth floors consists of double-hung, replacement sashes set in modified, partially filled openings. The central openings on the third and fourth floors are blind windows with the surrounds intact. All windows on the second, third, and fourth floors feature decorative brownstone surrounds. The building's flat roof is accented by a heavy decorative, bracketed cornice.

The south elevation fronts Seventh Street, and is clad in brownstone accented with stone quoins, and features a centrally-located fire escape. The property is fronted by a cast iron fence and steps leading to a garden-level entry. A secondary entrance to the first floor store is accessed by metal steps over the areaway and contains a plate glass door with a plain glass transom. This is capped by a decorative, bracketed brownstone hood. Fenestration includes multiple window openings on the garden-level, and on the first floor consists of two,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1112979993

Page 1

single windows to the west of the entry containing double-hung, replacement sashes and replacement transoms. The second, third, and fourth floors are each pierced by six, irregularly-spaced window openings containing double-hung, replacement sashes. All windows on the first through fourth floors are capped by decorative, bracketed brownstone hoods. The building's flat roof is accented by a decorative, bracketed cornice. Alterations include the heavily modified storefront; replacement main entry; replacement window sashes and doors; and infilled windows on the facade. No exterior flood mitigation measures are evident.

The building at 104 Seventh Street is a four-story, two-bay, Italianate-style building constructed ca. 1870 and clad in brownstone and accented with stone quoins. The building is fronted by a low brick wall topped by a wrought iron railing, behind which are steps leading to the main entry, which is located below street level. The main entry contains a replacement metal and glass door with a metal jamb. Fenestration includes a recessed window on the first floor covered by metal security grills and containing a double-hung replacement sash. The second, third, and fourth floors are each pierced by two single window openings containing double-hung, replacement sashes. All windows on the second through fourth floors are capped by decorative, bracketed brownstone hoods. The hood above the eastern window on the second floor is slightly larger than the others, as this was the location of the original main entry, which has since been partially infilled. The building's flat roof is accented by a decorative, bracketed cornice. Alterations include the removal of the original main entry and reconfiguration of the garden-level entry as the new main entry; replacement main entry door; and replacement window sashes. No exterior flood mitigation measures are evident.

The buildings were built in approximately 1870 as the present-day 700 block of Washington Street was undergoing development and were numbered 270 Washington Street/32 Seventh Street and 34 Seventh Street under the old Hoboken street-numbering system. They are not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye views of Hoboken published in 1860 and 1865, but are shown in the atlas of Hudson County published by G. M. Hopkins in 1873. If the Bachmann lithographs are accurate, the remainder of the west side of the block was developed slightly before this corner lot. The buildings appear on an 1881 bird's eye view of Hoboken, and while the depiction of their Seventh Street frontage is likely inaccurate (a windowless extension of the building at 700 Washington/102 Seventh in the place of 104 Seventh, and an insertion of a two-story structure with a large door to the east of 106 Seventh Street) the quoins of the building at 700 Washington are shown in the lithograph. The 1881 bird's eye notes that the storefront at 700 Washington was occupied by T. W. Griffith's pharmacy. In the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, the building at 700 Washington/102 Seventh is depicted as a four-story brick structure with a stone facade, tin roof, and store on the first floor. The building at 104 Seventh Street is a three-story brick dwelling with a tin roof. A small outhouse is located in the northwestern corner of its parcel. A photograph of the buildings in the 1909 Illustrated History of Hoboken shows the original main entry on the present second floor of the building at 104 Seventh. The photograph also depicts a recessed central entry for the storefront at 700 Washington with projecting display windows. The buildings are depicted with stone cladding on their Washington and Seventh Street elevations in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey. No alterations were depicted in either the 1938 or 1951 revisions. Photographic documentation from the 1978 Zingman architectural survey indicated that the center windows of the third and fourth floors of the façade had been infilled since the 1909 photograph, while a tile-clad pent roof has been added over the storefront.

The buildings at 700 Washington Street and 104 Seventh Street have both undergone alterations -- the most prominent of which are the modified storefront at 700 Washington and the reconfigured entry at 104 Seventh. Despite this, both buildings display features of the Italianate style, with stone window hoods and decorative, bracketed cornices. These elements help contribute to the historic character of Washington Street and Seventh Street and the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 700 Washington Street/104 Seventh Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

700 Washington Street and 104 Seventh Street are sited on a corner parcel (Block 206 Lot 43), located at the northwest corner of Washington and Seventh Streets in the City of Hoboken, Hudson County, New Jersey. The building at 700 Washington is oriented with its primary elevation facing east, while the building at 104 Seventh is oriented with its primary elevation facing south. The west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, most of which contain businesses at street level. The 100 block of Seventh Street is primarily comprised of three-story Italianate residential 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?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1112979993

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1112979993

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Bachmann, John	Birds Eye View of Hoboken	1865	
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	1938	
New York Dawn	Hoboken Illustrated	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/4B-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: 1/8/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1112979993**

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PROPERTY REPORT

Property ID: 941820678

Property Name: Trinity Episcopal Church and All Saints Episcopal Day School
Address: 701-707 Washington ST
Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Trinity Episcopal Church and All Saints Episcopal Day School, at 701-707 Washington Street is a Gothic Revival-style church constructed in 1856 and reconstructed in 1882 and a two-and-a-half-story, three-bay Gothic Revival-style parsonage and school constructed in 1866. The church is fronted by a cast iron fence, backed by a hedge, which encloses a small lawn with sycamore trees. The facade is clad in stone with brownstone coping, supported by buttresses, and features a centralized, Gothic arch entrance covered by a frame entry roof. The entrance features a stone surround and contains a double-leaf, wood door painted red with wood paneling painted red filling the transom. Fenestration on the facade consists of Gothic arch windows -- one on each side of the entry and one above -- containing stained glass in wood frames with stone sills. The gable end of the facade rises to a single bell gable.

The south elevation of the church fronts on Seventh Street and is clad in stone with brownstone coping and supported by buttresses. It is fronted by a cast iron fence, backed by a hedge, which encloses a small lawn with foliage. An entry, accessed by brownstone steps, is located toward the rear of the elevation, and contains double-leaf, wood and glass doors painted red with Gothic trip and a brownstone label mold lintel. Above the entry is a gabled parapet which terminates in crenellations. Off center on the elevation is a projecting octagonal baptistery with a crenelated brownstone parapet. Fenestration on the south elevation includes Gothic arch windows containing stained glass in wood frames with brownstone sills and pairs of squared clerestory windows containing stained glass in wood frames. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

941820678

The All Saints Episcopal Day School, built as the parsonage/Sunday school, features a facade clad in stone with buttresses. The building is fronted by a gated, cast iron fence which encloses a small paved area. The facade features a centralized, Gothic arch entrance with a plain stone surround containing wood and glass doors with Gothic decorative elements. Above the door is an arched, three light transom. Fenestration consists of Gothic arched windows containing replacement, four-light sashes. Four of the windows feature bracketed brownstone sills, while the center second floor window is fronted by a balconette railing. The side gable roof is clad in slate shingles and accented by a painted wood cornice. It is flanked by stone piers terminating in crenelated brownstone capitals and pierced by a Gothic stone gable with brownstone coping. The piercing gable features a centered, Gothic arch window with a bracketed brownstone sill containing a replacement, four-light sash.

The south elevation is clad partly in stone and partly in brick and features highly irregular fenestration, with a predominance of Gothic arch windows. Alterations to the structure include a historic rear addition and addition of a gymnasium; a modern addition of a setback third-floor on the central portion of the building; and replacement doors and sashes. No exterior flood mitigation measures are evident.

Trinity Episcopal Church was the first structure built on the 700 block of Washington Street. The congregation was founded in September 1853, and in 1855 lots were purchased on the northeast corner of Washington and Seventh Streets for the construction of a church. The structure was based on a design by noted church architect Richard Upjohn, but carried out with modifications by local architects Deutsche and Dietz. Trinity Church's cornerstone was laid in December 1855 and the bluestone clad structure was completed in August 1856. On a map of Hoboken produced by Hufnagel and Hexamer in 1856, Trinity stands as the lone structure on Washington above Seventh, with only a few scattered buildings above Sixth. Adjoining land to the north was purchased for a parsonage and school in 1864 and the structure was completed in 1866. The church underwent a substantial reconstruction in the summer of 1882, with only the facade and sidewalls remaining from the original structure. In 1885-1886, a rear addition was added to the parsonage/Sunday school structure. These alterations are clearly visible in comparing the 1873 G. M. Hopkins' Combined Atlas of the State of New Jersey and the County of Hudson with the 1891 Sanborn-Perris Map Co.'s Insurance Maps of Hudson County, New Jersey. In the Sanborn-Perris atlas, the church is depicted as a one-story stone structure with a tin roof and an attached chapel in the southeast corner of the building. The parsonage/Sunday school has a two-story stone section fronting on Washington Street, a two-story brick section behind it, and the one-story 1886 brick addition in the rear. The two structures are linked by a frame hyphen. A 1928 photograph in the possession of the Hoboken Historical Museum depicts the church and school, by which time a second story had been added to the school's 1886 rear addition. The 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that this second floor addition was in use as a gymnasium. No further alterations are depicted in either the 1938 or 1951 revisions. In 1983, Trinity Episcopal Church was consolidated with the two other Episcopal parishes in Hoboken -- St. Paul's Church on the 800 block of Hudson Street and Church of the Holy Innocents on the 300 block of Sixth Street -- to form All Saints Episcopal Parish, with Trinity Church serving as the worship site. Between 2012 and 2015, a third floor addition was added to the middle section of the parsonage/Sunday school building.

The buildings of the Trinity Episcopal Church and All Saints Episcopal Day School at 701-707 Washington Street retain a high degree of architectural integrity. Despite historic and recent alterations, the facades maintain distinctive characteristics of the Gothic Revival-style as applied to Protestant ecclesiastical buildings, including Gothic arch windows and entrances; wood doors painted red; stone cladding; crenellations; and stone buttresses. These elements contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the buildings of the Trinity Episcopal Church and All Saints Episcopal Day School at 701-707 Washington Street be additionally classified as a contributing resource to the Hoboken Historic District.

Setting:

701-707 Washington Street is sited on a parcel (Block 218 Lot 1), located on the northeast corner of Washington Street and Seventh Street in the City of Hoboken, Hudson County, New Jersey. The buildings are oriented with their primary elevation facing west. They are situated across from Italianate residential and commercial structures and on the same block as Mt. Olive Baptist Church and the former Roman Catholic Academy of the Sacred Heart on the central commercial corridor of Washington Street.

Registration National Historic Landmark?: ☐

and Status

Dates:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

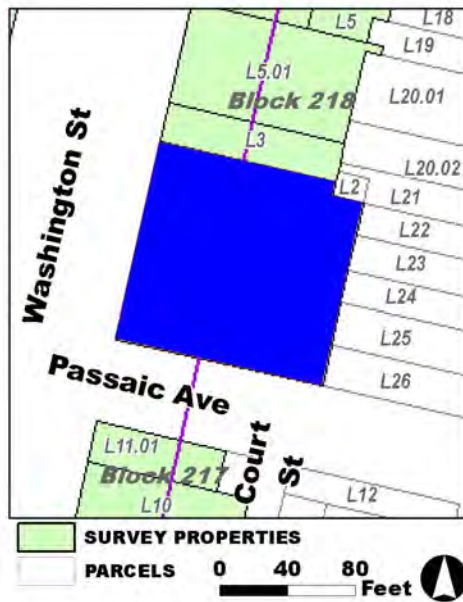
☒ (Primary Contact)

Property ID:

941820678

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

941820678

Page 3

BIBLIOGRAPHY:

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Trinity Parish	"Trinity Parish, Hoboken, New Jersey. 1853-1903"	1903	
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	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 101

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

NOTES: probably 701-705 Washington Street, Episcopal church and 707 Trinity school # 102

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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:**

941820678

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PROPERTY REPORT

Property ID: **-728038594**

Property Name: 702 Washington Street
Address: 702 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	42.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 702 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1865 and clad in painted brick with a large painted stone beltcourse between the second and third floors. A slightly sunken storefront occupies most of the first floor of the facade. The storefront has two plate glass windows separated by a centered plate glass door. To the north of this storefront is an entrance to the upper floors of the building, containing a replacement wood door with a circular window. The first floor storefront is surmounted by a modern pent roof, which itself is covered by a retractable awning. Fenestration on the second floor includes three enlarged openings partially filled with glass blocks and featuring painted stone sills. All three openings have replacement sashes set within the glass blocks. Two of these sashes are sliding vinyl, and third a pair of wood casements. Fenestration on the third and fourth floors consists of replacement six-over-one sashes set in the original openings. All windows have painted stone sills and lintels. The building's flat roof is accented by a replacement painted, wood-panel cornice. Alterations include the modernized storefront; heavily modified second floor windows; replacement window sashes and doors; and replacement cornice. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 274 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a four-story

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-728038594

Page 1

structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that atlas, the building is depicted as a brick structure with a tin roof, and store on the first floor. The southern edge of the building at 702 Washington's facade appears in a photograph published in the 1909 Illustrated History of Hoboken. The photo shows a decorative, bracketed cornice, shutters on third and fourth floor windows, and a cornice above the second floor windows. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is classified as a three-story structure with a basement. A dentist was located on the first floor, while the basement, second, and third has residential uses. No alterations were depicted in the 1938 revision, though by 1951 the structure had been converted to apartments with a store in the basement, possibly indicating that this was referring to the floor slightly below street level. Documentation from the 1978 Zingman architectural survey shows that the windows on the second floor had been filled with glass blocks by that time and the decorative cornices removed.

The building at 702 Washington Street has undergone significant alterations, including the installation of a modern storefront; removal of the cornice above the second floor; replacement of the original roof-line cornice with a simplified modern cornice; and replacement sashes and doors. Thus, while the structure retains its massing and mixed commercial/residential use, it no longer conveys its historic appearance due to extensive modern alterations. These alterations render the building incompatible with the historic character of the Hoboken Historic District. Therefore, it is recommended that 702 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

702 Washington Street is sited on a parcel (Block 206 Lot 42.01), 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 west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, most of which contain businesses at street level.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

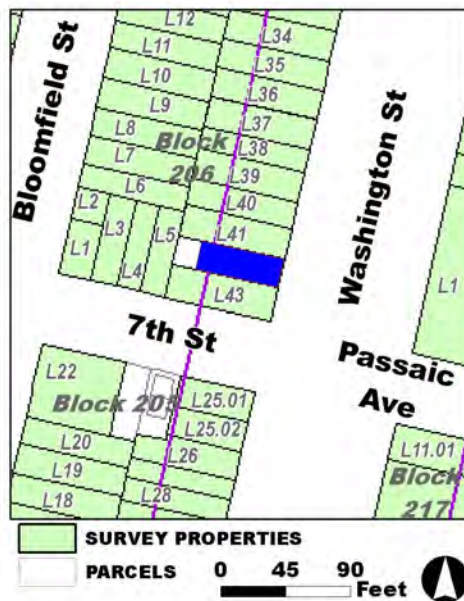
Other Designation Date:

☐ Eligibility Worksheet included 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)

-728038594

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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		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
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Bachmann, John	Birds Eye View of Hoboken	1860		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 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:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-728038594**

Page 3

PROPERTY REPORT

Property ID: **-1995486383**

Property Name: 704 Washington Street
Address: 704 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 704 Washington Street is a four-story, three-bay, vernacular building constructed ca. 1865, with Art Deco-inspired updates added in 1923. The facade is clad in a stone veneer on the first and second floors and tan brick on the third and fourth floors. The brick cladding is ornamented by several header and soldier courses of brick, some of which are a darker hue. The facade is fronted by an areaway fence which encloses a basement access door. A storefront occupies most of the first floor of the facade. The storefront has two plate glass windows flanking a modern steel door and transom. To the north of this storefront is an entrance to the upper floors of the building, containing a replacement fiberglass and glass door covered by an awning. Fenestration on the second floor consists of a single window with a one-over-one wood sash and a wood-framed picture window. Fenestration on the third and fourth floors consists of replacement, double-hung, one-over-one vinyl sashes set in the original openings. The windows on the third and fourth floors have stone sills. The building's flat roof is accented by a stepped, brick parapet pierced a pair of arched openings with stone lintels and sills. Alterations include the modernized storefront; stone veneer on first and second floors; brick cladding on third and fourth floors; parapet; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 274 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1995486383

Page 1

☐ (Primary Contact)

revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a four-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that atlas, the building is depicted as a brick structure with a tin roof, and store on the first floor. The building's façade features a 1923 datestone, but due to massing and the same footprint in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, as the 1891 Sanborn-Perris atlas, it seems likely that the façade was simply reclad in that year. Additional evidence is provided from a photograph from the 1910s, where the northern end of the façade can be seen. The third floor windows are at the same height relative to those of the adjoining building at 706 Washington. In the 1932 Sanborn revision, the building is classified as a four-story structure with a shop on the first floor. No alterations were depicted in the 1938 or 1951 revisions. Photographic documentation from the 1978 Zingman architectural survey shows the stone veneer on the first and second floors of the façade was present.

The building at 704 Washington Street has undergone significant alterations, including a complete rebuild of its façade in 1923, as well as further alterations to the façade between the 1920s and 1970s. The building retains character-defining features from the Art Deco period, including the tan brick with decorative courses and stepped parapet. These elements help contribute to the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 704 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

704 Washington Street is sited on a mid-block parcel (Block 206 Lot 41), 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 west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

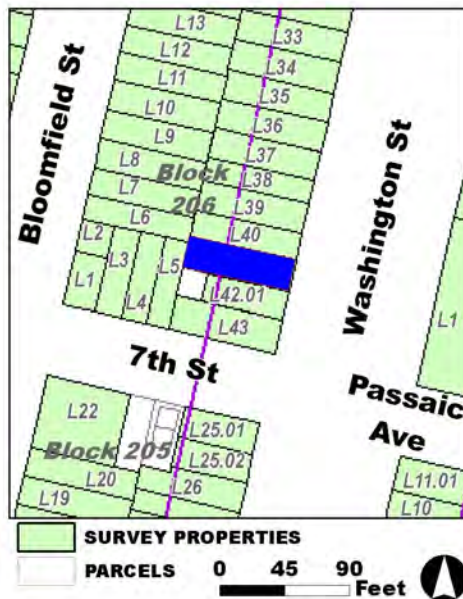
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1995486383

Page 2

☐ (Primary Contact)

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Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
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Hoboken Historical Museum	Announcement card: (Trinity Church) Sunday, Sept. 14, will be Rally Day... (Hoboken, no date, probably 1913 or 1919.)	1913	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-1C-H-BA / FAC_NAME: / YR: 1923)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1995486383**

Page 3

PROPERTY REPORT

Property ID: **-1989518704**

Property Name: 706 Washington Street
Address: 706 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	40

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 706 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick. A modern replacement storefront occupies most of the first floor of the façade, though architectural ironwork from the original storefront is present. The storefront has two sets of plate glass display windows separated by a recessed entry containing a fiberglass and glass door. To the north of this storefront is a recessed entrance to the upper floors of the building, containing a double-leaf wood and glass door with a wood panel surround and a transom. The entry is capped by a painted stone lintel. Fenestration on the second and third floors consists of one-over-one replacement sashes with painted stone lintels and sills. The building's flat roof is accented by a decorative bracketed cornice with arched fascia. Alterations include the modernized storefront; reworked lintels and sills; shortened second floor windows; and replacement sashes. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 276 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that atlas, the building is depicted as a brick structure with a store on the first floor, a tin roof, and a rear three-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1989518704

Page 1

story addition. A photograph from the 1910s in the collections of the Hoboken Historical Museum indicates that the second floor windows originally extended further down the façade, as seen on 708 Washington Street. Additionally, the lintels and sills featured more ornamentation. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a three-story structure with a club occupying the first floor. No alterations were depicted in the 1938 revision, though by 1951 a bakery was located on the first floor of the building, with a bake oven in the rear addition. Photographic documentation from the 1978 Zingman architectural survey shows that the windows had already been altered and one-over-one replacement sashes installed.

The building at 706 Washington Street has undergone alterations, including the reworking of its lintels; shortening of windows; and installation of a replacement storefront. Despite this, the building retains character-defining features such as the decorative bracketed cornice with arched fascia and arched lintels. These elements help contribute to the cohesive ensemble made up of the buildings from 706 to 716 Washington Street and the continuity of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 706 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

706 Washington Street is sited on a mid-block parcel (Block 206 Lot 40), 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 west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, most of which contain businesses at street level.

Registration and Status

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

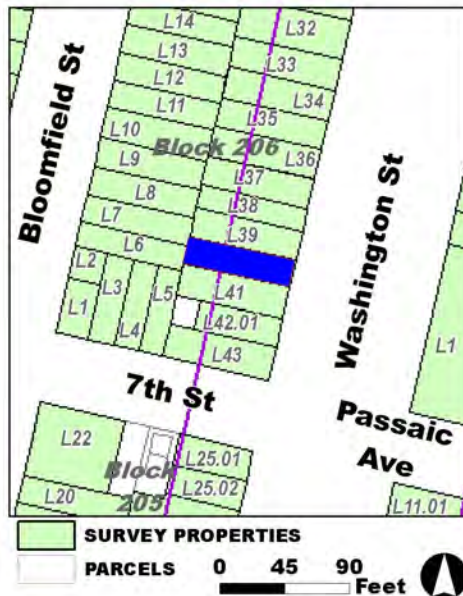
Other Designation Date:

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

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1989518704

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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Google	GoogleEarth Streetview		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Bachmann, John	Birds Eye View of Hoboken	1865	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	

Additional Information:

HPC LIST ID: 0

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

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/7/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1989518704

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PROPERTY REPORT

Property ID: 510082578

Property Name: 708 Washington Street
Address: 708 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 708 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick. The building is fronted by an areaway fence, behind which stairs to a basement entry run parallel with the building. On the north side of the facade is a brownstone stoop leading to a recessed main entry, which contains a double-leafed wood and glass door with a wood panel surround and a transom. The entry is capped by an arched brownstone lintel. Fenestration on the basement level consists of two windows covered by security grates. On the first floor are two single windows containing one-over-one wood sashes. The second floor is pierced by three single windows with two-over-four wood sashes and features balconette railings. On the third floor are three single windows with two-over-two wood sashes. All windows on the first through third floors feature brownstone sills and lintels. The building's flat roof is accented by a deteriorating, decorative bracketed wood cornice with arched fascia matching those on the adjoining structures. Significantly, no significant exterior alterations are readily apparent. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 278 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

510082578

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County, New Jersey. In that atlas, the building is depicted as a brick dwelling with a tin roof. A photograph in the collections of the Hoboken Historical Museum dating to the 1910s depicts the south end of the building's facade and confirms the high integrity of the structure at present. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a three-story dwelling. No alterations were depicted in the 1938 or 1951 revisions. Photographic documentation from the 1978 Zingman architectural survey shows little difference from the present state of the structure.

With its intact high-style Italianate details and original sashes, the building at 708 Washington Street retains a high degree of architectural integrity and is the most intact of a cohesive ensemble made up of the buildings from 706 to 716 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that 708 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

708 Washington Street is sited on a parcel (Block 206 Lot 39), 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 west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, most of which contain businesses at street level.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

510082578

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	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		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
Bachmann, John	Birds Eye View of Hoboken	1865		
Google	GoogleEarth Streetview			
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		

Additional Information:

HPC LIST ID: 0

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

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

510082578

Page 3

PROPERTY REPORT

Property ID: **-1230749532**

Property Name: 711 Washington Street
Address: 709 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 711 Washington Street (also known as 709 Washington Street) is a four-story, three-bay, Italianate-style dwelling constructed ca. 1865, with an Italian Renaissance-style fourth floor added in the late 19th century. Its facade is clad in brick with a brownstone watertable. The building is fronted by a cast iron areaway fence behind which is a brick-paved patio. A set of low brownstone steps with cast iron railings leads to the recessed, arched main entry on the north side of the facade, which contains a double-leafed, wood and glass door which is topped by a filled arched transom. The entryway is capped by a brownstone segmental arch lintel. A secondary, garden-level entry is located beneath the main entry. Fenestration on the first through third floors of the facade consists of windows containing replacement one-over-one sashes with brownstone bracketed sills and brownstone segmental arch lintels. The windows on the fourth floor, a later addition, feature arched openings containing replacement one-over-one sashes with flat brownstone sills and dentiled brick segmental arch lintels with brownstone keys featuring carved faces. The fourth floor addition features decorative brickwork and corbelling supporting an elaborately decorated bracketed cornice, which features sun motifs and is topped by a centralized sunburst pediment. The north elevation is clad in brick and stucco and features an interior chimney. The south elevation is clad in brick and stucco and features an interior chimney. Fenestration on the south elevation includes windows containing replacement one-over-one sashes with brownstone sills and for those on the first, second, and third floors, brownstone segmental arch lintels. Alterations include the historic addition of a fourth floor and replacement door and sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1230749532

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Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts the building at what is now 711 Washington Street (then numbered 281 Washington according to Hoboken's older numbering scheme) north of the Trinity Episcopal Church's parsonage and south of undeveloped land owned by the Hoboken Land & Improvement Company. According to the atlas, 711 Washington was owned by F. B. Ogden. An 1881 bird's eye view of Hoboken depicts the structure, wedged between the parsonage and the newly built Academy of the Sacred Heart. In Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey, the building is depicted as a three-story brick structure, and an article in the Jersey City Evening Journal the next year referred to it as a "handsome and fashionable apartment houses [sic]." By the early 20th century, according to a photograph published in a 1909 illustrated history of Hoboken, a fourth floor had been added to the structure. This is seen in 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a four-story dwelling, though the 1951 revision to the Sanborn atlas noted that the building had been reconverted into flats.

The building at 711 Washington Street retains a high degree of architectural integrity. The first three floors of the building displays features of the Italianate-style, including a bracketed decorative cornice; double-leaf door; brownstone lintels and sills; elongated window openings; and an elevated stoop. The fourth floor, while a historical addition, blends flawlessly into the structure and displays highly ornamental brickwork and a decorative bracketed cornice. These elements contribute to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 711 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

709 Washington Street is sited on a parcel (Block 218 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 building is situated between structures on the Trinity Episcopal Church property and the former Academy of the Sacred Heart on the central commercial corridor of Washington 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:

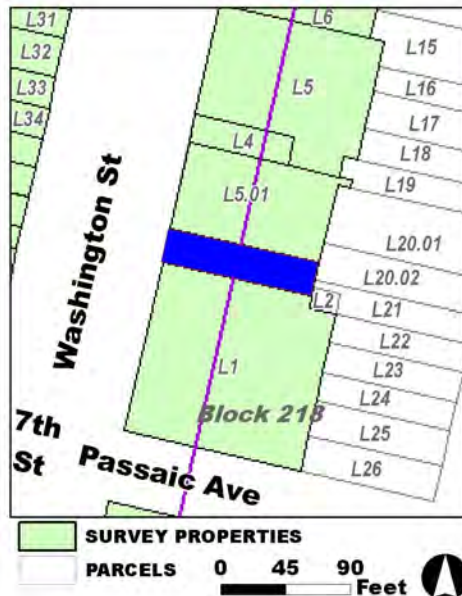
Other Designation Date:

☐ 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:

-1230749532

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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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Bachmann, John	Birds Eye View of Hoboken	1865	
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: 4B-4U-H-BA / FAC_NAME: / YR: 1880)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1230749532**

Page 3

PROPERTY REPORT

Property ID: 41740789

Property Name: 710 Washington Street
Address: 710 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 710 Washington Street is a three-story, two-bay, Italianate-style building constructed ca. 1865 and clad in painted brick with stucco over the first floor. A concrete step with a stone tread leads to a recessed entry porch with the replacement, wood plank main entry door on the north end of the facade. Fenestration on the first floor is limited to a single-pane picture window looking onto the recessed entry porch. On the first floor are two single windows containing one-over-one wood sashes. The second floor and third floor are each pierced by two single windows containing replacement paired casement sashes with transoms. All windows on the second and third floors feature lintels though the sills are obscured by planters. The building's flat roof is accented by a decorative bracketed wood cornice with arched fascia which matches those on the adjoining buildings. Alterations include the heavily modified first floor with the recessed entry porch, picture window, and stucco cladding; and the replacement sashes and door. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 280 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

41740789

Page 1

☐ (Primary Contact)

County, New Jersey. In that atlas, the building is depicted as a brick dwelling with a tin roof. Between 1891 and 1909, a two-story el was added to the rear of the building. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted with a store occupying the first floor. No alterations were depicted in the 1938 or 1951 revisions. Photographic documentation from the 1978 Zingman architectural survey shows little difference from the present state of the structure.

Despite alterations, the building at 710 Washington Street retains character-defining features including the original decorative bracketed wood cornice with arched fascia, contributing to the cohesive integrity of the west side of the 700 block of Washington Street. Additionally, the building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that 710 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

710 Washington Street is sited on a parcel (Block 206 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. The west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

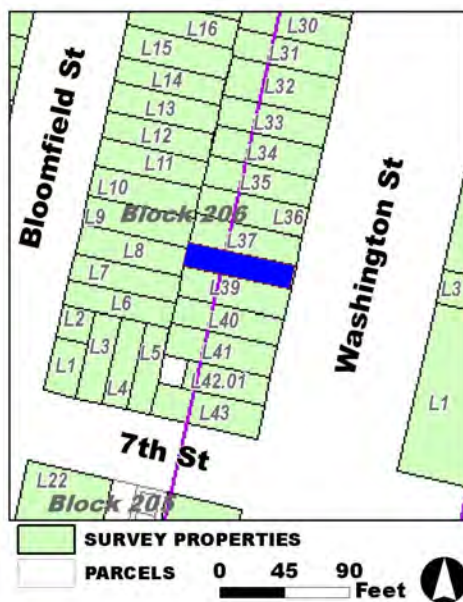
Other Designation Date:

☐ Eligibility Worksheet included 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)

41740789

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BIBLIOGRAPHY:

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Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
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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:

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

Attachments Included:

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

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

41740789

Page 3

PROPERTY REPORT

Property ID: 1106288196

Property Name: 712 Washington Street
Address: 712 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 712 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick with a stone watertable above the basement level. The building is fronted by a wrought iron areaway fence, behind which stairs to a basement entry (and likely to the basement entry of 714 Washington Street) run parallel with the building. On the north side of the facade is a brownstone stoop leading to a recessed main entry, which contains a double-leafed wood and glass door with a wood panel surround and a transom. The entry is capped by an arched, painted brownstone lintel. Fenestration on the basement level consists of two windows with plain stone lintels. Fenestration consists of single windows containing replacement, double-hung, one-over-one sashes. All windows on the first through third floors feature decorative painted stone sills and arched painted stone lintels. The building's flat roof is accented by a decorative bracketed wood cornice with arched fascia which matches those of adjoining structures. Exterior alterations appear limited to replacement window sashes. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 282 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1106288196

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County, New Jersey. In that atlas, the building is depicted as a brick dwelling with a tin roof. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a three-story dwelling with a composition roof. No alterations were depicted in the 1938 or 1951 revisions. Documentation from the 1978 Zingman architectural survey shows little difference from the present state of the structure.

With its intact high-style Italianate details such as the bracketed wood cornice with arched fascia and decorative brownstone lintels and sills, the building at 712 Washington Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of the buildings from 706 to 716 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the greater Hoboken Historic District. Therefore, it is recommended that 712 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

712 Washington Street is sited on a parcel (Block 206 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. The west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

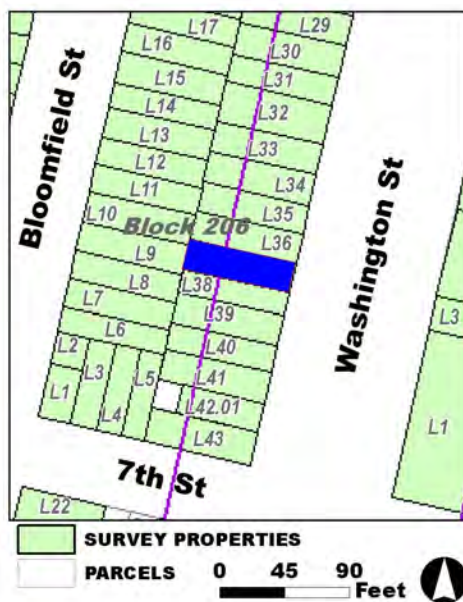
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

1106288196

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BIBLIOGRAPHY:

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Google	GoogleEarth Streetview			
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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
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Bachmann, John	Birds Eye View of Hoboken	1860		
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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. 5	1978		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 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:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1106288196**

Page 3

PROPERTY REPORT

Property ID: 2009647724

Property Name: First Methodist Church Parsonage
Address: 713 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The First Methodist Church Parsonage at 715 Washington Street (also known as 713 Washington Street and historically as 717 Washington Street) is a three-story, three-bay, Neo-Grec-style building constructed in 1877 and clad in brownstone. The building is fronted by a gated, metal areaway fence it shares with the neighboring church and features replacement brick steps leading to the main entry. The recessed main entry contains a replacement, double-leaf, wood and glass door with a transom. A painted stone, flat arched hood surmounts this entry. A set of steps lead to a secondary, garden-level entry underneath the main entry stoop. Fenestration includes two garden-level windows containing replacement, vinyl sashes; and single windows on the first through third floors containing replacement, one-over-one, double-hung vinyl sashes. All windows on the first through third floors feature brownstone bracketed sills and painted stone flat arched hooded lintels. The building's flat roof is accented by an ornate, decorative, bracketed cornice. Alterations include replacement stoop; sashes; and doors. No exterior flood mitigation measures are evident.

Construction on the building began in 1876 and was completed in 1877. The parsonage, which replaced a structure on Ninth Street, was built as a residence for the pastors of the First Methodist Episcopal Church (later just First Methodist Church), which had been erected in 1872 and with which it shared a lot. By 1891, the east side of the 700 block of Washington Street was largely developed. In the Sanborn-Perris Map Co.'s fire insurance atlas that year, the parsonage is depicted as a three-story brick structure clad in stone with a one-story rear el. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the parsonage the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

2009647724

Page 1

parsonage is once again depicted as a three-story brick structure with a stone façade. No alterations are documented in the 1938 or 1951 revisions, but in 1951 the building is simply denoted as a domicile, not a parsonage. On January 1, 1968, the First Methodist Church of Hoboken and the Reformed Church of Hoboken merged into a single congregation that elected to use the Reformed Church of Hoboken's building at Garden and Sixth Streets for their services. Despite this, the new pastor initially resided in the parsonage. In May 1969, the Washington Street structure was sold to the Mount Olive Baptist Church. Ownership of the parsonage beyond this is not clear, but according to news reports, it may have been utilized as a convent for Roman Catholic nuns who taught at the nearby Sacred Heart Academy. A devastating fire on October 26, 1977 completely gutted the neighboring church building and damaged to the former parsonage.

With its high-style Neo-Grec details such as the cornice and window hoods, the First Methodist Church Parsonage at 715 Washington Street retains a high degree of architectural integrity and with a shared areaway fence, retains a visual association with the neighboring (former) First Methodist Church. The building contributes to the historic nature and cohesive identity of the east side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that the First Methodist Church Parsonage at 715 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

713 Washington Street is sited on a parcel (Block 218 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 east side of the 700 block of Washington Street is home to a number of religious, or formerly religious structures, including those associated with Trinity Episcopal Church and the Roman Catholic Sacred Heart Academy. The north end of the block is occupied by four-story tenement houses dating to the late 19th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

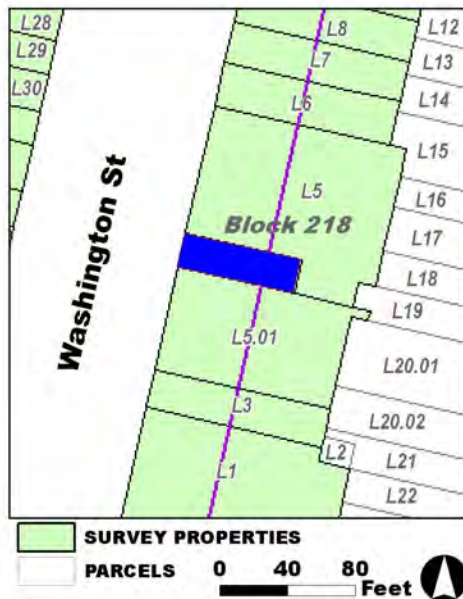
Other Designation:

Other Designation Date:

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

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

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

2009647724

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 191

PARCEL DATA (BLDG_DESC: 4B-SCHOOL / FAC_NAME: CHARTER SCHOOL / YR:)

NOTES: fmr. Academy of the Sacred Heart (1868-2006), now Hoboken Charter 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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**2009647724**

PROPERTY REPORT

Property ID: **-2028647377**

Property Name: 714 Washington Street
Address: 714 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 714 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick with a painted stone watertable above the basement level. The building is fronted by a replacement wrought iron areaway fence, behind which a light shaft (entered via steps next door at 712 Washington Street), which provides access to a basement entry, runs parallel with the building. On the north side of the facade is a brownstone stoop leading to a recessed main entry, which contains a replacement double-leafed wood and glass door with a wood surround and a transom. The entry is capped by an arched brownstone lintel. Fenestration on the basement level consists of two windows with plain stone lintels. Fenestration on the first through third floors consists of single windows containing replacement, double-hung, one-over-one sashes. All windows on the first through third floors feature decorative brownstone sills and arched brownstone lintels. The building's flat roof is accented by a decorative bracketed wood cornice with arched fascia which matches those of adjoining structures. The second and third floors of the facade are pierced by small fan vents. Exterior alterations include replacement areaway fence; replacement sashes; and replacement door. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 284 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-2028647377

Page 1

☐ (Primary Contact)

story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that atlas, the building is depicted as a brick dwelling with a tin roof. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a three-story dwelling. No alterations were depicted in the 1938 or 1951 revisions, but documentation from the 1978 Zingman architectural survey shows that the first floor had been converted into a shared storefront with 716 Washington Street. This storefront, since removed, was clad in enameled metal tiles. Google Street View imagery indicates that this storefront had been removed by September 2007, and paint removed from the bricks and brownstone detailing between August 2015 and November 2016.

With its intact high-style Italianate details such as the bracketed wood cornice with arched fascia and decorative brownstone lintels and sills, the building at 714 Washington Street retains a high degree of architectural integrity and is part of a cohesive ensemble made up of the buildings from 706 to 716 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 714 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

714 Washington Street is sited on a parcel (Block 206 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. The west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

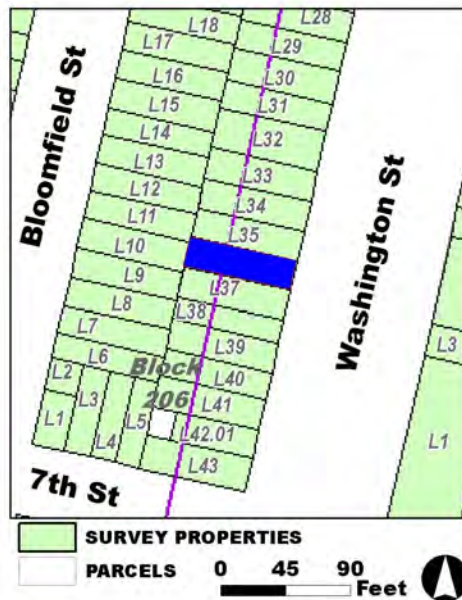
Other Designation Date:

☐ Eligibility Worksheet included 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)

-2028647377

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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	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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	
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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2028647377**

Page 3

PROPERTY REPORT

Property ID: **-1577929515**

Property Name: Academy of the Sacred Heart
Address: 715 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	5.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Academy of the Sacred Heart building, at 713 Washington Street (also known as 715 Washington Street) is a three-and-one-half-story, six-bay school building constructed in 1875 with Gothic Revival influences. The facade is clad in painted brick with a stucco-clad garden-level. The building is fronted by a gated wrought iron areaway fence enclosing a garden. A set of stone steps with wrought iron railings leads to the centered main entry, which contains a double-leafed, metal and stained glass door which is topped by an arched signboard. The entry features an ornamental, Gothic stone surround topped with an entablature. A secondary, garden-level entry is located beneath the main entry. Fenestration on the garden-level consists of arched windows covered with security grills containing replacement one-over-one sashes. Fenestration on the first, second, and third floors consists of recessed, arched windows with shared stone sills and brick splayed arch lintels. The windows on the first and second floor contain replacement one-over-one sashes with fixed transoms, while those on the third floor contain only the replacement one-over-one sashes. The building's mansard roof is clad in slate shingles and accented by a cornice. The roof is pierced by a centralized gable with decorative brickwork and two small Gothic arch windows. This gable is flanked by two jerkinhead-roofed dormers clad in copper with Gothic arch windows containing replacement one-over-one sashes. A modern penthouse addition with a roof garden and large rectangular structures is not visible from the street due to a setback. The south elevation is clad in stucco and features regular fenestration, with arched windows containing replacement one-over-one sashes with transoms, or replacement one-over one sashes on the third floor. The mansard roof has been partially removed toward the rear by the penthouse addition, which is clad in metal, but one jerkinhead-roofed dormer clad in copper with a Gothic arch window

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-1577929515

containing a replacement one-over-one sash remains. The north elevation is clad in painted brick and features irregular fenestration. Arched windows containing replacement one-over-one sashes with transoms are located on the first floor; a bank of rectangular windows containing replacement one-over-one sashes with transoms are located on the second floor; and arched windows with replacement one-over-one sashes are located on the third floor. The mansard roof has been partially removed toward the rear by the penthouse addition, which is clad in metal, but one jerkinhead-roofed dormer clad in copper with a Gothic arch window containing a replacement one-over-one sash remains. Alterations include the penthouse addition; historic addition of the rear ell; and replacement door and sashes. No exterior flood mitigation measures are evident.

Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts the site of the Academy of the Sacred Heart as an empty lot owned by the Hoboken Land & Improvement company, bounded to the north by the First Methodist Episcopal Church, and to the south by a residence owned by F. B. Ogden. The Roman Catholic Sisters of Charity had founded a school in Hoboken in 1868, and in May 1875 broke ground for a girls' school building on Washington Street. The Jersey City Evening Journal described the structure to be built as "a three story and basement brick structure, with a Philadelphia brick front and brown stone trimmings, 45 feet front by 75 feet deep." The building was estimated to cost \$40,000, with Michael Foley contracted for the masonry work and Edward Doran for the carpentry. According to his 1916 obituary, Hoboken-based engineer and architect Francis G. Himpler designed the building. The school opened in October 1875. An 1881 bird's eye view of Hoboken depicts the structure, and in Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey, the building is depicted as a four-story brick structure with a steam boiler and a slate and tin clad mansard roof. By 1909, a four-story rear ell addition had been built on the rear of the structure. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a four-story structure with a mansard roof. Neither the 1938 or 1951 revisions to the Sanborn atlas depicted alterations. The building suffered some damage from an October 1977 blaze that destroyed the nearby Mount Olive Baptist Church, requiring the temporary evacuation of the resident sisters. The Academy of the Sacred Heart closed in 2006, and the building now houses Hoboken Charter School. Major renovations were undertaken in 2012, and by 2015, a setback penthouse addition with a rooftop garden area had been added to the structure.

The Academy of the Sacred Heart building at 713 Washington Street retains a high degree of architectural integrity. The building displays features of the Gothic Revival-style, including Gothic arch windows; ornamental stone Gothic door surround; and jerkinhead dormers. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that the Academy of the Sacred Heart building at 713 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Academy of the Sacred Heart at 713 Washington Street is sited on a parcel (Block 218 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. The building is situated among 19th century homes, apartments, and religious structures on the central commercial corridor of Washington 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

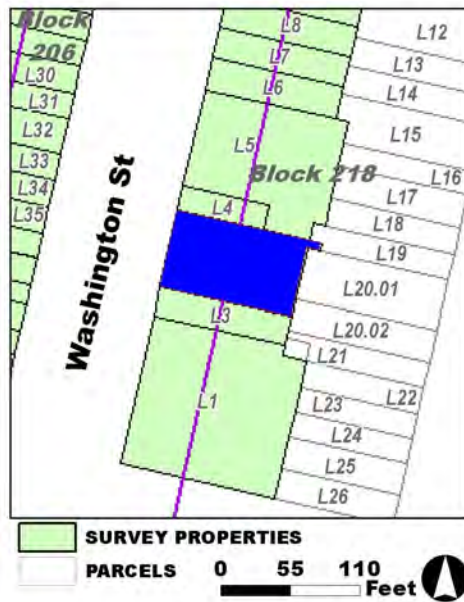
☒ (Primary Contact)

Property ID:

-1577929515

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1577929515

Page 3

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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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	
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Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
Evening Journal	"Hoboken Happenings," October 12, 1875, 4.	1875	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Babich, Freilich, Lawrence, Arnold	"3 cities battle Hoboken fire," [Jersey Journal, North Hudson-Hoboken edition] October 26, 1977.	1977	
Hallam, Peter	"Pastor hopes to save century-old church," [Jersey Journal, North Hudson-Hoboken edition] October 27, 1977, 1, 13.	1977	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Bachmann, John	Birds Eye View of Hoboken	1860	

Additional Information:

HPC LIST ID: 0

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

NOTES:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1577929515**

Page 4

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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1577929515

Page 5

PROPERTY REPORT

Property ID: **-723904602**

Property Name: 716 Washington Street
Address: 716 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 716 Washington Street is a three-story, three-bay, Italianate-style building constructed ca. 1865 and clad in painted brick with a painted stone watertable above the basement level. A modern storefront fronted by a gated metal areaway fence occupies most of the first floor of the façade. A centered fiberglass and glass door provides access to the store and is flanked on each side by picture windows. Above the picture windows are transoms containing frosted glass, and above the door is a circular window with frosted glass. The first floor storefront is surmounted by a modern cornice. On the north side of the façade is a brownstone stoop leading to a recessed main entry, which contains a replacement double-leafed fiberglass and glass door with a wood surround and a transom. The entry is capped by an arched painted stone lintel. Fenestration on the second and third floors consists of single windows containing replacement, double-hung, one-over-one sashes. All windows on the second and third floors feature decorative painted stone sills and arched painted stone lintels. The building's flat roof is accented by a decorative bracketed wood cornice with arched fascia which matches those of the structures adjoining to the south. Exterior alterations include replacement areaway fence; modern storefront; replacement sashes; and replacement door. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 286 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-723904602

Page 1

revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and is noted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that atlas, the building is depicted as a brick dwelling with a tin roof. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted with a store located in the first floor. No alterations were depicted in the 1938 or 1951 revisions, but documentation from the 1978 Zingman architectural survey shows that the first floor had been converted into a shared storefront with 714 Washington Street. This storefront, which Google Street View imagery indicates had been removed by September 2007, was clad in enameled metal tiles.

Though the building at 716 Washington Street has undergone alterations -- the most notable of which the installation of a modern storefront -- it retains character defining features typical of the Italianate-style such as the bracketed wood cornice with arched fascia and decorative stone lintels and sills. These features contribute to the cohesive ensemble made up of the buildings from 706 to 716 Washington Street and to the historic character of the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 716 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

716 Washington Street is sited on a parcel (Block 206 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. The west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

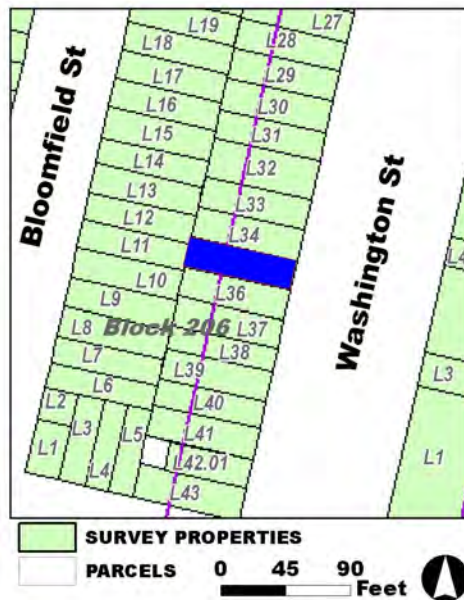
Other Designation Date:

☐ Eligibility Worksheet included 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)

-723904602

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
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	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-723904602**

Page 3

PROPERTY REPORT

Property ID: 1392482905

Property Name: 718 Washington Street
Address: 718 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 718 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick. A modern, slightly sunken storefront with a recessed entry occupies most of the first floor of the facade. A centered glass plate door provides access to the store and is flanked on each side by picture windows. On the north side of the facade is a slight stepdown to the main entry, which contains a replacement metal and glass door with a filled transom. The first floor is surmounted by a modern pent roof. Fenestration on the second, third, and fourth floors consists of single windows containing replacement, double-hung, one-over-one sashes. All windows on the second through the fourth floors feature decorative brownstone sills and arched brownstone lintels. The building's flat roof is accented by a decorative bracketed cornice with arched fascia which matches the cornice of neighboring 720 Washington Street. Alterations include replacement modern storefront; modern pent roof; replacement sashes; and replacement door. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 288 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a four-story structure on an 1881 bird's eye view of Hoboken, though it is noted as a three-story structure in the 1891 Sanborn-Perris Insurance Maps

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

1392482905

Page 1

of Hudson County, New Jersey, indicating that the first-floor storefront was considered a basement level. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted with three stories and a basement and a store located at street level. No alterations were depicted in the 1938 or 1951 revisions, though the latter more clearly indicates that the storefront is in the basement. Documentation from the 1978 Zingman architectural survey indicated that the storefront had been "restored to original state." Additionally, sheet metal had been used to repair the cornice.

Though the building at 718 Washington Street has undergone alterations -- the most notable of which the installation of a modern storefront -- it retains character defining features typical of the Italianate-style such as the bracketed cornice with arched fascia and decorative stone lintels and sills. These features contribute to the historic character of the National Register-eligible Hoboken Historic District and the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 718 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

718 Washington Street is sited on a parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

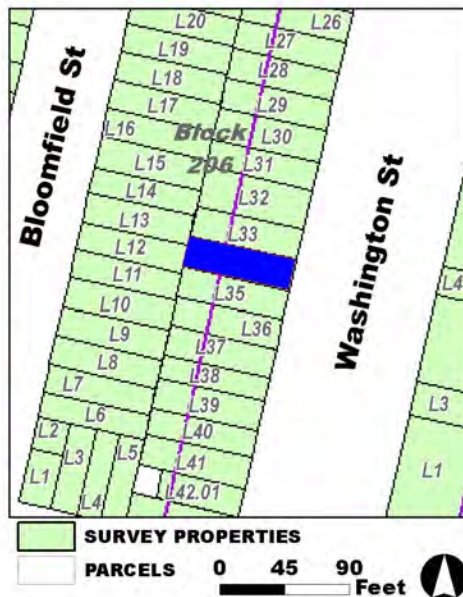
Other Designation Date:

☐ Eligibility Worksheet included 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)

1392482905

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BIBLIOGRAPHY:

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	
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	
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	1865	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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: 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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****1392482905**

Page 3

PROPERTY REPORT

Property ID: 1382098802

Property Name: Mount Olive Baptist Church
Address: 719-721 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Mount Olive Baptist Church, located at 721 Washington Street (also known as 719-721 Washington Street), is a three-bay, Gothic Revival-style church building constructed between 1869 and 1872 and clad in stone. Squared towers with buttresses flank the facade to the north and south. The building is fronted by a gated metal areaway fence and features a centered, main entry accessed by stone steps. The entry contains replacement double metal doors with glass windows in the shape of crosses, and is flanked by two columns with Corinthian capitals. The entry is surmounted by an ornately decorated Gothic pediment with ornamentation imitating a Gothic arched window. The main entry is flanked by Gothic arched windows and a storefront occupies most of the first floor of the facade. Each of the towers on the north and south sides of the facade features a filled entry flanked by Corinthian columns, and capped by a Gothic arch with ornamentation imitating a Gothic arched window. The center of the facade features a large window filled with stone and a stone cross in the center of the fill. The original front gable terminates in a flattened roofline. The upper stories of the north tower feature a set of three, elongated, Gothic arched windows and is capped by a cross-gabled roof. The south tower features a filled circular window, above which are a set of three, elongated, Gothic arched windows. The south tower is capped by a pyramidal roof. Alterations include the removal of the front gable; infill of the main facade window; infill of the secondary entries located on the towers; steep pyramidal roof on the south tower; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was constructed between October 1869 and January 1872 as the second church edifice of Hoboken's First Methodist

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1382098802

Page 1

☐ (Primary Contact)

Episcopal Church congregation. The church was erected after the congregation was evicted from its previous location on Church Square by the City of Hoboken, which had determined that the area was a public park. Having previously purchased the land on Church Square from the Hoboken Land & Improvement Company, the congregation was granted a sharp discount by the company on the purchase of the site of the present building. The church is depicted in G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson, where the east side of the present 700-block of Washington Street is shown as largely undeveloped, barring a single house and structures related to Trinity Episcopal Church at the corner of Washington and Seventh Streets. In Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey, the church is depicted as a roughly L-shaped brick structure. An additional structure was located on the property by that time: a three-story brick dwelling used as a parsonage. It should also be noted that by this time, much of the block had been developed. An early 20th century postcard in the collection of the Hoboken Historical Museum depicts the church as seen from Washington Street. The most noticeable differences in appearance from the present are the front-gable roof with a triangular window in the gable; a large gothic arch window in the center of the facade; a flat roof atop the southern tower; and a circular window with a six-point star in stained glass on the south tower. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, both the church and the parsonage are depicted as brick structures with stone facades. The main body of the church is depicted with a front-gable roof, while the rear wing is shown with a side gable. The 1951 revision to the Sanborn atlas no longer denotes the parsonage by that name, but, it appears to be located on the same property. On January 1, 1968, the First Methodist Church of Hoboken and the Reformed Church of Hoboken merged into a single congregation that elected to use the Reformed Church of Hoboken's building at Garden and Sixth Streets for their services. In May 1969, the Washington Street structure was sold to the Mount Olive Baptist Church. A devastating fire on October 26, 1977 completely gutted the church building and damaged several surrounding structures. Despite the extensive damage, the congregation vowed to not demolish the church's remains, but rebuilt within its charred shell. A 1979 aerial photograph still shows a mere burnt-out shell, but a November 1980 article in the Jersey Journal indicates that the reconstruction of the church was nearing completion.

Despite a near total interior reconstruction with numerous alterations in the wake of the October 1977 fire, Mount Olive Baptist Church at 719-721 Washington Street retains character-defining features characteristic of a Gothic Revival-style church, including paired, asymmetrical bell towers; a centered entry capped by a steep pediment with Gothic ornamentation; Gothic arches and ornamentation above the filled tower entries; Gothic arch windows in the bell towers; and a cross-gable roof on the north bell tower. These elements help contribute to the historic nature and cohesive identity of the east side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that Mount Olive Baptist Church be classified as a contributing resource to the Hoboken Historic District.

Setting:

719-721 Washington Street is sited on a parcel (Block 218 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 east side of the 700 block of Washington Street is home to a number of religious, or formerly religious structures, including those associated with Trinity Episcopal Church and the Roman Catholic Sacred Heart Academy. The north end of the block is occupied by four-story tenement houses dating to the late 19th century.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

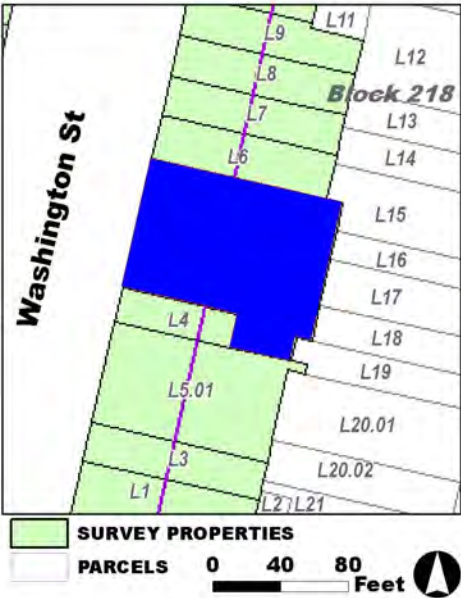
☐ (Primary Contact)

Property ID:

1382098802

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Courtney Clark
Organization: AECOM

☐ (Primary Contact) **Property ID:**
1382098802

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
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Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Jersey Journal	"Rebuilding bids near on destroyed church," [City edition] August 17, 1978, 11.	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	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Livingston, Jonas	"Pastor guides church in rise from the ashes," [Sunday Star-Ledger] November 16, 1980, 43.	1980	
Hallam, Peter	"Pastor hopes to save century-old church," [Jersey Journal, North Hudson-Hoboken edition] October 27, 1977, 1, 13.	1977	
Shaw, William H.	History of Essex and Hudson Counties, New Jersey	1884	
Babich, Freilich, Lawrence, Arnold	"3 cities battle Hoboken fire," [Jersey Journal, North Hudson-Hoboken edition] October 26, 1977.	1977	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Jersey Journal	"Hoboken Landmark: First Methodist Church Sold to Mount Olive Baptist," [Hoboken edition] May 19, 1969, 1.	1969	
Hoboken Historical Museum	"Postcard: First M. E. Church, Hoboken, N.J. Postmarked Oct. 5, 1907."	1907	

Additional Information:

HPC LIST ID: 169

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

NOTES: Mount Olive Baptist Church; 721 Washington Street

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: Courtney Clark

Organization: AECOM

Property ID:

Page 4

☐ (Primary Contact)**1382098802**

0 Object 0 Industry
Historic District ? ☒

District Name: 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: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1382098802

Page 5

PROPERTY REPORT

Property ID: 1790382776

Property Name: 720 Washington Street
Address: 720 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 718 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1865 and clad in painted brick. An exposed metal beam is located beneath the third floor windows. A modern business occupies the first floor of the facade and features a brick cladding distinct from the remainder of the structure. The main entry is located on the north end of the facade and contains a plate glass door. Fenestration includes a modern bay window with an asphalt shingle-clad roof; three altered, single windows on the second floor containing one-over-one replacement sashes and featuring brick sills; and single windows on the third and fourth floors containing replacement, double-hung, one-over-one sashes. All windows on the third and fourth floors feature painted stone sills and arched painted stone lintels. The building's flat roof is accented by a decorative bracketed cornice with arched fascia which matches the cornice of neighboring 718 Washington Street. Alterations include heavily altered first and second floors; replacement sashes; and replacement door. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 288 Washington Street under the old Hoboken street-numbering system. It is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a four-story structure on an 1881 bird's eye view of Hoboken, though it is noted as a three-story structure in the 1891 Sanborn-Perris Insurance Maps.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1790382776

Page 1

of Hudson County, New Jersey, indicating that the first-floor was considered a basement level. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted with three stories and a basement and a store located at street level. No alterations were depicted in the 1938 revision, though the 1951 revision notes the presence of a rear unit. Documentation from the 1978 Zingman architectural survey indicated that the storefront and the fenestration on the first and second floors had been altered.

Though the building at 720 Washington Street has undergone substantial alterations, the upper half of the facade retains character defining features typical of the Italianate-style such as the bracketed cornice with arched fascia and decorative stone lintels and sills. These features contribute to the historic character of the National Register-eligible Hoboken Historic District and the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 720 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

720 Washington Street is sited on a parcel (Block 206 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. The west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

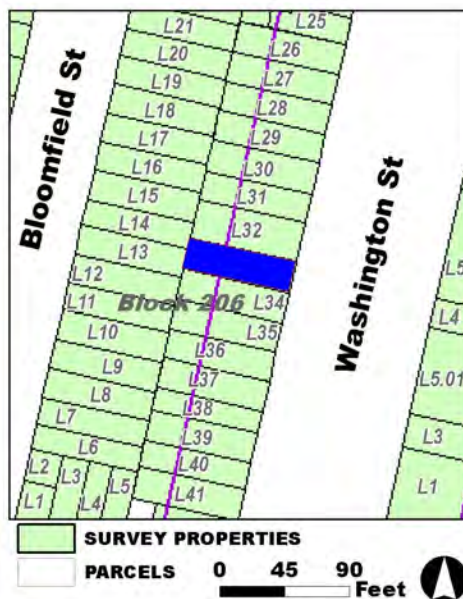
Other Designation Date:

☐ Eligibility Worksheet included 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)

1790382776

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		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
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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		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Bachmann, John	Birds Eye View of Hoboken	1865		
Google	GoogleEarth Streetview			

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1790382776**

Page 3

PROPERTY REPORT

Property ID: -1299009805

Property Name: 722 Washington Street
Address: 722-724 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 722 Washington Street (also known as 722-724 Washington Street) is a three-story, four-bay, building constructed ca. 1865 and clad in stucco with brick on the first floor. Formerly two separate structures numbered 722 Washington Street and 724 Washington Street, the buildings have been combined into a single structure and have been altered to a point where no architectural style is discernable. The building is fronted by a gated, wrought iron areaway fence, and an off-center recessed entrance covered by an awning contains a fiberglass and glass door. Fenestration includes two picture windows with three lights, vinyl sashes, and brick sills on the first floor; and single windows on the second and third floors containing replacement, double-hung, one-over-one sashes and featuring stucco-clad sills. All windows on the third and fourth floors feature painted stone sills and arched painted stone lintels. The building's flat roofline includes coping but no cornice. Alterations include the combination of two separate buildings into one; removal of all original ornamentation; stucco cladding on the second and third floors; first floor brick cladding; and replacement sashes and door. No exterior flood mitigation measures are evident.

The building was built as two dwellings in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and were numbered 292 and 294 Washington Street, respectively, under the old Hoboken street-numbering system. The buildings are not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structures do appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1299009805

Page 1

☐ (Primary Contact)

M. Hopkins in 1873. The buildings are shown as three-story structures on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the buildings are depicted with stores located at ground level. No alterations were depicted in the 1938 or 1951 revisions, and they are still depicted as separate structures in the latter revision. Documentation from the 1978 Zingman architectural survey indicated that all ornamentation (including cornice and lintels) had been removed, and the facade clad with stucco. The first floors of the building had been combined into a single storefront clad in brick and featuring small windows.

The building at 722 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including the combination of two separate buildings into one; removal of all original ornamentation; and the stucco cladding on the second and third floors. These alterations render the building incompatible with the historic character of Washington Street. Therefore, it is recommended that 722 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

722 Washington Street is sited on a mid-block parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration and Status

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

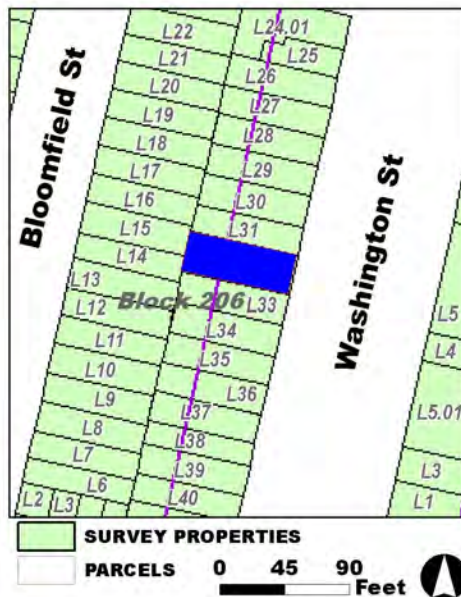
Other Designation Date:

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:

-1299009805

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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Bachmann, John	Birds Eye View of Hoboken	1865	
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Google	GoogleEarth Streetview		
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	
Bachmann, John	Birds Eye View of Hoboken	1860	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-R-6U-H-BA / 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:** Not Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/7/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1299009805**

Page 3

PROPERTY REPORT

Property ID: **-419144949**

Property Name: 723 Washington Street
Address: 723 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 723 Washington Street is a four-and-one-half-story, three-bay, Italianate-style dwelling constructed ca. 1865 and clad in brick with a brownstone cladding on the first floor. The building is fronted by a wrought iron areaway fence atop a low block retaining wall, behind which is a garden containing a large tree and smaller shrubs. A set of replacement concrete steps with wrought iron railings leads to the recessed, arched main entry on the north side of the façade, which contains a double-leafed, wood and glass door which is topped by an arched transom with two lights. A secondary, garden-level entry is located beneath the main entry. Fenestration on the first floor of the façade consists of two windows containing replacement one-over-one sashes with transoms. The windows have brownstone sills and brownstone flat arch lintels with keystones. Fenestration on the second, third, and fourth floors consists of single windows containing replacement one-over-one, double-hung sashes and feature brownstone lintels capped with entablatures and brownstone bracketed sills. The windows on the second floor are somewhat longer than those on the third and fourth, and contain either fixed glass panes below the double-hung sashes or in one case, a fiberglass plate. The building's flat roof is accented by a wood bracketed cornice with decorative panels and dentils. A modern penthouse addition with a flat roof is not visible from the street due to a setback. Alterations include the penthouse addition; expansion of the rear bay; replacement front steps; and replacement door and sashes. No exterior flood mitigation measures are evident.

Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-419144949

Page 1

into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts the building at what is now 723 Washington Street north of the First Methodist Episcopal Church, with the undeveloped land north of it owned by the Hoboken Land & Improvement Company. According to the atlas, 723 Washington was owned by D. Nichols. An 1881 bird's eye view of Hoboken depicts the structure, numbered 297 Washington Street according to Hoboken's former street numbering system, and notes it as the residence of Dr. Frank Nichols. In Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey, the building is depicted as a four-story brick structure with a brick bay projecting from the rear elevation. Four identical tenements (725-727-729-731 Washington Street) have been built to the north of 723 Washington. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a four-story dwelling with a one-story brick addition added to the rear that was not present on G. M. Hopkins Co.'s 1923 Hudson County atlas. The 1938 revision to the Sanborn atlas noted that the building had been converted into flats, though the 1951 revision depicted no further alterations. The building at 723 Washington suffered some damage from the October 1977 blaze that destroyed the neighboring Mount Olive Baptist Church, requiring the temporary evacuation of the residents of 723. A photograph of the burnt out church which appears in the Jersey Journal depicts the rear of 723 Washington, and indicating that what is now a four-story bay window at the time terminated below the third floor. Aerial photographs indicate that in the 1980s or 1990s a penthouse addition with a setback was added to the top of the structure, the rear bay increased to four stories, and a two-story secondary building built in the backyard.

The building at 723 Washington Street retains a high degree of architectural integrity. The building displays features of the Italianate-style, including a bracketed decorative cornice; double-leaf door; straight lintels and sills; elongated window openings; and an elevated stoop. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 723 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 723 Washington Street is sited on a parcel (Block 218 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 building is situated between a row of identical late 19th century tenement houses and a ca. 1872 church on the central commercial corridor of Washington 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: Courtney Clark

Organization: AECOM

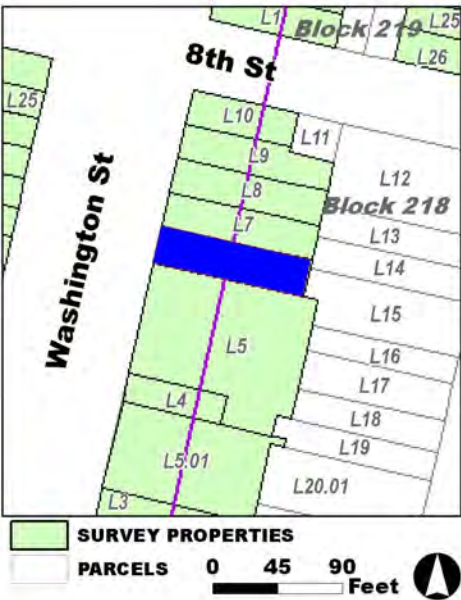
☐ (Primary Contact)

Property ID:

-419144949

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Courtney Clark
Organization: AECOM

☐ (Primary Contact) **Property ID:**
-419144949

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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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	1932	

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

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

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☐ (Primary Contact)**-419144949**

0 Structure
0 Object
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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-419144949

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PROPERTY REPORT

Property ID: 1364189936

Property Name: 725 Washington Street
Address: 725 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 725 Washington Street is a four-story, four-bay, Neo-Grec-style apartment building constructed ca. 1885 and clad in painted brick with decorative beltcourses of brick, painted stone, and terra cotta tiles, and a painted stone watertable. A set of replacement brick steps with metal railings leads to the centered main entry, which contains a wood panel and glass door which is topped by a stained glass transom. The entry is capped with a painted stone label molded lintel, above which is a painted stone pediment with a scrolled pinnacle. A secondary, garden-level entry is located beneath the main entry. Fenestration on the garden-level includes windows with replacement sashes and painted stone lintels which continue as the watertable. Fenestration on the first floor of the facade consists of four windows containing replacement one-over-one sashes featuring painted stone label molded lintels capped with entablatures, and painted stone sills which extend as beltcourses painted the color of the brick. Beneath each window is a panel of terra cotta tiles. Fenestration on the second, third, and fourth floors consists of windows with one-over-one replacement sashes. All windows on the second, third, and fourth floors feature painted stone label molded lintels capped with entablatures, and painted stone sills which extend as beltcourses painted the color of the brick. The building's flat roof is accented by a heavily decorated bracketed cornice which features rococo-style shells and projecting floral motifs. At the edges of the roof, located above the party walls, are small pediments. Alterations include replacement front steps; and replacement door and sashes. No exterior flood mitigation measures are evident.

Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1364189936

Page 1

☐ (Primary Contact)

into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts a single house at what is now 723 Washington Street (Property ID# - 419,144,949) north of the First Methodist Episcopal Church, with the land currently occupied by 725 Washington owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view of Hoboken does not depict the structure, but it is shown in Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey. The building is numbered 299 Washington Street according to Hoboken's former street numbering system and depicted as a four-story brick structure in a row of four with small airshafts located between buildings. A cruciform wing projects from the rear of the structure. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a four-story structure with a basement and marked "Flats" along with the two to the north of it. No alterations were depicted in the 1938 or 1951 revisions to the atlas. The building at 725 Washington suffered some damage from the October 1977 blaze that destroyed Mount Olive Baptist Church, two doors down, requiring the temporary evacuation of the residents of 725.

The building at 725 Washington Street retains a high degree of architectural integrity. The building displays features of the Neo-Grec-style, including pedimented entrances, window hoods with entablatures. In addition to these elements and other architectural ornamentation such as terra cotta tiles and the decorative bracketed cornice, it is part of a cohesive ensemble of late 19th century flats made up of the buildings at 725-727-729-731 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 725 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

725 Washington Street is sited on a parcel (Block 218 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 the southernmost unit of a row of identical late 19th century tenement houses on the central commercial corridor of Washington Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

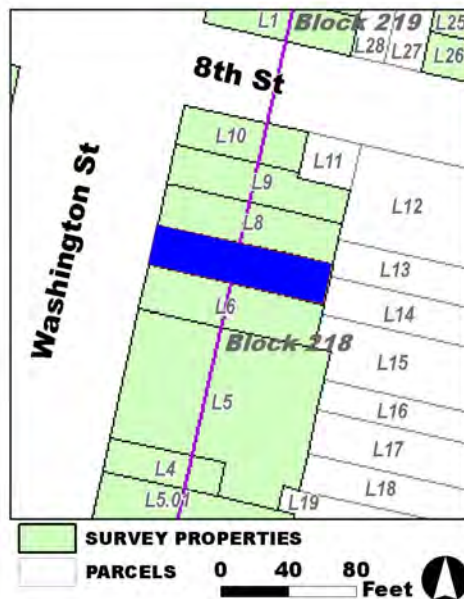
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1364189936

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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Bachmann, John	Birds Eye View of Hoboken	1860	
Google	GoogleEarth Streetview		
Babich, Freilich, Lawrence, Arnold	"3 cities battle Hoboken fire," [Jersey Journal, North Hudson-Hoboken edition] October 26, 1977.	1977	
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	
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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: / 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**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**1364189936**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1364189936

Page 4

PROPERTY REPORT

Property ID: 1954079738

Property Name: 726 Washington Street
Address: 726 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 726 Washington Street is a three-story, three-bay, building constructed ca. 1865 and clad in painted brick with white brick on the first floor. The building is fronted by a wrought iron areaway fence, and features a centered entrance covered by an awning containing a metal and glass door. Fenestration includes two modern octagonal windows on the first floor with stone veneer surrounds and single windows on the second and third floors containing replacement, double-hung, one-over-one sashes and featuring stucco-clad sills. The southernmost window on the third floor has been shortened and partially filled. All windows on the second and third floors feature canvas awnings. Alterations include the removal of all original ornamentation; brick veneer cladding on the first floor; first floor remodeling; and replacement sashes and door. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 296 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Huftnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, a store is noted as being present on the first floor. In the Sanborn-Perris atlas, the building is depicted with a one-story brick addition in the rear. An additional frame el was added by 1909 according to the atlas published by G. M. Hopkins Co. in that year. In the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1954079738

G. M. Hopkins atlas from 1923, this frame addition had been removed and replaced by another full-width brick addition. In the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted with a store located at ground level and a candy factory in the basement. No physical alterations were depicted in the 1938 or 1951 revisions, though the candy factory was gone by 1938. Documentation from the 1978 Zingman architectural survey indicated that all ornamentation (including cornice and lintels) had been removed, the upper floors of the facade clad with stucco, and the first floor clad in white brick. Similar alterations had been made to neighboring 728 Washington Street by this time, and the two may have been renovated as a pair. Little noticeable alteration has occurred to the building at 726 Washington since 1978 - only the removal of shutters on the second and third floors and the installation of awnings.

The building at 726 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including the extensive modification of the first floor and the removal of all original ornamentation. These alterations render the building incompatible with the historic character of the west side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 726 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

726 Washington Street is sited on a rectangular parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

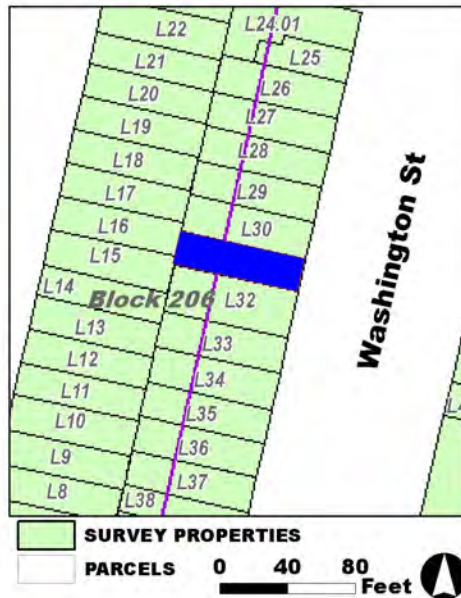
Other Designation Date:

☐ Eligibility Worksheet included 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)

1954079738

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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	
Bachmann, John	Birds Eye View of Hoboken	1860	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-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: 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:** 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1954079738**

Page 3

PROPERTY REPORT

Property ID: 485393457

Property Name: 727 Washington Street
Address: 727 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 727 Washington Street is a four-and-one-half-story, four-bay, Neo-Grec-style apartment building constructed ca. 1885 and clad in brick with decorative beltcourses of brick, painted stone, and terra cotta tiles, and a painted stone watertable. A set of replacement brick steps with metal railings leads to the centered main entry, which contains a wood panel and glass door which is topped by a stained glass transom. The entry is capped with a painted stone dentiled, label molded lintel, above which is a painted stone pediment with a scrolled pinnacle. A secondary, garden-level entry is located beneath the main entry. Fenestration on the garden-level includes windows with replacement sashes and painted stone lintels which continue as the watertable. Fenestration on the first floor of the facade consists of four windows containing replacement one-over-one sashes featuring painted stone dentiled, label molded lintels capped with entablatures, and painted stone sills which extend as beltcourses. Beneath each window is a panel of terra cotta tiles. Fenestration on the second, third, and fourth floors consists of windows with one-over-one replacement sashes. All windows on the second, third, and fourth floors feature painted stone dentiled, label molded lintels capped with entablatures, and painted stone sills which extend as beltcourses. The building's flat roof is accented by a heavily decorated bracketed cornice which features Rococo-style shells and projecting floral motifs. At the edges of the roof, located above the party walls, are small pediments. A modern penthouse addition with a front gable roof is not visible from the street due to a setback. Alterations include the penthouse addition; replacement front steps; and replacement door and sashes. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

485393457

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Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts a single house at what is now 723 Washington Street (Property ID#:- 419,144,949) north of the First Methodist Episcopal Church, with the land currently occupied by 727 Washington owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view of Hoboken does not depict the structure, but it is shown in Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey. The building is numbered 301 Washington Street according to Hoboken's former street numbering system and depicted as a four-story brick structure in a row of four with small airshafts located between buildings. A cruciform wing projects from the rear of the structure. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is depicted as a four-story structure with a basement and marked "Flats" along with those on either side of it. No alterations were depicted in the 1938 or 1951 revisions to the atlas. Between 1987 and 2002 a set-back penthouse addition was constructed atop the structure.

The building at 727 Washington Street retains a high degree of architectural integrity. The building displays features of the Neo-Grec-style, including pedimented entrances, window hoods with entablatures. In addition to these elements and other architectural ornamentation such as terra cotta tiles and the decorative bracketed cornice, it is part of a cohesive ensemble of late 19th century flats made up of the buildings at 725-727-729-731 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 727 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

727 Washington Street is sited on a parcel (Block 218 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 part of a row of identical late 19th century tenement houses on the central commercial corridor of Washington Street.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

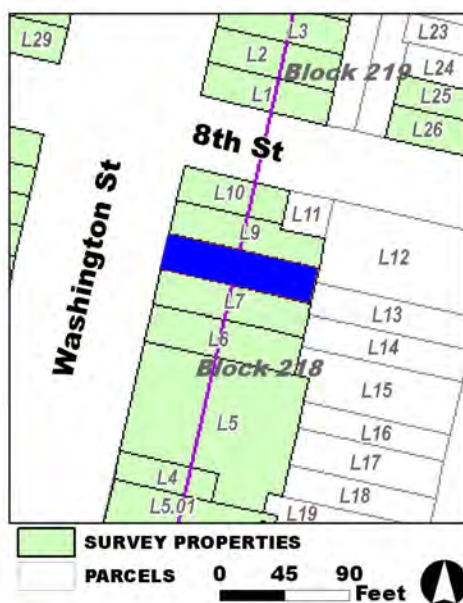
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

485393457

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BIBLIOGRAPHY:

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Nationwide Environmental Title Research, LLC	Historic Aerials	2007	
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Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Bachmann, John	Birds Eye View of Hoboken	1865	

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM**Property ID:**☐ (Primary Contact)**485393457**

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Historic District ? ☒ 0 Object 0 Industry

District Name: Hoboken Historic District

Status: Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

485393457

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PROPERTY REPORT

Property ID: **1857716349**

Property Name: 728 Washington Street
Address: 728 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	30

Property Photo:



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

Description:

The building at 728 Washington Street is a three-story, three-bay, building constructed ca. 1865 and clad in painted brick with white brick on the first floor. A modern storefront occupies a majority of the first floor, and features a plate glass door and window. On the southern end of the facade is an entry to the upper floors containing a plate glass door. A basement-level entry is accessed via steps in front of the storefront surrounded by a gated, wrought iron railing. Further fenestration consists of single windows on the second and third floors containing replacement, double-hung, one-over-one sashes and featuring balconette railings. All openings on the first through third floors feature canvas awnings. Alterations include the removal of all original ornamentation; brick veneer cladding on the first floor; first floor remodeling; and replacement sashes and door. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 298 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Huftnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey, a store is noted as being present on the first floor. The atlas published by G. M. Hopkins Co. in 1909 depicts a brick el added to the rear of the building. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1857716349

indicates that this rear addition is one-story in height and contains a bakeoven. A store is located on the ground floor. In the 1938 revision to the Sanborns this rear addition was no longer indicated as a bakeoven, though a skylight with wireglass was depicted. No alterations were documented in the 1951 revision. Documentation from the 1978 Zingman architectural survey indicated that all ornamentation (including cornice and lintels) had been removed, the upper floors of the facade clad with stucco, and the first floor clad in white brick. The modern storefront on the first floor was not present. Similar alterations had been made to neighboring 726 Washington Street by this time, and the two may have been renovated as a pair. Aerial photos indicate that by 1987, a full-width, three-story, rear addition had been constructed.

The building at 728 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including the extensive modification of the first floor and the removal of all original ornamentation. These alterations render the building incompatible with the historic character of the west side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 728 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

728 Washington Street is sited on a rectangular parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

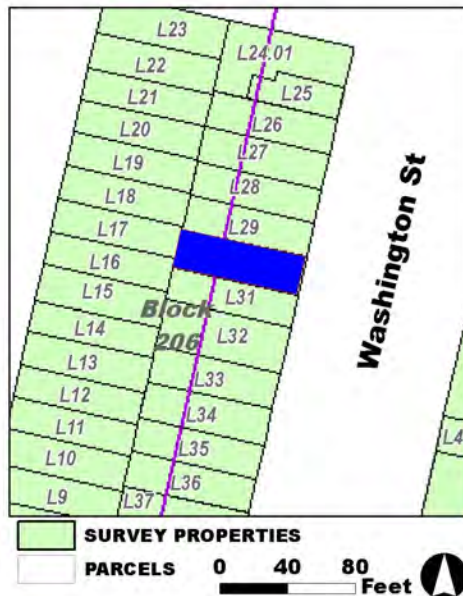
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1857716349

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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	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
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: 3B-3C-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:**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**

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☐ (Primary Contact)**1857716349**

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1857716349

PROPERTY REPORT

Property ID: 938558110

Property Name: 729 Washington Street
Address: 729 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 729 Washington Street is a four-story, four-bay, Neo-Grec-style apartment building constructed ca. 1885 and clad in brick with decorative beltcourses of brick, brownstone, and terra cotta tiles, and a brownstone watertable. A set of replacement brick steps with metal railings leads to the centered main entry, which contains a wood panel door with a stained glass window and is topped by a stained glass transom. The entry is capped with a brownstone, dentiled, label molded lintel, above which is a brownstone pediment with a scrolled pinnacle. A secondary, garden-level entry is located beneath the main entry. Fenestration on the garden-level includes windows with replacement four-over-four and two-over-two sashes. These windows have brownstone sills and lintels which continue as the watertable. Fenestration on the first floor of the facade consists of four windows containing one-over-one wood sashes featuring brownstone, dentiled, label molded lintels capped with entablatures, and brownstone sills, both of which extend as beltcourses. Beneath each window is a panel of terra cotta tiles. Fenestration on the second, third, and fourth floors consists of windows containing one-over-one sashes. All windows on the second, third, and fourth floors feature brownstone, dentiled, label molded lintels capped with entablatures, and brownstone sills which extend as beltcourses. The building's flat roof is accented by a heavily decorated bracketed cornice which features Rococo-style shells and projecting floral motifs. At the edges of the roof, located above the party walls, are small pediments. Alterations include replacement front steps and replacement door and sashes. No exterior flood mitigation measures are evident.

Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

938558110

Page 1

into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts a single house at what is now 723 Washington Street (Property ID# - 419,144,949) north of the First Methodist Episcopal Church, with the land currently occupied by 729 Washington owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view of Hoboken does not depict the structure, but it is shown in Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey. The building is numbered 303 Washington Street according to Hoboken's former street numbering system and depicted as a four-story brick structure in a row of four with small airshafts located between buildings. A cruciform wing projects from the rear of the structure. In the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the building is marked "Flats" along with the two in the row to the south of it. No alterations were depicted in the 1938 or 1951 revisions to the atlas.

The building at 729 Washington Street retains a high degree of architectural integrity. The building displays features of the Neo-Grec-style, including pedimented entrances, window hoods with entablatures. In addition to these elements and other architectural ornamentation such as terra cotta tiles and the decorative bracketed cornice, it is part of a cohesive ensemble of late 19th century flats made up of the buildings at 725-727-729-731 Washington Street. The building contributes to the historic character of the locally-designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 729 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

729 Washington Street is sited on a parcel (Block 218 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 part of a row of identical late 19th century tenement houses on the central commercial corridor of Washington Street.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

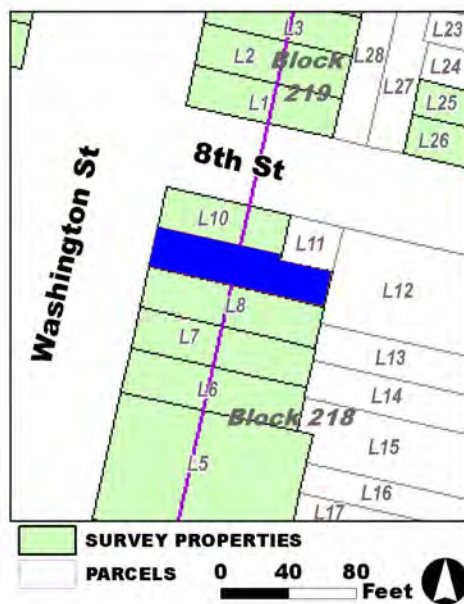
Other Designation:

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:

938558110

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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	
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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	
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	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

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

938558110

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PROPERTY REPORT

Property ID: 1479131511

Property Name: 730 Washington Street
Address: 730 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 730 Washington Street is a three-story, three-bay, building constructed ca. 1865 and clad in a brick veneer. A modern storefront occupies a majority of the first floor, features a plate window, and is accessed by an off-center recessed entry containing a wood panel door with a window. South of the storefront entry is a recessed entry leading to the upper floors of the building containing a wood panel door. Both entries are capped by cast stone lintels with keystones. Fenestration on the second and third floors consists of single windows containing replacement, one-over-one, double-hung sashes. All windows on the second and third floors have cast stone sills and cast stone lintels with keystones. The building's flat roof is accented by brick coping. Alterations include the removal of all original ornamentation; brick veneer cladding; first floor remodeling; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 300 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The atlas published by G. M. Hopkins Co. in 1923 depicts a brick addition on the rear of the building. The 1932 revision of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1479131511

1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that this rear addition is three-stories in height with a basement. A store is located on the ground floor. No alterations were documented in the 1938 or 1951 revisions. Documentation from the 1978 Zingman architectural survey indicated that all ornamentation (including cornice and lintels) had been removed, the upper floors of the facade clad with a stone veneer, and the first floor storefront clad in enameled metal panels. The cast stone lintels with keystones were not present at the time of the survey.

The building at 730 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including the extensive modification of the first floor and the removal of all original ornamentation. These alterations render the building incompatible with the historic character of the west side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 730 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

730 Washington Street is sited on a rectangular parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

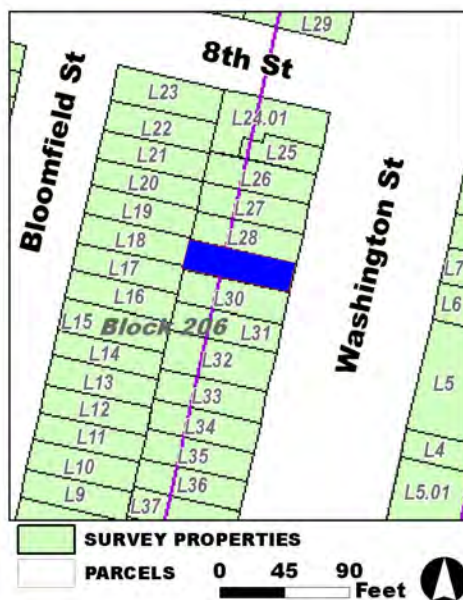
Other Designation Date:

☐ Eligibility Worksheet included 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)

1479131511

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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	1951	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	

Additional Information:

HPC LIST ID: 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:** 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1479131511**

Page 3

PROPERTY REPORT

Property ID: 2106610703

Property Name: 731 Washington Street/63 Eighth Street
Address: 731 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	218	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 731 Washington Street/63 Eighth Street is a four-story, four-bay, Neo-Grec-style building constructed ca. 1885 and clad in brick with decorative beltcourses of brick, brownstone, and terra cotta tiles. The building is fronted by a metal areaway fence and the first floor features a storefront with painted wood paneling enclosing what might have formerly been the location of display windows. The storefront has a centered, recessed entrance containing a painted wood door. Single rectangular windows with fixed sashes flank the storefront entry. Above the storefront is a metal-clad pent roof, which is accented by an ornately decorated, bracketed, painted wood cornice. Fenestration on the second, third, and fourth floors consists of one-over-one, double-hung, replacement sashes set in the original openings. All windows on the second, third, and fourth floors feature brownstone, dentiled, label molded lintels capped with entablatures, and brownstone sills which extend as beltcourses. The building's flat roof is accented by a heavily decorated bracketed cornice which features Rococo-style shells and projecting floral motifs. At the edges of the roof, located above the exterior and party walls, are small pediments.

The north elevation fronts on Eighth Street and is clad in brick with decorative beltcourses of brick and terra cotta tiles. The property is fronted by a metal areaway fence. A storefront marked 63A Eighth Street is situated toward the east end of the north elevation and largely clad in painted wood paneling, though it is framed with painted iron pilasters. A centralized storefront entry contains a metal door with a painted wood frame. The door is flanked by windows with awning sashes. Above the storefront is an ornately decorated, bracketed,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

2106610703

Page 1

☒ (Primary Contact)

painted wood cornice. Just west of the storefront is an entry with the address 63 Eighth Street. The entry contains a metal door with a transom and is capped with a brownstone, dentiled, label molded lintel, above which is a brownstone pediment with a scrolled pinnacle. The first floor fenestration consists of a rectangular window with a fixed sash on the storefront fronting on Washington Street; two filled windows with brownstone sills and a brownstone, dentiled, label molded lintels capped with entablatures; and a single window with a replacement one-over-one, double-hung sash on the projecting rear wing featuring a brownstone sill and a brownstone, dentiled, label molded lintel capped with an entablature. Fenestration on the second, third, and fourth floors primarily consists of one-over-one, double-hung, replacement sashes set in the original openings, though the windows on the rear wing have been greatly reduced in size with the sills removed. All windows on the second, third, and fourth floors feature brownstone, dentiled, label molded lintels capped with entablatures, and brownstone sills which extend as beltcourses. The building's flat roof is accented by a heavily decorated bracketed cornice which features Rococo-style shells and projecting floral motifs. At the edges of the roof, located above the exterior and party walls, are small pediments. A fire escape is located in the recessed area formed by the rear wing. Alterations include the heavily modified storefronts; removal of some sills; infill or truncation of some windows on the north elevation; and replacement sashes and doors. No exterior flood mitigation measures are evident.

Though the west side of the 700 block of Washington Street was developed in the mid-1860s, the eastern side remained largely vacant into the early 1870s, with churches or other religiously affiliated buildings scattered along the block. G. M. Hopkin's 1873 Combined Atlas of the State of New Jersey and the County of Hudson depicts a single house at what is now 723 Washington Street (Property ID#: - 419,144,949) north of the First Methodist Episcopal Church, with the land currently occupied by 731 Washington owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view of Hoboken does not depict the structure, but it is shown in Sanborn-Perris Map Co.'s 1891 Insurance Maps of Hudson County, New Jersey. The building is depicted as a four-story brick structure in a row of four with small airshafts located between buildings. Numbered 305 Washington Street/15 Eighth Street according to Hoboken's former street numbering system, it features a storefront on the ground floor. According to a 1909 atlas published by G. M. Hopkins Co. and the 1932 revision to the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, the one-story structure located at 59 and 61 Eighth Street was located on the same property as 731 Washington/63 Eighth. In the latter atlas, the corner building is depicted with an internal partition wall separating the rear wing from the remainder of the structure. This wing, the portion numbered 63 Eighth Street, is the location of an office. No alterations were depicted in the 1938 or 1951 revisions to the atlas.

The building at 731 Washington Street/63 Eighth Street has undergone alterations -- the most prominent of which are the modified storefronts at 731 Washington and 63A Eighth. Despite this, the building displays features of the Neo-Grec-style, including pedimented entrances, window hoods with entablatures. These elements, in addition to other architectural ornamentation, help contribute to the historic character of the locally-designated Central Business and Washington Street Historic District and the Hoboken Historic District. Therefore, it is recommended that 731 Washington Street/63 Eighth Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The building at 731 Washington Street/63 Eighth Street is sited on a corner parcel (Block 218 Lot 10), located on the southeast corner of Washington Street and Eighth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and sits at the north end of a row of identical late 19th century tenement houses on the central commercial corridor of Washington 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:

2106610703

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Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

2106610703

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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	1938		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-6U-2C-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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****2106610703**

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PROPERTY REPORT

Property ID: **-180373746**

Property Name: 732 Washington Street
Address: 732 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 732 Washington Street is a three-story, three-bay building constructed ca. 1865, and clad in a coarse stucco with a modern storefront on the first floor. The storefront is fronted by a wrought iron areaway fence enclosing an outdoor seating area. The storefront projects from the facade and features two plate glass windows flanking a centered plate glass door with a transom. South of the storefront is an entry leading to the upper floors of the building containing a plate glass door with a large square transom above. A quarter-round metal pent roof shared with the storefront at 734 Washington Street is located above the first floor. Fenestration on the second and third floors consists of single windows containing replacement, one-over-one, double-hung sashes. All windows on the second and third floors have painted stone sills with those on the third floor featuring decorative brackets. The building's flat roof is accented by coping. Alterations include the removal of most original ornamentation; coarse stucco cladding; modern storefront; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 302 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Huftnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-180373746

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Jersey. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicted the building as a three-story structure with a basement and a store located on the ground floor. No alterations were documented in the 1938 or 1951 revisions. Documentation from the 1978 Zingman architectural survey indicated that while the cornice had been removed and a modern storefront installed, the upper floors of the facade were clad in brick and the windows retained their stone lintels and sills.

The building at 732 Washington Street no longer conveys its historic appearance due to extensive modern alterations including the extensive modification of the first floor; application of coarse stucco cladding; and the removal of most original ornamentation. These alterations render the building incompatible with the historic character of the west side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 732 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

732 Washington Street is sited on a rectangular parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised of three-story, three-bay, Italianate rowhomes, most of which contain businesses at street level.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

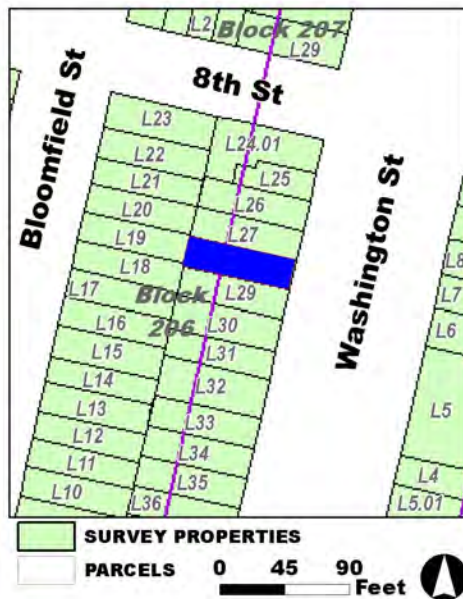
Other Designation Date:

☐ Eligibility Worksheet included 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)

-180373746

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BIBLIOGRAPHY:

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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
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	1951	
Bachmann, John	Birds Eye View of Hoboken	1860	

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-180373746**

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PROPERTY REPORT

Property ID: **-1508212639**

Property Name: U.S. Post Office Washington St. Station, Hoboken, N.J.

Ownership: Private

Address: 734 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 734 Washington Street, which contains the U.S. Post Office Washington St. Station, Hoboken, N.J., is a three-story, three-bay building constructed ca. 1865 and is clad in brick, with a brick veneer on a projecting storefront. The brickwork on the upper floors is laid in a Scottish bond and features decorative courses and a geometric pattern. The storefront is fronted by a wrought-iron fence enclosing steps to a garden-level entry. The storefront itself projects from the façade and features a plate glass window with a stone lintel and brick sill to the north of the storefront entry, which contains a wood and glass door. South of the storefront is a recessed entry leading to the upper floors of the building containing a wood and glass door with a large square transom above. A quarter-round metal pent roof shared with the storefront at 732 Washington Street is located above the first floor. Fenestration on the second and third floors consists of single windows containing replacement, one-over-one, double-hung sashes. The windows on the second floor have painted stone sills and brick lintels that extend as a soldier course. The third floor windows have brick sills which extend as a header course and brick lintels that extend as a soldier course. The building's flat roof is accented by stone coping. Alterations include the removal of most original ornamentation; installation of a storefront; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was built approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 304 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1508212639

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Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. By 1909, a small frame addition had been constructed on the rear of the building according to the atlas published by G. M. Hopkins Co. in that year. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, depicted the building as a three-story structure with a basement; a one-story frame addition in the rear; and a store located on the ground floor. No alterations were documented in the 1938 or 1951 revisions, though the latter notes that it was in service as a Post Office substation. A 1962 newspaper article indicates that there were plans to install air conditioning and "modern mail-handling equipment" in the fall of that year, with the owner of the building planning to renovate the façade as well. Documentation from the 1978 Zingman architectural survey indicated that while the cornice, lintels, and sills had been removed, and the façade clad in new brick, little appears to have changed since that time, though a color slide in the Hoboken Historical Museum online collections indicate that the post office underwent renovations in 1984.

The building at 734 Washington Street, containing the U.S. Post Office Washington St. Station, Hoboken, N.J., has undergone significant alterations, including a complete rebuild of its façade, likely in the early 1960s, as well as further alterations to the façade in the 1980s. Despite this, the building retains character-defining features from the period of the rebuild, including decorative brick courses and patterns, and brick sills and lintels. These elements help contribute to the locally-designated Central Business and Washington Street Historic District and the larger Hoboken Historic District. Therefore, it is recommended that the U.S. Post Office Washington St. Station, Hoboken, N.J., located at 734 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

734 Washington Street is sited on a parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

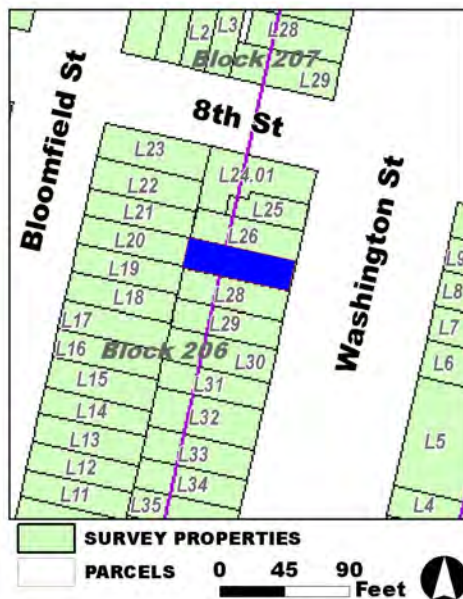
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1508212639

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☒ (Primary Contact)

BIBLIOGRAPHY:

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Google	GoogleEarth Streetview		
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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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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: 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)

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM**Property ID:**☒ (Primary Contact)**-1508212639**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1508212639

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PROPERTY REPORT

Property ID: -722068000

Property Name: 736 Washington Street
Address: 736 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 736 Washington Street is a three-story, three-bay Italianate-style building constructed ca. 1865 and clad in brick with a storefront on much of the first floor. The storefront features two plate glass display windows flanking a centered, recessed entry containing a replacement wood and glass door with a transom above. The storefront entryway is paved in tiles featuring a Greek fret design in its border. South of the storefront is a recessed entry leading to the upper floors of the building containing a plate glass door with a large square transom above. A replacement cornice and pent roof are situated above the first floor. Fenestration on the second and third floors consists of single windows containing replacement, one-over-one, double-hung sashes. All windows on the second and third floors have arched stone lintels and stone sills with the sills on the third floor featuring decorative brackets. A stucco-clad area near the building's flat roofline is likely the ghost of a removed cornice. Alterations include the removal of the cornice; historic installation of a storefront; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 306 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story dwelling on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-722068000

Page 1

Jersey. By 1909, a frame outbuilding had been constructed in the rear of the parcel. The 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, indicates that this frame outbuilding is a one-story structure. The main building is depicted as a three-story structure with a store located on the ground floor. No alterations were documented in the 1938 or 1951 revisions, though in the latter, the frame outbuilding appears to be designated as "Rear 736 Washington." Documentation from the 1978 Zingman architectural survey indicated that while the cornice had been removed and a storefront with a projecting sign installed, the upper floors of the facade were clad in brick and the windows retained their stone lintels and sills. The building's facade appears to have undergone little change between 1978 and 2018.

Though the building at 736 Washington Street has undergone alterations such as the removal of its cornice and the historic installation of a storefront, it retains character defining features with its decorative stone lintels and sills which match other contemporaneous Italianate structures on the west side of the 700 block of Washington Street. These features contribute to the historic character of the Hoboken Historic District and the locally-designated Central Business and Washington Street Historic District. Therefore, it is recommended that 736 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

736 Washington Street is sited on a parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

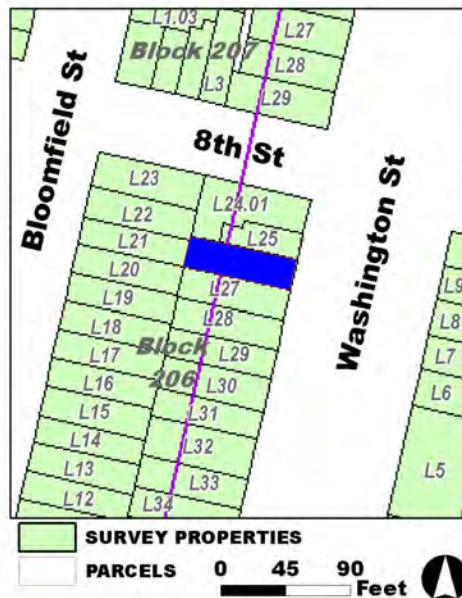
Other Designation Date:

☐ Eligibility Worksheet included 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:

-722068000

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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	1951		
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		
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		
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		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-722068000**

Page 3

PROPERTY REPORT

Property ID: **-37369925**

Property Name: 738 Washington Street
Address: 738 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 738 Washington Street is a four-story, three-bay building constructed ca. 1865 and clad in replacement brown brick with decorative patterns. It is partially fronted by a basement light well which is covered by a metal grill and surrounded by a wrought iron railing. Two steps with stone treads lead to a recessed main entry, which contains a replacement wood panel and glass door with a transom above. The entryway is capped by an arched brick lintel. Fenestration on the first floor consists of two, recessed single windows containing replacement, paired casement sashes, above which are transoms. Fenestration on the second and third floors consists of recessed single windows containing replacement, paired casement sashes. All windows on the second and third floors have brick lintels and sills. Fenestration on the fourth floor consists of recessed single windows containing replacement, paired casement sashes in the center and north bays, and an empty window opening to an outdoor area on the south bay. All windows have brick sills and a brick lintel that continues as a header course. Air conditioner mount openings are located between the center and north bays on the second through fourth floors, though those on the third and fourth floors have been filled with windows. The flat roof is accented by a decorative brick cornice. Alterations include the addition of a fourth floor; removal of all original ornamentation; recladding of the facade, and removal of the storefront which had been installed in the period of significance. No exterior flood mitigation measures are evident.

The building was built in approximately 1865 as the present-day 700 block of Washington Street was undergoing development and was numbered 308 Washington Street under the old Hoboken street-numbering system. The building is not depicted on either the 1856

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-37369925

Page 1

☐ (Primary Contact)

Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure does appear, however, in Bachmann's revised 1865 bird's eye view and in the atlas of Hudson County published by G. M. Hopkins in 1873. The building is shown as a three-story dwelling on an 1881 bird's eye view of Hoboken, and in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. By 1932, according to that year's revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey, a storefront with an iron awning over the pavement had been installed on the first floor. The main building is depicted as a three-story structure with a store located on the ground floor. No further alterations were documented in the 1938 or 1951 revisions. Documentation from the 1978 Zingman architectural survey shows that the cornice and lintels had been removed from the building and the facade clad in a stone veneer. A storefront was still present on the first floor. A color slide in the Hoboken Historical Museum online collections indicates that at least the second and third floors of the building were gutted in 1984 and a partial fourth floor added.

The building at 738 Washington Street no longer conveys its historic appearance due to extensive modern alterations, including the addition of a fourth floor; modification of window openings; and complete recladding of the facade. These alterations render the building incompatible with the historic character of the west side of the 700-block of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 738 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

738 Washington Street is sited on a parcel (Block 206 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 west side of the 700 block of Washington Street is primarily comprised three-story, three-bay Italianate rowhomes, most of which contain businesses at street level.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

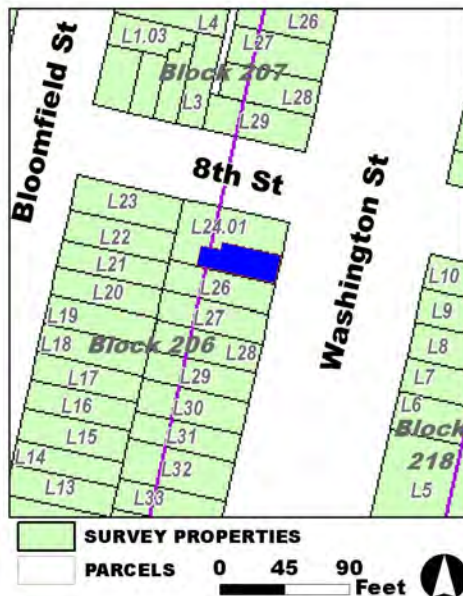
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-37369925

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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	
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	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:** 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-37369925**

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PROPERTY REPORT

Property ID: **-361405214**

Property Name: 740 Washington Street/105 Eighth Street
Address: 740 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Central Business and	Newark	206	24.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 740 Washington Street is a four-story, three-bay, Italianate-style building constructed ca. 1865 and clad in brick with a stone veneer on its first floor storefront which partially wraps around to the north elevation. The storefront is fronted by a metal areaway fence enclosing outdoor seating. The storefront features modern plate glass windows in metal frames flanking a recessed entry with a metal and glass door. The northeast corner of the storefront features a partial fluted metal column without capitals. To the south of this storefront is an entrance to the upper floors of the building, containing a metal and glass door. Above the door is a square window filled with glass blocks. Fenestration on the second, third, and fourth floors consists of double-hung, replacement sashes set in the original openings. All windows on the second, third, and fourth floors feature brownstone lintels with entablatures, and the windows on the third and fourth floors feature bracketed brownstone sills. The building's flat roof is accented by a simplified replacement cornice.

The north elevation fronts on Eighth Street and is clad in brick with a painted stone watertable, and features a centrally-located fire escape. The property is fronted by a metal areaway fence. A secondary entrance to the first floor store (formerly a storefront in its own right) is accessed by brick steps and contains a wood and mesh screen door. A basement access is located to the east of this entry. Fenestration on the first floor includes a plate glass window for the storefront fronting on Washington Street, and a second plate glass picture window for the former storefront fronting on Eighth Street. Repairs to the brickwork hint to two further filled windows or doors, one of which was truncated before it was completely filled, with a brownstone lintel and sill still present. The second, third, and fourth floors are

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

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☒ (Primary Contact)

-361405214

each pierced by six window openings containing double-hung, replacement sashes. One of the windows on each floor is substantially smaller than the remainder, though the two windows on each floor adjoining the fire escape have been truncated and had their sills removed. All windows feature brownstone lintels with entablatures and most have brownstone sills. The building's flat roof is accented by a simplified replacement cornice. Alterations include the heavily modified storefront; replacement main entry; replacement of original cornice; removal of some sills; infill or truncation of some windows on the north elevation; historic installation of a storefront on the north elevation; and replacement sashes and doors. No exterior flood mitigation measures are evident.

The building at 105 Eighth Street is a four-story, two-bay, Italianate-style building constructed ca. 1865 and clad in painted brick with a painted stone watertable and features a centrally-located fire escape. The building is fronted by a metal areaway fence, behind which are brick steps with wrought iron railings leading to the main entry, which is located between the first and second floors. The recessed main entry contains a replacement wood panel door with a black sheet metal surround. Fenestration consists of single windows with replacement one-over-one, double-hung, vinyl sashes and a smaller window on the second floor over the main entry filled with glass block. All windows have painted stone sills and painted stone lintels with entablatures. a recessed window on the first floor covered by metal security grills and containing a double-hung replacement sash. The building's flat roof is accented by a simplified, replacement cornice. Patterns in the brickwork indicate that the facade saw substantial reconfiguration in the past, possibly including the shortening of the now-second floor windows and the lowering of the main entry. Alterations include the removal of the original cornice; likely reconfiguration of the main entry along with the first and second floors; and replacement window sashes. No exterior flood mitigation measures are evident.

The buildings were built in approximately 1870 as the present-day 700 block of Washington Street was undergoing development and were numbered 310 Washington Street and 25 Eighth Street under the old Hoboken street-numbering system. They are not depicted on either the 1856 Hufnagel & Hexamer map or John Bachmann's bird's eye view of Hoboken published in 1860. The structure at 740 Washington does appear, however, in Bachmann's revised 1865 bird's eye view and both are shown in the atlas of Hudson County published by G. M. Hopkins in 1873. The building at 740 Washington is shown as a three-story structure on an 1881 bird's eye view of Hoboken, and both are depicted as such in the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. In that latter source, the building at 740 Washington is noted as having a storefront occupying its ground floor. A 1904 bird's eye view of the city depicts the building at 740 Washington with four stories. The buildings at 740 Washington and 105 Eighth are depicted in the 1932 revision of the 1906 Sanborn Map Co. Insurance Maps of Hoboken, Hudson County, New Jersey as four-story and three-story-with-basement structures respectively, and a drug store occupied the Washington Street structure. Additionally, an internal doorway not present in the 1891 atlas was depicted as joining the two structures. No alterations were depicted in the 1938 revision, but in the 1951 revision of the Sanborn, an internal partition wall in the building at 740 Washington had allowed for the creation of a second store fronting on Eighth Street. Documentation from the 1978 Zingman architectural survey indicated that the storefront had been clad in perma stone and the roofline cornice removed. Likewise, the cornice had been removed from the building at 105 Eighth and the main entry lowered.

The buildings at 740 Washington Street and 105 Eighth Street have both undergone alterations -- the most prominent of which are the modified storefront at 740 Washington; historic installation of a secondary storefront on its north elevation; and the reconfigured entry at 105 Eighth. Despite this, both buildings display features of the Italianate style, namely brownstone lintels and sills. These elements help contribute to the historic character of Washington Street and Eighth Street and the locally-designated Central Business and Washington Street Historic District and the National Register-eligible Hoboken Historic District. Therefore, it is recommended that 740 Washington Street/105 Eighth Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

740 Washington Street and 105 Eighth Street are sited on a parcel (Block 206 Lot 24.01), located at the southwest corner of Washington and Eighth Streets in the City of Hoboken, Hudson County, New Jersey. The building at 740 Washington is oriented with its primary elevation facing east, while the building at 105 Eighth is oriented with its primary elevation facing north. The west side of the 700 block of Washington Street is primarily comprised three-story Italianate rowhomes, many of which contain businesses at street level. The 100 block of Eighth Street is primarily comprised of three-story Italianate residential structures with some heavily modified 19th century structures and modern infill.

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

Researcher: Samuel Pickard

Organization: AECOM

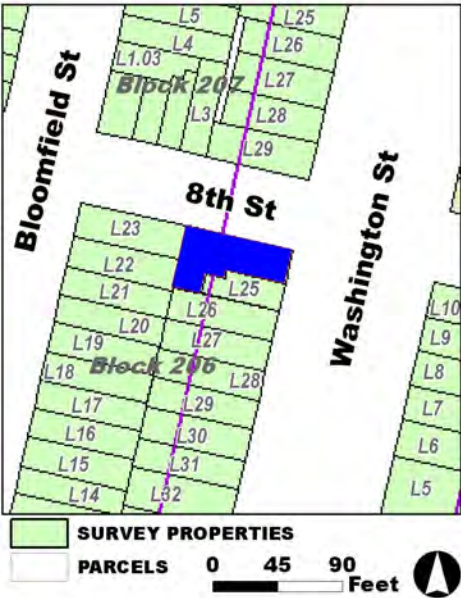
☒ (Primary Contact)

Property ID:

-361405214

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Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
-361405214

BIBLIOGRAPHY:

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Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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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	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samuel Pickard**Organization:** AECOM☒ (Primary Contact)**Property ID:****-361405214**

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Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-361405214

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PROPERTY REPORT

Property ID: 1950164291

Property Name: 800 Washington Street
Address: 800 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 800 Washington Street is a four-story, three-bay Italianate-style building constructed ca. 1880. There is a wrought iron railing demarcating the patio in front of and along the side of the brick building, and the first floor is primarily occupied by a modern commercial storefront. The storefront consists of metal-framed, multi-light folding doors on the facade and side (south) elevation. The entrance for the commercial first floor is located on the side elevation and consists of a replacement metal and glass plate door. A secondary entrance sits adjacent to the storefront on the facade at the first floor, providing access to the residential units on the upper floors. This entrance consists of a replacement wood door with a transom set within an original iron column-framed opening. Fenestration on the upper floors of the facade and side elevations consists of evenly-spaced vinyl replacement windows set with original segmental arch openings at each floor. All windows feature painted, shaved segmental arch brownstone lintels and painted brownstone sills. Alterations include replacement window sashes; a replacement door; painted brownstone details; addition of a cloth awning over the first floor; modernization of the first floor; shaved window lintels; removal of the cornice; and covering of quoin details on the facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1950164291

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surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four and five-story brick and brownstone flats. 800 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick mixed-use building with a rectangular main block and one-story wood-framed rear extension; the building's footprint has not changed. A photograph from the 1920s shows the building had carved brownstone window lintels, an original metal and glass storefront with a first floor cornice, brownstone quoin details on the facade, and a cornice at the roofline. The building's roofline cornice was removed and the original storefront was clad in brick veneer by 1978; the storefront was modified again to its current form, and the stone lintels were shaved flat after 1978.

Due to alterations, 800 Washington Street does not retain architectural integrity or maintain significant features that 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 800 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

800 Washington Street is sited on an end-block, rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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

Property ID:

1950164291

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☒ (Primary Contact)

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	1938		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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-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: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1950164291

Page 3

PROPERTY REPORT

Property ID: **-1463637561**

Property Name: 801 Washington Street
Address: 801 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 801 Washington Street is a four-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1885. The brick building's first floor is clad in coursed brownstone. There is a modest brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a double-sided wood door with a transom set within an original rounded arch opening. Above the doorway is carved brownstone detailing. There are two one-over-one wood windows set within original rounded arch openings that sit adjacent to the entry on the first floor. There is a wrought iron railing that demarcates the areaway fronting the building. Within the areaway there is a metal stairway that leads to a secondary below-grade entrance beneath the stoop. The south half of the facade on the upper floors features a three-sided, three-story wood bay window. The bay window features replacement one-over-one windows; there are carved details throughout the exterior of the bay and a decorative cornice along the top. Fenestration on the north half of the facade consists of replacement windows set within original rectangular openings. The side (south) elevation features a secondary three-sided three-story bay window at the center of the dwelling. The first floor of the side elevation features evenly-spaced one-over-one wood windows set within original rounded arch openings. Fenestration on the upper floors consists of replacement windows set within original rectangular openings. There are several brownstone bands that travel horizontally across both elevations, and several decorative incised brownstone panels between the windows. The flat roof is accented by a band of decorative brick work. Alterations include replacement window sashes and replacement railings. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1463637561

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The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 801 Washington Street is first depicted on an 1891 fire insurance map as a four-story brick dwelling, with a rectangular footprint and wood bay; the building's footprint has not changed. A photograph from the 1920s shows that the building's facade has been minimally altered. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

801 Washington Street retains integrity 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 brownstone-clad first floor; areaway; secondary entry; original openings; brownstone and brick facade details; and multi-story bay windows. Therefore, it is recommended that 801 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

801 Washington Street is sited on an end-block, rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late 19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

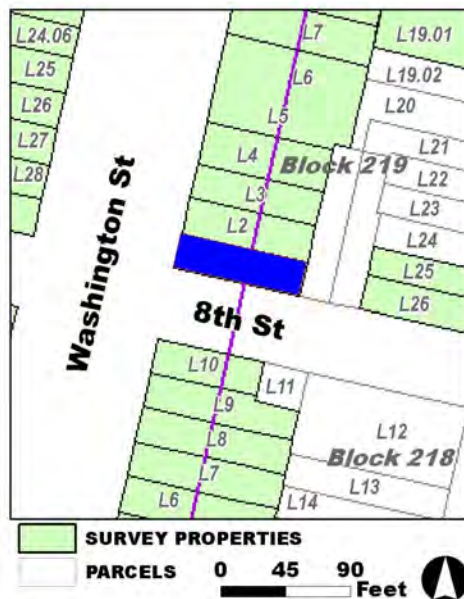
Other Designation Date:

☐ 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

Property ID:

-1463637561

Page 2

☒ (Primary Contact)

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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hoboken Historical Museum	"Columbus Park"		
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	
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	
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: 4B-9U-C-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:** Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1463637561**

Page 3

PROPERTY REPORT

Property ID: **-1780943478**

Property Name: 802 Washington Street
Address: 802 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 802 Washington Street is a four-story, three-bay mixed-use rowhouse constructed ca. 1865. The painted brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a modern metal and plate glass door in a recessed entryway and a modern steel-framed storefront window. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a double-sided wood door set within an original opening with a transom. The doorway has a decorative iron surround with columns and is fronted by a bluestone threshold. A decorative storefront cornice with dentils is located above the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within modified rectangular openings at each floor. Alterations include replacement window sashes; modified window openings; painted façade details; addition of a cloth awning over the first floor; and modernization of the first floor. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1780943478

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of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 802 Washington Street is first depicted on an 1865 bird's eye view image of Hoboken, and is one of the two first buildings constructed on the block. The building is shown on an 1891 fire insurance map as a four-story brick mixed-use building with a rectangular main block and one-story wood-framed rear extension; the building's footprint has not changed. 802 and 804 Washington Street were constructed together, and were historically connected through interior passages. A photograph from the 1920s shows that the building historically featured segmental arch window openings with carved brownstone lintels, and a decorative cornice at the roofline. The cornice was removed by 1978, and the window openings and storefront modifications were completed after 1978.

Due to alterations, 802 Washington Street does not retain architectural integrity or maintain significant features that 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 802 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

802 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

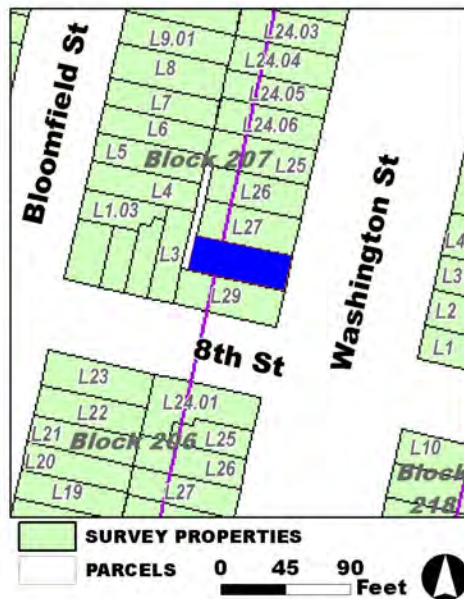
Other Designation Date:

☐ 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

Property ID:

-1780943478

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☒ (Primary Contact)

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Hoboken Historical Museum	"Columbus Park"		
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Bachmann, John	Birds Eye View of Hoboken	1860	
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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	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-1C-3U-X-H-BA / FAC_NAME: / YR:)

NOTES: Lost cornice & window detail

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1780943478**

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PROPERTY REPORT

Property ID: 1661478953

Property Name: 803 Washington Street
Address: 803 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 803 Washington Street is a four-story, two-bay, Romanesque Revival-style rowhouse constructed ca. 1885. The brick building's first floor is clad in coursed brownstone. There is a modest brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a double-sided wood door with a transom set within an original rounded arch opening. Above the doorway is carved brownstone detailing, and the engraved word 'HAMILTON'. There are two replacement windows set within original rounded arch openings that sit adjacent to the entry on the first floor. There is a cast iron railing that demarcates the areaway fronting the building. Within the areaway there is a brownstone stairway that leads to a secondary below-grade entrance beneath the stoop. The south half of the facade on the upper floors features a three-sided, three-story wood bay window. The bay window features replacement one-over-one windows; there are carved details throughout the exterior of the bay and a decorative cornice along the top. Fenestration on the north half of the facade consists of replacement windows set within original rectangular openings. There are several brownstone bands that travel horizontally across the facade, and several decorative incised brownstone panels between the windows. The flat roof is accented by a band of decorative brick work. Alterations include replacement window sashes and replacement railing. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1661478953

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the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 803 Washington Street is first depicted on an 1891 fire insurance map as a four-story brick dwelling, with a rectangular footprint and wood bay; the building's footprint has not changed. A photograph from the 1920s shows that the building's facade on the upper floors has not been altered. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

803 Washington Street retains integrity as a multi-family dwelling, 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 brownstone-clad first floor; areaway; secondary entry; original openings; brownstone and brick façade details; and multi-story bay window. Therefore, it is recommended that 803 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

803 Washington Street is sited on a rectangular parcel (Block 219 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late-19th century, generally with mixed-use buildings along the west side and residential buildings along the east side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

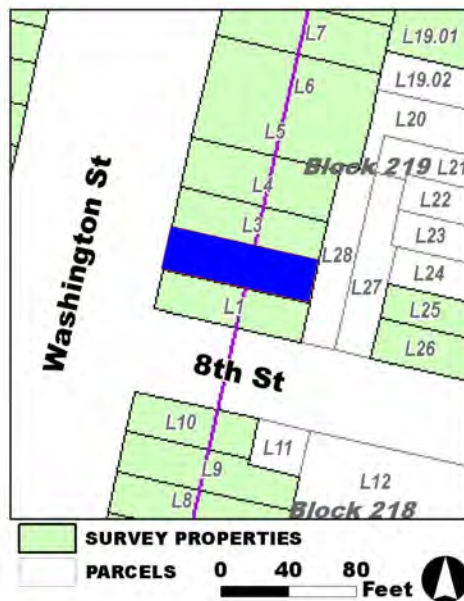
Other Designation:

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

Property ID:

☒ (Primary Contact)

1661478953

Page 2

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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	1909	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 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:** Hoboken Historic District**Status:** Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1661478953**

Page 3

PROPERTY REPORT

Property ID: 211870285

Property Name: 804 Washington Street
Address: 804 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 804 Washington Street is a four-story, three-bay mixed-use rowhouse constructed ca. 1865. The painted brick building's first floor is primarily occupied by a modern commercial storefront. The storefront is composed of a modern metal and plate glass door in a recessed entryway and a modern steel-framed storefront window. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a double-sided wood door set within an original opening with a transom. The doorway has a decorative iron surround with columns and is fronted by a bluestone threshold. A decorative storefront cornice with dentils is located above the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within modified rectangular openings at each floor. Alterations include replacement window sashes; modified window openings; painted facade details; addition of a cloth awning over the first floor; and modernization of the first floor. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

211870285

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of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 804 Washington Street is first depicted on an 1865 bird's eye view image of Hoboken, and is one of the two first buildings constructed on the block. The building is shown on an 1891 fire insurance map as a four-story brick mixed-use building with a rectangular main block and one-story wood-framed rear extension; the building's footprint has not changed. 802 and 804 Washington Street were constructed together, and were historically connected through interior passages. A photograph from the 1920s shows that the building historically featured segmental arch window openings with carved brownstone lintels, and a decorative cornice at the roofline. The cornice was removed by 1978, and the window openings and storefront modifications were completed after 1978.

Due to alterations, 804 Washington Street does not retain architectural integrity or maintain significant features that 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 804 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

804 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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

Property ID:

211870285

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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		
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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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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		
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: 4B-3U-1C-X-H-BA / FAC_NAME: / YR:)

NOTES: Lost cornice & window detail

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

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

211870285

Page 3

PROPERTY REPORT

Property ID: **-1052547500**

Property Name: 805 Washington Street
Address: 805 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 805 Washington Street is a four-story, two-bay Romanesque Revival-style rowhouse constructed ca. 1885. The brick building's first floor is clad in coursed brownstone. There is a modest brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a replacement wood door with a transom set within an original rounded arch opening. Above the doorway is carved brownstone detailing. There are two replacement windows set within original rounded arch openings that sit adjacent to the entry on the first floor. There is a wrought iron railing that demarcates the areaway fronting the building. Within the areaway there is a metal stairway that leads to a secondary below-grade entrance beneath the stoop. The south half of the facade on the upper floors features a three-sided, three-story wood bay window. The bay window features replacement one-over-one windows; there are carved details throughout the exterior of the bay and a decorative cornice along the top. Fenestration on the north half of the facade consists of replacement windows set within original rectangular openings. There are several brownstone bands that travel horizontally across the facade, and several decorative incised brownstone panels between the windows. The flat roof is accented by a band of decorative brick work. Alterations include replacement window sashes, replacement door, and replacement railings. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1052547500

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the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 805 Washington Street is first depicted on an 1891 fire insurance map as a four-story brick dwelling, with a rectangular footprint and wood bay; the building's footprint has not changed. A photograph from the 1920s shows that the building's facade on the upper floors has not been altered. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

805 Washington Street retains integrity 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 brownstone-clad first floor; areaway; secondary entry; original openings; brownstone and brick facade details; and multi-story bay window. Therefore, it is recommended that 805 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

805 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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

Property ID:

-1052547500

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	
Bachmann, John	Birds Eye View of Hoboken	1865	
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	
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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-9U-H-BA / FAC_NAME: / YR:)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1052547500

Page 3

PROPERTY REPORT

Property ID: **-1614395652**

Property Name: 806 Washington Street
Address: 806 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 806 Washington Street is a four-story, three-bay mixed-use Italianate-style rowhouse constructed ca. 1875. The brick building's first floor is primarily occupied by a commercial storefront. The storefront is composed of a modern metal and plate glass door in a recessed entryway flanked by modern steel-framed storefront windows. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a double-sided wood door set within an original opening with a transom. The doorway has a decorative iron surround with columns and is fronted by a bluestone threshold. A decorative storefront cornice with dentils is located above the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings at each floor. The windows feature carved brownstone segmental arch lintels and bracketed brownstone sills. The south side of the facade features a brownstone quoin detail, and the flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; addition of a cloth awning over the first floor; and modernization of the storefront. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1614395652

Page 1

west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 806 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick mixed-use building with a rectangular footprint; the building's footprint has not changed. A photograph from the 1920s shows that the building's facade on the upper floors has not been altered. The storefront was altered between the 1920s and 1978, and again modernized after 1978 to its current configuration.

Despite alterations, 806 Washington Street retains integrity as a mixed-use 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 decorative cornice; original openings; quoin details on the facade; brownstone sills and lintels; first story cornice; and double entries. Therefore, it is recommended that 806 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

806 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east side.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

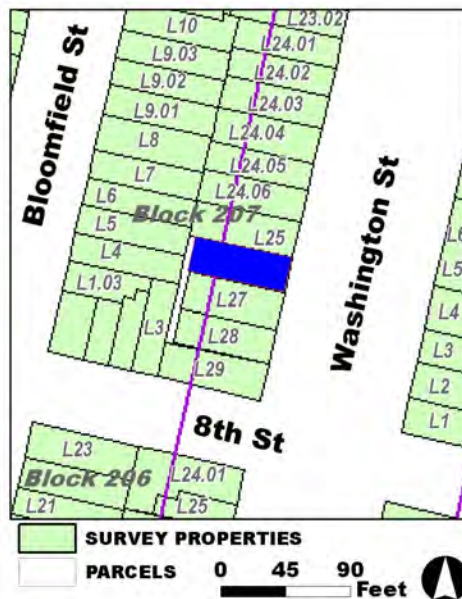
Other Designation:

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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1614395652

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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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
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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Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1614395652

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PROPERTY REPORT

Property ID: 2009625797

Property Name: 807 Washington Street
Address: 807 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 807 Washington Street is a five-story, three-bay Renaissance Revival-style rowhouse constructed ca. 1895. The brick building's first floor is clad in painted brownstone, and there is a brownstone stoop with concrete railings that fronts the centered main entry. The entry is composed of a recessed double-sided wood door with a transom set within a rounded arch opening. There is a decorative painted brownstone surround with square column details and an entablature that reads 'SECAUCUS'. A cast iron railing demarcates the sunken areaway fronting the building that provides access to a secondary basement door located beneath the stoop. The facade features a set of two mirrored five-story, three-sided bay windows. The painted brownstone bay windows each feature three replacement windows set within original openings at each floor. The window surrounds feature fluted column details, and between each floor there are carved panels with swag and floral ornamentation. A strip of raised brick travels vertically down the center of the facade from the roof, ending with a corbelled detail at the second floor. The flat roof is accented by a decorative wood cornice with a wide fascia. Alterations include replacement window sashes and painted brownstone details. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2009625797

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west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 807 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the brick building's footprint consisted of a rectangular main block with a centered rear ell; the building's footprint has not changed. The four buildings at 807-813 Washington Street were constructed as identical multi-family dwellings; this group of buildings remains as an intact grouping. A photograph from ca. 1913 shows that the building's exterior has been only slightly altered, as the brownstone facade elements had previously been left exposed. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

807 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; brownstone multi-story bay windows; centered double-sided door; and detailed door surround. Therefore, it is recommended that 807 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

807 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late-19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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

Property ID:

2009625797

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☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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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	
Bachmann, John	Birds Eye View of Hoboken	1865	
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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1987)

NOTES: Exterior intact

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****2009625797**

Page 3

PROPERTY REPORT

Property ID: **-872217913**

Property Name: 808 Washington Street
Address: 808 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 808 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1875. The brick building's first floor is clad in coursed stucco, made to look like brownstone. A cast iron railing demarcates the areaway and below-grade basement entry fronting the building. The main entry is composed of a double-sided wood door set within an original opening with a transom. The doorway has a decorative iron surround with columns and is fronted by a bluestone threshold. Two modern windows set within modified segmental arch openings sit adjacent to the doorway at the first floor; these windows have decorative concrete lintels and sills. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original segmental arch openings at each floor. The windows feature carved brownstone segmental arch lintels and bracketed brownstone sills. The north side of the facade features a brownstone quoin detail, and the flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes and modifications to the first floor. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-872217913

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of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 808 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick mixed-use building that housed a bakery, with a rectangular footprint; the building's footprint has not changed. A photograph from the 1920s shows that the building's facade on the upper floors has not been altered. The original storefront was altered between the 1920s and 1978; the first floor was altered again after 1978 when the storefront was removed and covered.

Despite alterations, 808 Washington Street retains integrity 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 decorative cornice; original openings; quoin details on the facade; and brownstone sills and lintels. Therefore, it is recommended that 808 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

808 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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

Property ID:

Page 2

☒ (Primary Contact)

-872217913

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Bachmann, John	Birds Eye View of Hoboken	1860		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
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			
Hoboken Historical Museum	"Columbus Park"			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / 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: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-872217913**

Page 3

PROPERTY REPORT

Property ID: 1063617698

Property Name: 809-811 Washington Street
Address: 809-811 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	5
HUDSON	Hoboken		Newark	219	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The buildings at 809-811 Washington Street are a pair of identical five-story, three-bay, Renaissance Revival-style rowhouses constructed ca. 1895. Each brick building's first floor is clad in painted brownstone, and there is a brownstone stoop with concrete railings that fronts the centered main entry. The entry is composed of a recessed double-sided wood door with a transom set within a rounded arch opening. There is a decorative painted brownstone surround with square column details and an entablature that reads 'ROSE' on the south building and 'MAHOPAG' on the north building. A cast iron railing demarcates the sunken areaways fronting the buildings that provides access to secondary basement doors located beneath the stoops. Each facade features a set of two mirrored five-story, three-sided bay windows. The painted brownstone bay windows each feature three replacement windows set within original openings at each floor. The window surrounds feature fluted column details, and between each floor there are carved panels with swag and floral ornamentation. A strip of raised brick travels vertically down the center of each facade from the roof, ending with a corbelled detail at the second floor. The flat roofs are accented by a decorative wood cornice with a wide fascia. Alterations include replacement window sashes and painted brownstone details. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1063617698

the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 809-811 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the brick buildings' footprints consisted of a rectangular main block with a centered rear ell; the footprints have not changed. The four buildings at 807-813 Washington Street were constructed as identical multi-family dwellings; this group of buildings remains as an intact grouping. A photograph from ca. 1913 shows that the buildings' exteriors have been only slightly altered, as the brownstone facade elements had previously been left exposed. Fire insurance maps from the 1930s note that these are two of many 'flats' on this block, specifically along the east side.

809-811 Washington Street retains integrity as a set of multi-family dwellings, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; brownstone multi-story bay windows; centered double-sided door; and detailed door surround. Therefore, it is recommended that 809-811 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

809-811 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

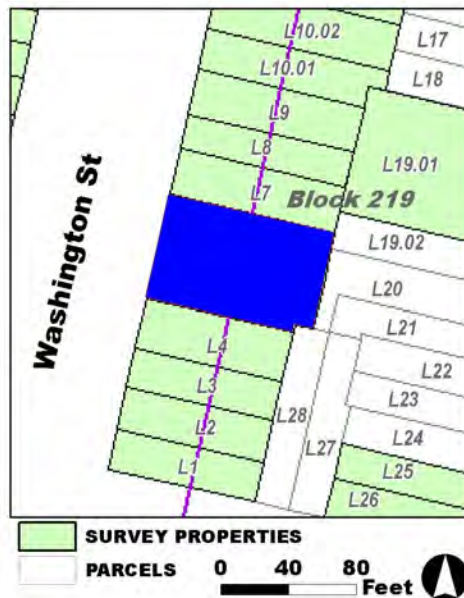
Other Designation Date:

☐ 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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1063617698

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Author:	Title:	Year:	HPO Accession #: (if applicable)
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Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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	
Hoboken Historical Museum	"Columbus Park"		

Additional Information:

HPC LIST ID: 0

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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1063617698**

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PROPERTY REPORT

Property ID: 492543902

Property Name: 810 Washington Street
Address: 810 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.06

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 810 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1875. The painted brick building's first floor is clad in brick veneer. The main entry is composed of a double-sided wood door with a transom, set within an original opening. The doorway has a decorative iron surround with columns and is fronted by a stone threshold. Two modern one-over-one windows set within modified openings sit adjacent to the doorway at the first floor. A decorative wood cornice with dentils is located over the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; modifications to the first floor; and painted facade details. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

492543902

Page 1

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 810 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story, mixed-use brick building with a rectangular footprint; the building's footprint has not changed. A photograph of the building from the 1950s shows that the building's first floor was occupied by a storefront; between the 1950s and 1978 the storefront was removed and the first floor was clad in brick veneer.

Despite alterations, 810 Washington Street retains integrity 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 decorative cornice; original openings; original door surround; first floor cornice; and brownstone sills and lintels. Therefore, it is recommended that 810 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

810 Washington Street is sited on a rectangular parcel (Block 207 Lot 24.06), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

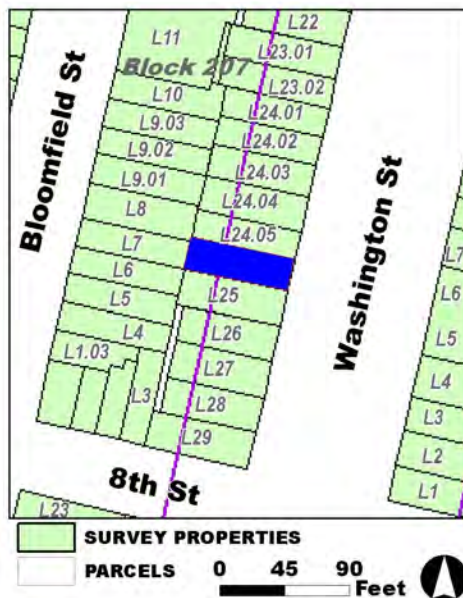
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

492543902

BIBLIOGRAPHY:

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Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hoboken Historical Museum	"Columbus Park"			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Bachmann, John	Birds Eye View of Hoboken	1860		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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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		
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: 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: 1/14/2019

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

492543902

Page 3

PROPERTY REPORT

Property ID: **-1160678095**

Property Name: 812 Washington Street
Address: 812 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 812 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1875. There is a cast iron railing demarcating the areaway fronting the brick building, and a below-grade basement entry is located on the facade. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening. The doorway has a decorative limestone surround, and is fronted by a stone threshold. Two wood-frame two-over-two windows set within original openings sit adjacent to the doorway at the first floor; these windows have carved brownstone lintels and bracketed brownstone sills. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes and a modified door surround. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1160678095

Page 1

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 812 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building is one of many flats along this block. A photograph of the building from 1913 shows that the building's facade configuration has not changed.

812 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; original openings; areaway; and brownstone sills and lintels. Therefore, it is recommended that 812 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

812 Washington Street is sited on a rectangular parcel (Block 207 Lot 24.05), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

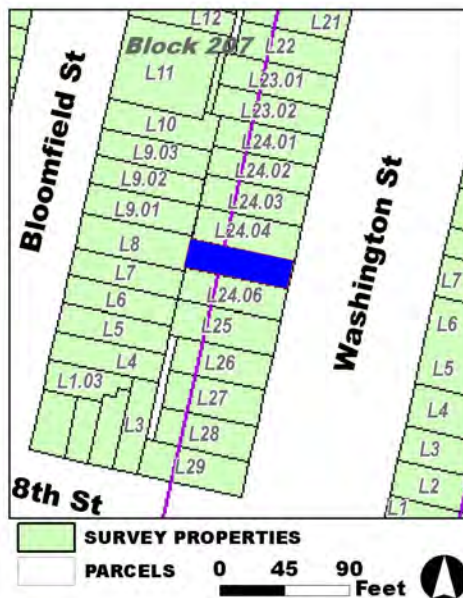
Other Designation Date:

☐ **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:

-1160678095

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Google	GoogleEarth Streetview			
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Hoboken Historical Museum	"Columbus Park"			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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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	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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1160678095**

Page 3

PROPERTY REPORT

Property ID: **-662578053**

Property Name: 813 Washington Street
Address: 813 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 813 Washington Street is a five-story, three-bay Renaissance Revival-style rowhouse constructed ca. 1895. The brick building's first floor is clad in brownstone, and there is a stone stoop with concrete railings that fronts the centered main entry. The entry is composed of a recessed replacement double-sided wood door with a transom set within a rounded arch opening. There is a decorative painted brownstone surround with square column details and an entablature that reads 'MOHEGAN'. A cast iron railing demarcates the sunken areaway fronting the building that provides access to a secondary basement door located beneath the stoop. The facade features a set of two mirrored five-story, three-sided bay windows. The painted brownstone bay windows each feature three replacement windows set within original openings at each floor. The window surrounds feature fluted column details, and between each floor there are carved panels with swag and floral ornamentation. A strip of raised brick travels vertically down the center of the facade from the roof, ending with a corbelled detail at the second floor. The flat roof is accented by a decorative wood cornice with a wide fascia. Alterations include replacement window sashes; painted brownstone details; stoop alterations; and a replacement door. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-662578053

Page 1

surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 813 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the brick building's footprint consisted of a rectangular main block with a centered rear ell; the building's footprint has not changed. The four buildings at 807-813 Washington Street were constructed as identical multi-family dwellings; this group of buildings remain as an intact grouping. A photograph from ca. 1913 shows that the building's exterior has been only slightly altered, as the brownstone facade elements on the upper floors had previously been left exposed. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

813 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; brownstone multi-story bay windows; centered double-sided door; and detailed door surround. Therefore, it is recommended that 813 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

813 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

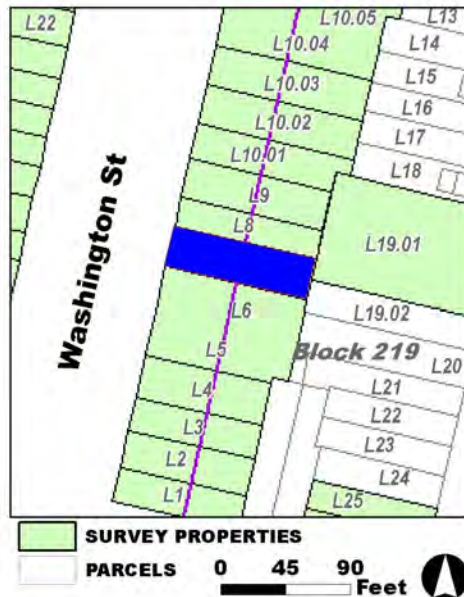
Other Designation:

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

Property ID:

☒ (Primary Contact)

-662578053

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Bachmann, John	Birds Eye View of Hoboken	1865	
Google	GoogleEarth Streetview		
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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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-662578053**

Page 3

PROPERTY REPORT

Property ID: **-1738655760**

Property Name: 814 Washington Street
Address: 814 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 814 Washington Street is a four-story, three-bay rowhouse constructed ca. 1875. There is a short brick wall topped by a wrought iron railing demarcating the areaway fronting the building, and a below-grade basement entry is located on the facade. The main entry is composed of a replacement wood door surrounded by glass blocks, set within an original opening. A fixed vinyl-framed picture window flanked by vinyl one-over-one windows set within a modified opening sits adjacent to the doorway at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. A brownstone quoin detail is featured on the northern end of the facade. Alterations include replacement window sashes; replacement door; modern brick and wrought iron wall; modified openings; removal of the cornice and window details; and modern brick cladding. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1738655760

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 814 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building is one of many flats along this block. A photograph of the building from 1913 shows that the building's facade mimicked the configuration shown on 812 Washington Street, with brownstone window sills and lintels, a decorative cornice, and two elongated windows at the first floor. Alterations to the facade were completed between 1955 and 1978.

Due to alterations, 814 Washington Street does not retain architectural integrity or maintain significant features that 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 814 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

814 Washington Street is sited on a rectangular parcel (Block 207 Lot 24.04), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

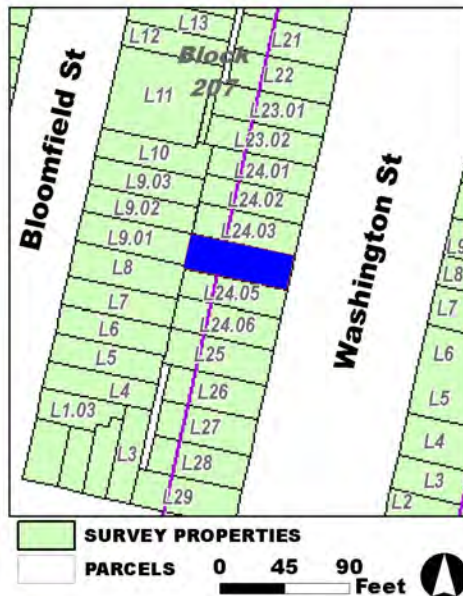
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1738655760

Page 2

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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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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	
Hoboken Historical Museum	"Columbus Park"		
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: 1962)

NOTES: Lost cornice & window detail

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1738655760**

Page 3

PROPERTY REPORT

Property ID: **-1297464416**

Property Name: 815 Washington Street
Address: 815 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 815 Washington Street is a five-story, two-bay Renaissance Revival-style rowhouse constructed ca. 1895. The tan-colored brick building's first floor is clad in limestone, and there is a limestone stoop with carved limestone railings that fronts the centered main entry. The entry is composed of a recessed double-sided wood door with a transom set within an original opening. There is a decorative limestone surround with an entablature that reads 'JOSEPHINE'. A cast iron railing demarcates the sunken areaway fronting the building that provides access to a secondary basement door located beneath the stoop. The south half of the facade features a five-story, three-sided bay window. The bay window features three replacement windows set within original openings at each floor. The windows at the first floor feature flanking column details and carved keystone ornamentation; above the first floor is a decorative limestone belt course. The windows on the bay's upper floors feature limestone block surrounds with heavy carved limestone lintels. Fenestration on the north half of the facade consists of a single replacement window set within an original opening at each floor. The window openings each have limestone block surrounds and heavy limestone lintels. The flat roof is accented by a decorative wood cornice with swag details on the fascia. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1297464416

Page 1

☐ (Primary Contact)

surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 815 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the brick building had a rectangular footprint; the building's footprint has not changed. Photographs from ca. 1913 and ca. 1955 show that the building's exterior has remained fairly consistent. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

815 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; limestone-clad first floor; areaway; secondary entry; original openings; multi-story bay window; and limestone stoop. Therefore, it is recommended that 815 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

815 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east side.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

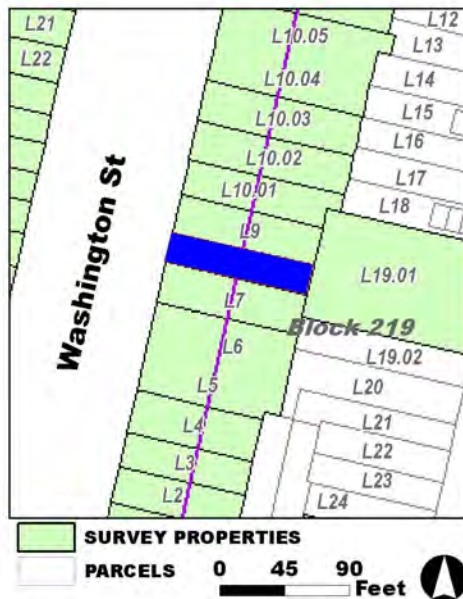
Other Designation:

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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1297464416

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hoboken Historical Museum	"Columbus Park"		
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	
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	1932	
Bachmann, John	Birds Eye View of Hoboken	1865	
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1297464416

Page 3

PROPERTY REPORT

Property ID: **-2066865141**

Property Name: 816 Washington Street
Address: 816 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.03

Property Photo:



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

Description:

The building at 816 Washington Street is a two-story, three-bay dwelling constructed ca. 1979. There is a wrought iron and brick fence that demarcates the sunken areaway fronting the brick building; the fence provides access to a below-grade basement entry. There is a wide stone and concrete stoop with wrought iron railings that leads to a full-length concrete porch at the first floor. The main entry is composed of a wood door with a sidelight. There is a secondary sliding-glass door entrance at the first floor, and a single vinyl one-over-one window is located at the first floor between the two entrances. There is full-width concrete balcony with wrought iron railings that fronts the second floor. The second floor features a wood door, and vinyl-framed picture window. The flat roof features a wide overhanging eave. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-2066865141

Page 1

☐ (Primary Contact)

brownstone flats. The building at 816 Washington Street is situated on a stretch of previously undeveloped land encompassing 816, 818, and 820 Washington Street. These lots were briefly occupied in 1918 by the Admiral Benson Club's frame building, but after the clubhouse burned down in 1919, the lots would revert to vacancy for decades. 816 Washington Street was developed in the late 20th century as part of the three-lot development including 816-820 Washington Street. Though absent from 1966 aerial photographs, the footprint for these properties does appear in aerial photography by 1979. It is not, however, included in the 1978 architectural survey of Hoboken - suggesting that the property was constructed between the 1978 survey and the 1979 aerial photograph. The building's original footprint is rectangular, and has not been altered.

816 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:

816 Washington Street is sited on a rectangular parcel (Block 207 Lot 24.03), 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

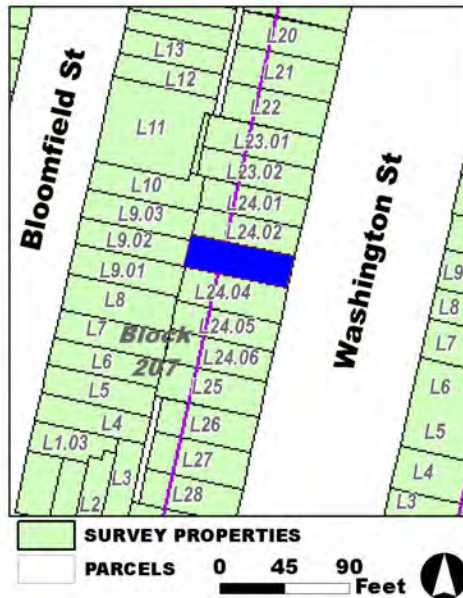
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-2066865141

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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	
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Bachmann, John	Birds Eye View of Hoboken	1865	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1967)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2066865141**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2066865141

Page 4

PROPERTY REPORT

Property ID: 682599201

Property Name: 817 Washington Street
Address: 817 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 817 Washington Street is a four-story, four-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brick building's first floor is clad in rough brownstone, and there is a brownstone stoop with cast iron railings that fronts the centered main entry. The entry is composed of a double-sided wood door with a transom set within an original rounded arch brownstone opening with a large keystone. A cast iron railing demarcates the areaway fronting the building that provides access to a secondary basement door located beneath the stoop. Two pairs of replacement windows set within original openings with carved brownstone surrounds flank the centered entryway at the first floor. Fenestration on the upper floors consists of replacement windows set within original openings. These windows have heavy carved brownstone lintels and straight brownstone sills. The two middle windows on each floor are on a recessed plane which is flanked by decorative pilasters. Several bands of brick and brownstone detailing travel across the facade horizontally. There is a wrought iron fire escape located on the center of the facade, and the flat roof is accented by a decorative wood cornice with brackets and a paneled fascia. Alterations include replacement window sashes and door, and modern fire escape. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

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☐ (Primary Contact)

682599201

surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 817 Washington Street is first depicted on an 1891 fire insurance map as a brick dwelling with an irregular footprint; the building's footprint has not changed. Historic photographs from ca. 1913 and ca. 1955 show that the building's exterior has remained fairly consistent; there was no original fire escape located on the facade, but it was added by ca. 1955. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

817 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; central arched entryway; and brick and brownstone facade details. Therefore, it is recommended that 817 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

817 Washington Street is sited on a rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

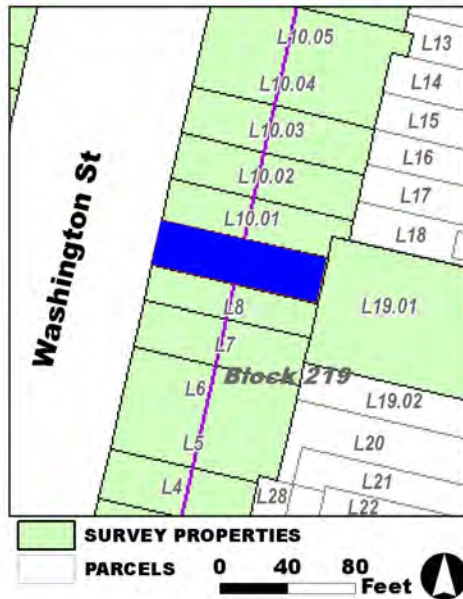
Other Designation Date:

☐ 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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

682599201

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
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		
Hoboken Historical Museum	"Columbus Park"			
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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-16U-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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

682599201

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PROPERTY REPORT

Property ID: 441496690

Property Name: 818 Washington Street
Address: 818 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 818 Washington Street is a two-story, three-bay dwelling constructed ca. 1979. There is a wrought iron and brick fence that demarcates the sunken areaway fronting the brick building; the fence provides access to a below-grade basement entry. There is a wide stone and concrete stoop with wrought iron railings that leads to a full-length concrete porch at the first floor. The main entry is composed of a wood door with a sidelight. There is a secondary sliding-glass door entrance at the first floor, and a single vinyl-framed horizontal-sliding window is located at the first floor between the two entrances. There is full-width concrete balcony with wrought iron railings that fronts the second floor. The second floor features a wood door, and vinyl-framed picture window flanked by fixed vinyl-framed windows. The flat roof features a wide overhanging eave. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

441496690

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east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. The building at 818 Washington Street is situated on a stretch of previously undeveloped land encompassing 816, 818, and 820 Washington Street. These lots were briefly occupied in 1918 by the Admiral Benson Club's frame building, but after the clubhouse burned down in 1919, the lots would revert to vacancy for decades. 818 Washington Street was developed in the late 20th century as part of the three-lot development including 816-820 Washington Street. Though absent from 1966 aerial photographs, the footprint for these properties does appear in aerial photography by 1979. It is not, however, included in the 1978 architectural survey of Hoboken - suggesting that the property was constructed between the 1978 survey and the 1979 aerial photograph. The building's original footprint is rectangular, and has not been altered.

818 Washington Street does not have significant features that 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 818 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

818 Washington Street is sited on a rectangular parcel (Block 207 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

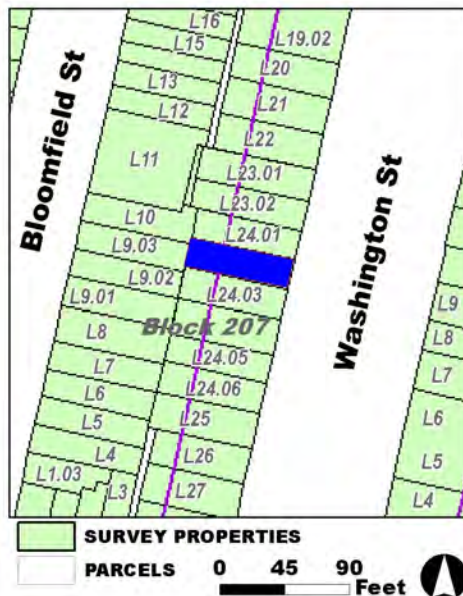
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

441496690

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
Bachmann, John	Birds Eye View of Hoboken	1860		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Bachmann, John	Birds Eye View of Hoboken	1865		
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		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1962)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

441496690

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☐ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

441496690

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PROPERTY REPORT

Property ID: 1568711164

Property Name: 819 Washington Street
Address: 819 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	10.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 819 Washington Street is a five-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brick building is a mirror image of the adjacent building, 821 Washington Street. Its first floor is clad in rough brownstone, and there is a brownstone stoop with cast iron railings that fronts the centered main entry. The entry is composed of a double-sided wood door with set within an original opening that shares a carved brownstone pedimented surround with the adjacent building. A cast iron railing demarcates the areaway fronting the building that provides access to a secondary basement door located beneath the stoop. A group of three replacement windows with stained glass transoms set within original openings sit adjacent to the entry at the first floor; the window surrounds feature carved column details. Fenestration on the upper floors consists of single and paired windows located on recessed planes separated by corbelled brick pilaster details. The single windows on the north half of the facade above the entry feature straight brownstone sills; the window at the third floor has a brick rounded arch lintel and the others have heavy brownstone lintels. The paired windows on the south half of the facade feature shared heavy brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice that is shared with the adjacent building. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1568711164

the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 819 Washington Street is first depicted on an 1891 fire insurance map as a five-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Historic photographs from ca. 1913 and ca. 1955 show that the building's exterior has remained fairly consistent. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

819 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; shared pedimented entryway surround and brownstone stoop; and brick facade detailing. Therefore, it is recommended that 819 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

819 Washington Street is sited on a rectangular parcel (Block 219 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late-19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

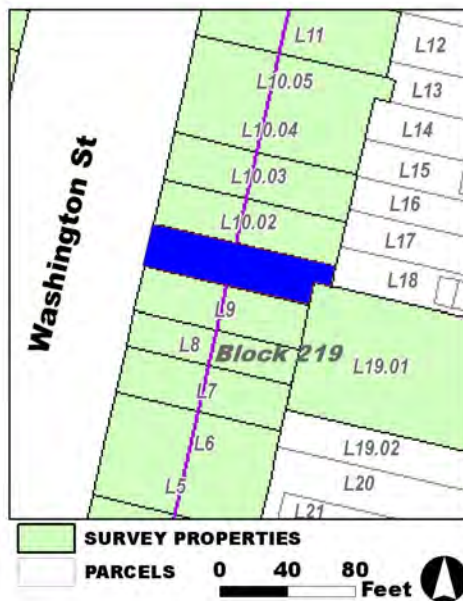
Other Designation Date:

☐ 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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1568711164

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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	1932	
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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Bachmann, John	Birds Eye View of Hoboken	1865	
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: / FAC_NAME: / YR:)

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1568711164**

Page 3

PROPERTY REPORT

Property ID: 761107925

Property Name: 820 Washington Street
Address: 820 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	24.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 820 Washington Street is a two-story, three-bay dwelling constructed ca. 1979. There is a wrought iron and brick fence that demarcates the sunken areaway fronting the brick building; the fence provides access to a below-grade basement entry. There is a wide stone and concrete stoop with wrought iron railings that leads to a full-length concrete porch at the first floor. The main entry is composed of a wood door with a sidelight. There is a secondary sliding-glass door entrance at the first floor, and a single vinyl-framed one-over-one window is located at the first floor between the two entrances. There is full-width concrete balcony with wrought iron railings that fronts the second floor. The second floor features a wood door, and vinyl-framed picture window flanked by one-over-one vinyl-framed windows. The flat roof features a wide overhanging eave. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

761107925

Page 1

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. The building at 820 Washington Street is situated on a stretch of previously undeveloped land encompassing 816, 818, and 820 Washington Street. These lots were briefly occupied in 1918 by the Admiral Benson Club's frame building, but after the clubhouse burned down in 1919, the lots would revert to vacancy for decades. 820 Washington Street was developed in the late 20th century as part of the three-lot development including 816-820 Washington Street. Though absent from 1966 aerial photographs, the footprint for these properties does appear in aerial photography by 1979. It is not, however, included in the 1978 architectural survey of Hoboken - suggesting that the property was constructed between the 1978 survey and the 1979 aerial photograph. The building's original footprint is rectangular, and has not been altered.

820 Washington Street does not have significant features that 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 820 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

820 Washington Street is sited on a rectangular parcel (Block 207 Lot 24.01), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

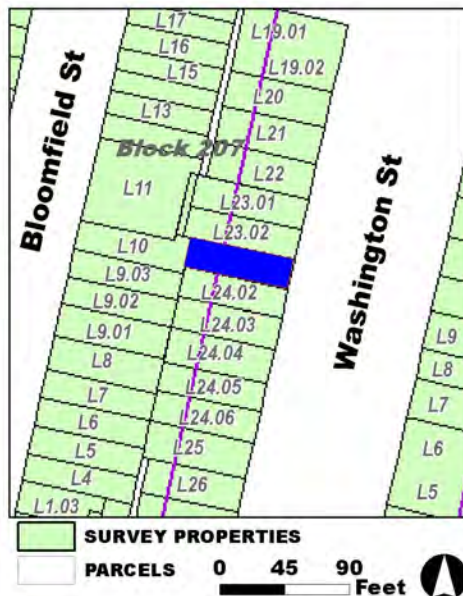
Other Designation Date:

☐ 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

Property ID:

☒ (Primary Contact)

761107925

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Bachmann, John	Birds Eye View of Hoboken	1865		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		
Bachmann, John	Birds Eye View of Hoboken	1860		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
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		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-H-BA / FAC_NAME: / YR: 1962)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

761107925

Page 3

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

761107925

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PROPERTY REPORT

Property ID: **-1809522355**

Property Name: 821 Washington Street
Address: 821 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	10.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 821 Washington Street is a five-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brick building is a mirror image of the adjacent building, 819 Washington Street. Its first floor is clad in rough brownstone, and there is a brownstone stoop with cast iron railings that fronts the centered main entry. The entry is composed of a double-sided wood door with set within an original opening that shares a carved brownstone pedimented surround with the adjacent building. A cast iron railing demarcates the areaway fronting the building that provides access to a secondary basement door located beneath the stoop. A group of three replacement windows with stained glass transoms set within original openings sit adjacent to the entry at the first floor; the window surrounds feature carved column details. Fenestration on the upper floors consists of single and paired windows located on recessed planes separated by corbelled brick pilaster details. The single windows on the south half of the facade above the entry feature straight brownstone sills; the window at the third floor has a brick rounded arch lintel and the others have heavy brownstone lintels. The paired windows on the north half of the facade feature shared heavy brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice that is shared with the adjacent building. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1809522355

Page 1

the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 821 Washington Street is first depicted on an 1891 fire insurance map as a five-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Historic photographs from ca. 1913 and ca. 1955 show that the building's exterior has remained fairly consistent. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

821 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; shared pedimented entryway surround and brownstone stoop; and brick facade detailing. Therefore, it is recommended that 821 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

821 Washington Street is sited on a rectangular parcel (Block 219 Lot 10.02), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late 19th century, generally with mixed-use buildings along the west side and residential buildings along the east side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

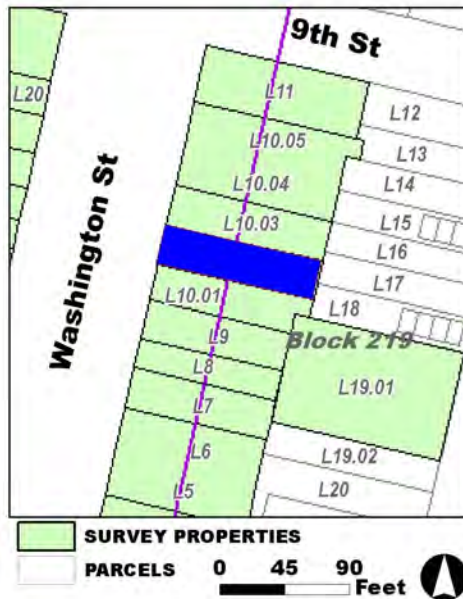
Other Designation:

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

Property ID:

-1809522355

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	
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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Google	GoogleEarth Streetview		
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	
Hoboken Historical Museum	"Columbus Park"		
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:)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1809522355**

Page 3

PROPERTY REPORT

Property ID: 2025866660

Property Name: 822 Washington Street
Address: 822 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	23.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 822 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1885. There is a cast iron railing demarcating the areaway fronting the painted brick building, and a below-grade basement entry is located on the facade. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening. The doorway has a carved stone lintel, and is fronted by a stone threshold. Two replacement windows set within original elongated openings sit adjacent to the doorway at the first floor; these windows have carved stone lintels and bracketed stone sills. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved stone lintels and bracketed stone sills. The flat roof is accented by a decorative wood cornice with a paneled fascia. Alterations include replacement window sashes; painted facade; and awning over the main entry. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

2025866660

Page 1

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 822 Washington Street is first depicted on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building is one of many flats along this block. A photograph of the building from 1913 shows that the building's facade configuration has not changed.

822 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; original openings; areaway; double-sided wood door; secondary entry; and brownstone sills and lintels. Therefore, it is recommended that 822 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

822 Washington Street is sited on a rectangular parcel (Block 207 Lot 23.02), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

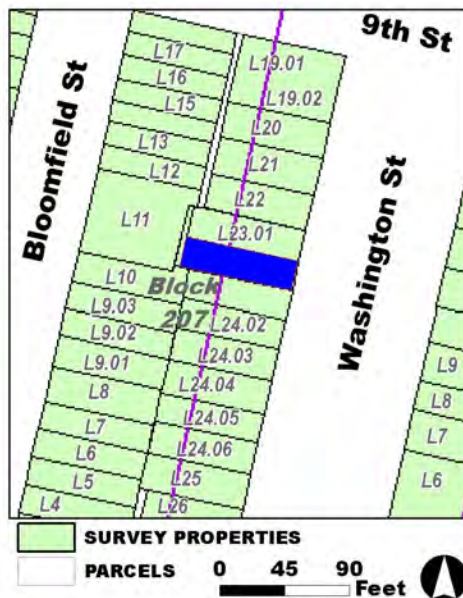
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

2025866660

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hoboken Historical Museum	"Columbus Park"			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
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		
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	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: 4B-5U-H-BA / FAC_NAME: / YR:)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

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

2025866660

Page 3

PROPERTY REPORT

Property ID: **-1087977334**

Property Name: 823 Washington Street
Address: 823 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	10.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 823 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The brick building's first floor is clad in brownstone, and there is a brownstone stoop with cast iron railings that fronts the main entry. The entry is composed of a double-sided wood door set within an original opening with a carved brownstone surround. A cast iron railing demarcates the areaway fronting the building that provides access to a secondary basement door located beneath the stoop. Two replacement windows set within original openings sit adjacent to the entry at the first floor; the windows feature decorative brownstone surrounds with incised lintels. Fenestration on the upper floors consists of replacement windows set within original openings located on recessed brick panels flanked by raised brick pilaster details. The window openings feature brownstone and limestone surrounds with incised brownstone lintels and bracketed brownstone sills. Several brownstone belt courses accent the facade, and there is a corbelled brick detail located beneath the decorative wood cornice that accents the flat roof. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1087977334

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west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 823 Washington Street is first depicted on an 1891 fire insurance map as a brick dwelling with a rectangular footprint; the building's footprint has not changed. Historic photographs from ca. 1913 and ca. 1955 show that the building's exterior has remained fairly consistent. Fire insurance maps from the 1930s note that this is one of many 'flats' on this block, specifically along the east side.

823 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; brownstone-clad first floor; areaway; secondary entry; original openings; entryway surround and brownstone stoop; and brick and brownstone facade detailing. Therefore, it is recommended that 823 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

823 Washington Street is sited on a rectangular parcel (Block 219 Lot 10.03), 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late 19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

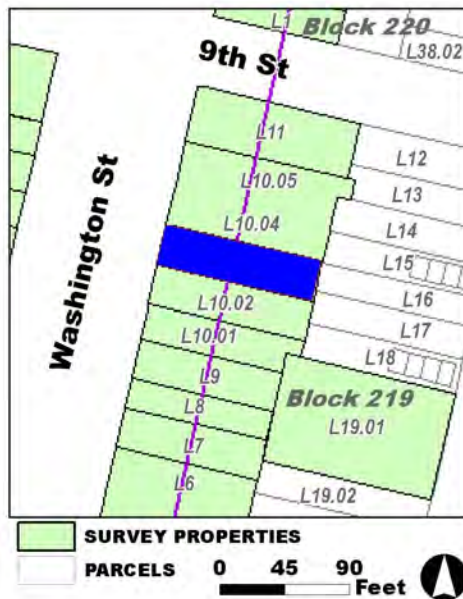
Other Designation Date:

☐ 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

Property ID:

-1087977334

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Bachmann, John	Birds Eye View of Hoboken	1865	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Bachmann, John	Birds Eye View of Hoboken	1860	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1087977334**

Page 3

PROPERTY REPORT

Property ID: **-849572593**

Property Name: 824 Washington Street
Address: 824 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	23.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 824 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1875. There is a cast iron railing demarcating the areaway fronting the painted brick building, and a below-grade basement entry is located on the facade. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening. The doorway has a carved brownstone lintel, and is fronted by a brownstone threshold. Two replacement windows set within original elongated openings sit adjacent to the doorway at the first floor; these windows have carved brownstone lintels and bracketed brownstone sills. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; a painted facade; and awning over the main entry. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land & Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-849572593

Page 1

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 824 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building is one of many flats along this block. A photograph of the building from ca. 1885 shows that the building's facade has not changed much from its original appearance.

824 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; original openings; areaway; double-sided wood door; secondary entry; and brownstone sills and lintels. Therefore, it is recommended that 824 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

824 Washington Street is sited on a rectangular parcel (Block 207 Lot 23.01), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

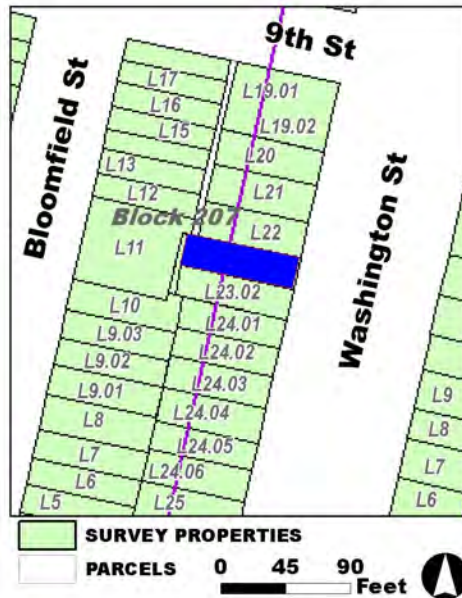
Other Designation Date:

☐ **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:

-849572593

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hoboken Historical Museum	"Columbus Park"		
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-5U-BA / FAC_NAME: / YR:)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-849572593**

Page 3

PROPERTY REPORT

Property ID: 437246958

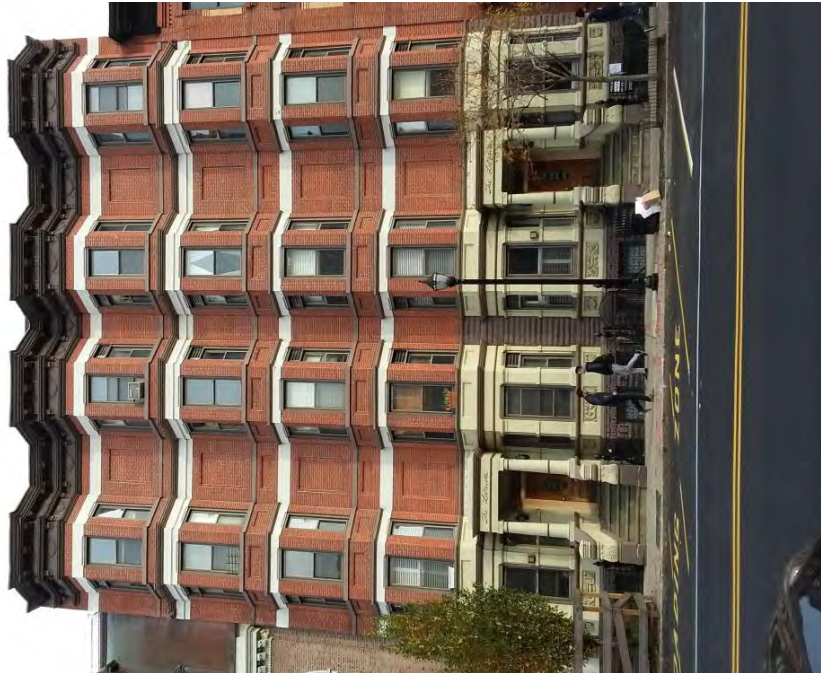
Property Name: 825-827 Washington Street
Address: 825-827 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	The Lafayette	Newark	219	10.04
HUDSON	Hoboken	The Lafayette	Newark	219	10.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The buildings at 825-827 Washington Street are a pair of identical five-story, three-bay, Renaissance Revival-style rowhouses constructed ca. 1896. Each brick building's first floor is clad in painted brownstone. Each building has a brownstone stoop with carved brownstone railings exhibiting floral motifs, and a painted brownstone porch roof supported by rounded columns fronting the main entry. The main entries are composed of replacement wood doors with a transom set within original openings. A cast iron railing demarcates the sunken areaways fronting the buildings that provide access to secondary garden-level entries located beneath the stoops. Each facade features a set of two mirrored five-story, three-sided bay windows. These bay windows are clad in brownstone at the first floor, featuring pilaster columns and decorative floral motif panels underneath the windows, and brick on the upper floors. Fenestration consists of one-over-one, metal-sash replacement windows set within original openings at each floor. The windows feature shared, flat, painted, brownstone lintels and brownstone sills on the upper floors. There are recessed brick panels beneath all upper floor windows, and recessed brick panels are located between each bay window on all upper floors. The flat roofs are accented by a decorative wood cornice featuring heavy brackets, and a wide, paneled fascia with swag and garland ornamentation. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though the majority of development of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

437246958

block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. An article in the Evening Journal dating from June 6, 1896 mentions the construction of a double, brownstone flat at Washington and Ninth Streets, that may refer to this building. The article mentions that the building was being constructed by a Mr. Ellow of East Orange. 825-827 Washington Street is first depicted on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows that the brick buildings' footprints consisted of a rectangular main block with a centered rear ell; the footprints have not changed. Historic photographs from ca. 1913 and ca. 1955 shows that the buildings' exteriors have been only slightly altered, as the brownstone facade elements had previously been left exposed. Fire insurance maps from the 1930s note that these are two of many 'flats' on this block, specifically along the east side.

825-827 Washington Street retains integrity as a set of multi-family dwellings, 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 decorative cornice; brownstone-clad first floor with decorative floral motifs; decorative brickwork; areaway with cast iron railing; secondary, garden-level entry; original window and door openings; and multi-story bay windows. Therefore, it is recommended that 825-827 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

825-27 Washington Street is sited on a rectangular parcel (Block 219 Lot 10.04), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground-floor retail space. This block of Washington Street was developed in the late-19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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?**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

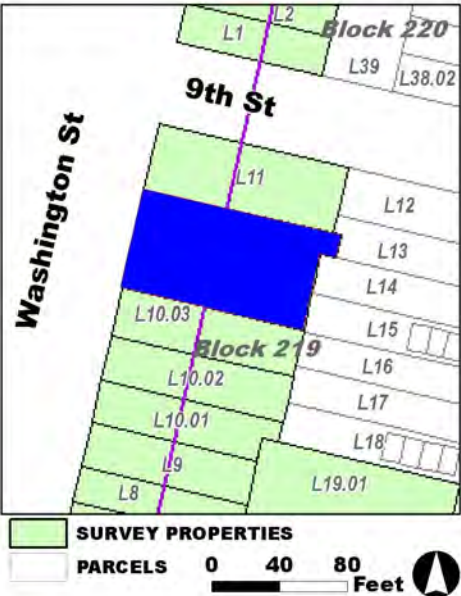
☐ (Primary Contact)

Property ID:

437246958

Page 2

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018
Surveyor: Melanie Fuechsel
Organization: AECOM

☐ (Primary Contact) **Property ID:**
437246958

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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Evening Journal	"Building In Hoboken," June 6, 1896, 2.	1896	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Bachmann, John	Birds Eye View of Hoboken	1860	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hoboken Historical Museum	"Columbus Park"		
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: Lafayette / 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: Null

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****437246958**

Page 4

PROPERTY REPORT

Property ID: **-1265317882**

Property Name: 826 Washington Street
Address: 826 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 826 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1875. The brick building has a granite foundation, and there is a cast iron railing demarcating the areaway fronting the facade. The main entry is composed of a recessed double-sided wood door with a transom, set within an original opening. The doorway has a carved stone lintel, and is fronted by a stone threshold. Two replacement windows set within original elongated openings sit adjacent to the doorway at the first floor; these windows have carved stone lintels and bracketed stone sills. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved stone lintels and bracketed stone sills. The flat roof is accented by a decorative wood cornice with floral details on the fascia. Alterations include replacement window sashes and a painted facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1265317882

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east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 826 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building is one of many flats along this block. A photograph of the building from ca. 1885 shows that the building's facade has not changed much from its original appearance.

826 Washington Street retains integrity as a multi-family dwelling, 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 decorative cornice; original openings; areaway; double-sided wood door; and stone sills and lintels. Therefore, it is recommended that 826 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

826 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

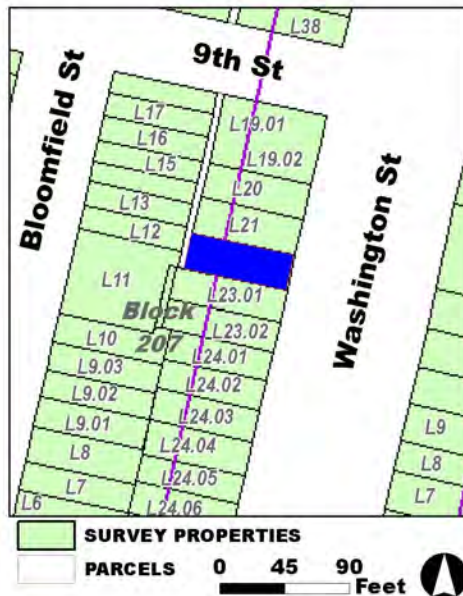
Other Designation Date:

☐ 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: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1265317882

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BIBLIOGRAPHY:

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Hoboken Historical Museum	"Columbus Park"			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Google	GoogleEarth Streetview			

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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1265317882**

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PROPERTY REPORT

Property ID: **-1662736327**

Property Name: 828 Washington Street
Address: 828 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 828 Washington Street is a four-story, three-bay Italianate-style mixed-use building constructed ca. 1875. The majority of the brick building's first floor is occupied by a modern commercial storefront. The storefront is composed of a metal-framed plate glass door flanked by large metal-framed storefront windows. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entry consists of a replacement wood door with a transom set within an original opening. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; replacement door; addition of an awning over the first floor; and modifications to the first floor facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1662736327

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east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 828 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building was converted to a multi-use structure which had two stores. A photograph of the building from ca. 1885 shows that the building's first floor facade did not originally include a storefront, and was composed of a side entry with two elongated windows. A photograph from 1913 shows that the building's form did not include a storefront by that date; the building's first storefront was likely added between 1913 and the 1930s. Additional storefront modifications were made after 1978, when it was recorded as part of a survey.

Despite alterations, 828 Washington Street retains integrity as a multi-use 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 decorative cornice; original openings; and brownstone sills and lintels. Therefore, it is recommended that 828 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

828 Washington Street is sited on a rectangular parcel (Block 207 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east side.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

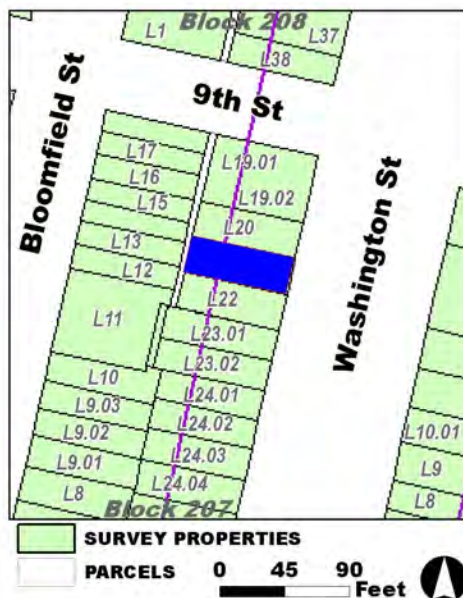
Other Designation:

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

Property ID:

-1662736327

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☒ (Primary Contact)

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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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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	
Hoboken Historical Museum	"Columbus Park"		
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: / FAC_NAME: / YR: 1901)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1662736327**

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PROPERTY REPORT

Property ID: 1652374595

Property Name: 829 Washington Street
Address: 829 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	219	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 829 Washington Street is a five-story, eight-bay, highly altered building constructed ca. 1930; the main block of the building is three stories in height. The brick building's first floor is clad in coursed limestone, and there is a concrete stoop with concrete railings that fronts the main entry which is now located on Ninth Street. The entry is composed of a double-sided replacement wood door set within a modern arched opening. Fenestration on the facade and side (west) elevation consists of groups of modern steel-framed windows set within multi-story brick and limestone arched openings. There is a two-story metal mansard roof addition which features evenly-spaced four-over-four windows. Three modern brick chimneys are located above the main block on the facade. An original bracketed limestone cornice travels along the original roofline. Alterations include replacement window sashes; modified window and door openings; removal of original roof details; a two-story roof addition; and removal of the original main entry. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1652374595

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of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 829 Washington Street is first depicted on a 1932 fire insurance map as a brick Masonic Temple with a rectangular footprint; the building's footprint has not changed. A historic photograph from ca. 1965 shows the original form of the building around the time that the First Presbyterian Church acquired the building following the sale of their church to the Stevens Institute. The building remained largely intact through the Church's ownership, with most substantial modifications - including the two-story, copper-clad, roof addition - occurring after the property was sold for conversion into condominiums in the 1990s.

Due to extensive alterations, 829 Washington Street no longer retains integrity as a Masonic Temple, or 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. Therefore, it is recommended that 829 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

829 Washington Street is sited on an end-block, rectangular parcel (Block 219 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late-19th century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

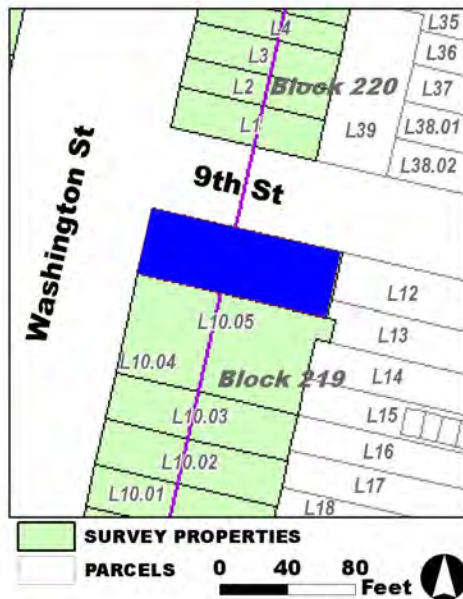
Other Designation Date:

☐ 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

Property ID:

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☒ (Primary Contact)

1652374595

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Google	GoogleEarth Streetview		
Hoboken Historical Museum	"Columbus Park"		
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Heaney, John J.	The Bicentennial Comes To Hoboken	1976	
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	
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	

Additional Information:

HPC LIST ID: 0

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

NOTES: Exterior intact

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1652374595**

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PROPERTY REPORT

Property ID: 1634460696

Property Name: 830 Washington Street
Address: 830 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 830 Washington Street is a four-story, three-bay Italianate-style mixed-use rowhouse constructed ca. 1875. The majority of the painted brick building's first floor is occupied by a modern commercial storefront. The storefront is composed of an aluminum and glass door flanked by large aluminum-framed storefront windows. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entry consists of a replacement wood door with a transom set within an original opening. Fenestration on the upper floors consists of three evenly-spaced replacement windows set within original rectangular openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice. Alterations include replacement window sashes; replacement door; addition of an awning over the first floor; painted facade details; and modifications to the first floor facade. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1634460696

east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 830 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that the building was converted to a multi-use structure. A photograph of the building from ca. 1885 shows that the building's first floor facade did not originally include a storefront, and was composed of a side entry with two elongated windows. A photograph from 1913 shows that the building's form did not include a storefront by that date; the building's first storefront was likely added between 1913 and the 1930s. Additional storefront modifications were made after 1978, when it was recorded as part of a survey.

Despite alterations, 830 Washington Street retains integrity as a multi-use 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 decorative cornice; original openings; and brownstone sills and lintels. Therefore, it is recommended that 830 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

830 Washington Street is sited on a rectangular parcel (Block 207 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. The 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-use properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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:

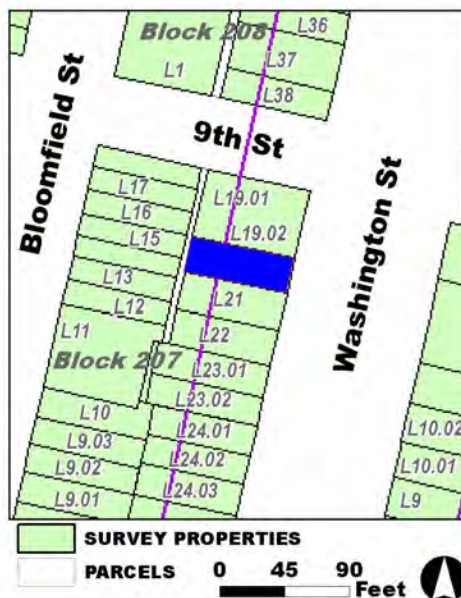
Other Designation Date:

☐ 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

Property ID:

Page 2

☒ (Primary Contact)

1634460696

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		
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	
Hoboken Historical Museum	"Columbus Park"		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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: 4B-3U-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: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1634460696**

Page 3

PROPERTY REPORT

Property ID: **-2075406243**

Property Name: 832-834 Washington Street
Address: 832-834 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	207	19.01
HUDSON	Hoboken		Newark	207	19.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 832-834 Washington Street is a four-story, five-bay mixed-use corner building constructed ca. 1880. There is a wrought iron railing that demarcates the areaway around the painted brick building, and the majority of the first floor is occupied by two commercial spaces. The south half of the first floor facade is clad in stucco and features a modern storefront composed of a steel-framed, plate-glass door with an adjacent string of modern steel-framed fixed windows. The north half of the first floor facade is clad in light-colored stone veneer and features a double-sided steel-framed door with an adjacent steel-framed picture window. The side (north) elevation features a secondary entrance to the northern commercial space. This entrance is composed of a steel door set within a modified former window opening. Another secondary entrance which provides access to the residential units on the upper floors is located near the rear of the side elevation. This entrance is composed of a replacement wood door with a transom set within an original segmental arch opening. The side elevation also features a single replacement window set within an original brownstone segmental arch opening. Fenestration on the upper floors of the facade and side elevation consists of evenly-spaced replacement windows set within original segmental arch openings. These windows feature carved brownstone segmental arch lintels and brownstone sills. Bands of brick detailing are located above the openings on each floor. There is a rear two-story extension that is the location of another commercial space. The first floor of the extension features a centered modern metal and glass storefront. Fenestration on the second floor consists of replacement windows set within original segmental arch openings. These windows feature brownstone segmental arch lintels and brownstone sills. The flat roofs of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2075406243

Page 1

the main block and rear extension are accented by a decorative wood cornice. Alterations include replacement window sashes; replacement door; addition of awnings over the first floor; painted facade details; removal of a three-sided bay window on the second floor facade; and modifications to the first floor storefronts. No exterior flood mitigation measures are evident.

The development of the 800 block of Washington Street began on the west side in the 1860s, though, the majority of development of the block occurred between 1875 and 1895. An 1865 bird's eye view image of Hoboken depicts the first couple of buildings on the west side of the block. An 1873 map shows the footprint of only two buildings that had been erected on this block, while the remainder of the surrounding land was vacant and marked as being owned by the Hoboken Land& Improvement Company. Between 1873 and 1881 the west side of the block was almost fully developed, and was occupied by four-story mixed-use and residential brick buildings. Development of the east side of the block began in the mid-1880s; an 1881 bird's eye view image of Hoboken does not show any buildings along the east side of the block. However, by the mid-1890s the majority of the east side of the block was occupied by four- and five-story brick and brownstone flats. 832-834 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as two joined four-story brick mixed-use buildings with a rectangular main block and rear extensions; the building's footprint has not changed. On the 1891 map the building's rear extensions were marked as a stable; maps from the 1930s note that the stables were converted to a commercial space. A photograph of the building from ca. 1885 shows the building's original storefront configuration, and that there was formerly a centered bay window on the facade at the second floor; this bay window was removed by the mid-1900s. Historic photographs show that the building retains the remainder of its original details on the upper floors. The original storefront was altered between the 1930s and 1978, and additional storefront modifications were made after 1978, when it was recorded as part of a survey.

Despite alterations, 832-834 Washington Street retains integrity as a multi-use 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 decorative cornice; original openings; rear extension; multiple storefronts; brick facade details; and brownstone sills and lintels. Therefore, it is recommended that 832-834 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

832-834 Washington Street is sited on an end-block, rectangular parcel (Block 207 Lot 19.01), 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 800 block of Washington Street is part of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail. This block of Washington Street was developed in the late nineteenth century, generally with mixed-use buildings along the west side and residential buildings along the east 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?**

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

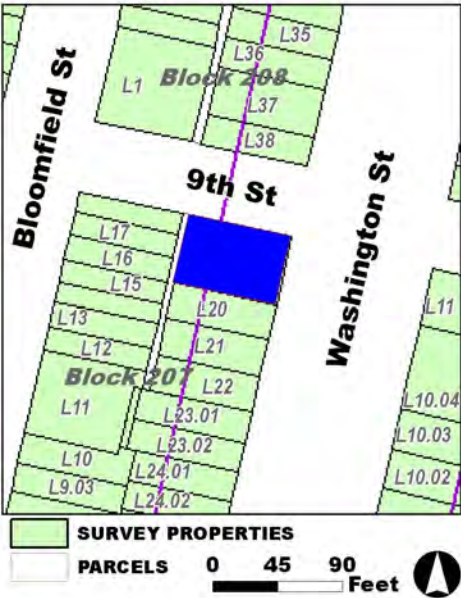
☒ (Primary Contact)

Property ID:

-2075406243

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Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
-2075406243

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Hoboken Historical Museum	"Columbus Park"			
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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: / FAC_NAME: / YR: 1900)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2075406243**

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PROPERTY REPORT

Property ID: **-477721076**

Property Name: 900 Washington Street
Address: 900 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 900 Washington Street is a four-story, three-bay Renaissance Revival-style building constructed ca. 1890. The mixed-use brick building has a modified commercial first floor that has been clad in brick veneer. The main entry is composed of a recessed fiberglass door with an applied broken pediment wood door surround. A 24-pane picture window with vinyl shutters sits adjacent to the entrance at the first floor. Fenestration on the upper floors consists of three replacement windows set within original openings at each floor. These windows feature heavy brownstone drip lintels and brownstone sills. The side (south) elevation features a secondary entrance near the rear of the building. This entrance is composed of a replacement steel door with a glass block transom set within an original opening. Above the door is a detailed carved brownstone entablature with brackets. A below-grade walkway is located along the side elevation and a basement access doorway is located beneath the side entry. Fenestration on the side elevation consists of replacement windows set within original openings with heavy brownstone drip lintels and brownstone sill. Several detailed brick bands travel horizontally across the facade and side elevation of the building, and the flat roof is accented by a decorative metal cornice. Alterations include replacement window sashes; altered first story facade; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-477721076

Page 1

☐ (Primary Contact)

side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Generally, the west side of the block was comprised of mixed-use and commercial-use buildings, while the east side of the block was primarily residential. 900 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a four-story mixed-use brick building with a rectangular footprint. By 1909 a one-story addition had been constructed at the rear of the building, completing its current footprint. Photographic documentation shows that the facade alterations were completed prior to 1978.

Despite modifications, 900 Washington Street retains integrity as a mixed-use 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 decorative cornice; double entries; brownstone lintels and sills; original openings; and brick detailing on the facade. Therefore, it is recommended that 900 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

900 Washington Street is sited on an end-block, rectangular parcel (Block 208 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-477721076

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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	
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	

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: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-477721076**

Page 3

PROPERTY REPORT

Property ID: **-693153074**

Property Name: 901 Washington Street
Address: 901 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 901 Washington Street is a three-story, three-bay, Romanesque Revival-style rowhouse constructed ca. 1890. The brick building has a rough brownstone-clad first floor and features a modest brownstone stoop with cast iron railings fronting the main entry. The entry is composed of a recessed double-sided wood and glass panel door with a paneled wood surround, set within an original opening; a transom sits above the door set within a separate opening. Three replacement windows set within original openings sit adjacent to the entry at the first floor. A wrought iron railing demarcates the areaway fronting and along the side of the building, and there are three replacement basement windows set within original openings at the garden level. Fenestration at the upper floors consists of three evenly-spaced windows set within original openings at each level. The second floor windows feature rusticated brownstone window surrounds, and the third floor windows feature rusticated brownstone drip lintels; all windows have brownstone sills. The side (south) elevation features two three-sided wooden bay windows at the first floor. Each bay features three replacement windows with panel details below; a dentiled cornice tops each wooden bay. Fenestration on the side elevation consists of replacement windows set within original openings, all with rusticated brownstone drip lintels and brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement railings; and addition of a cloth awning over the front entry. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-693153074

Page 1

☐ (Primary Contact)

around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 901 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story brick dwelling with a rectangular footprint. By 1909 a one-story addition had been constructed at the rear of the building, completing its current footprint. The building maintained its original residential use until the late 1900s, when it was converted to a commercial building.

Despite its change in use, 901 Washington Street retains architectural integrity as a residential 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 decorative cornice; rusticated brownstone first floor; brownstone lintels and sills; original openings; and side bays. Therefore, it is recommended that 901 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

901 Washington Street is sited on an end-block, rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

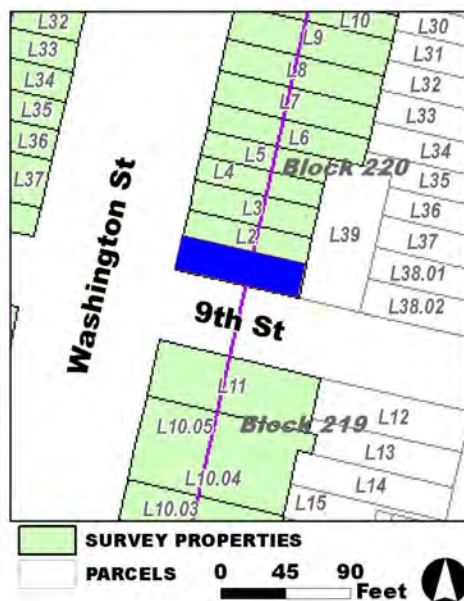
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-693153074

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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	
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	
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-3U-1C/3F-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: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-693153074

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PROPERTY REPORT

Property ID: **-645570537**

Property Name: 902-904 Washington Street
Address: 902-904 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 902-904 Washington Street is a two-story, two-bay dwelling constructed ca. 1970. The brick building is fronted by a faux-stone wall which demarcates an areaway. There is a large rounded brick arch opening on the south half of the facade, which leads to a set-back entry. Above the archway is a steel-framed greenhouse which features awning windows throughout. Fenestration on the north half of the building consists of a vinyl fixed window flanked by one-over-one vinyl windows on each floor. These windows feature straight brick sills and lintels. The building's flat roof is sheathed in metal. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. Prior to construction of this building, the parcel remained empty. 902-904 Washington Street first appears on a 1979 aerial photograph; the building's original rectangular footprint

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-645570537

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has not changed.

902-904 Washington Street was constructed outside of the period of significance for the greater Hoboken Historic District. Therefore, it is recommended that 902-904 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

902-904 Washington Street is sited on a rectangular parcel (Block 208 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-645570537

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
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		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Nationwide Environmental Title Research, LLC	Historic Aerials	1954		
Nationwide Environmental Title Research, LLC	Historic Aerials	1931		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-3U-H-BA / FAC_NAME: / YR: 1967)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL 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: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-645570537

Page 3

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-645570537

PROPERTY REPORT

Property ID: 2118078645

Property Name: 903 Washington Street
Address: 903 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	220	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 903 Washington Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone-clad building features alternating rough and smooth horizontal bands across the facade. There is a wide brownstone stoop with brownstone railings fronting the main entry. The entry is composed of a recessed wood door with a paneled wood surround, set within an original opening; a stained-glass transom sits above the door set within a separate opening. Two six-over-six, wood-sash windows set within original openings with brownstone sills sit adjacent to the entry at the first floor. A cast iron railing demarcates the areaway fronting the building. A secondary entrance is located in the areaway beneath the stoop, and there are two basement windows set within original openings at the garden level. Fenestration at the upper floors consists of three evenly-spaced, six-over-six, wood-sash windows set within original openings at each level. All windows feature rusticated brownstone window surrounds and brownstone sills. A decorative carved brownstone band with floral motifs runs along the facade between the first and second floors. The flat roof is accented by a decorative wood cornice with brackets, decorative paneled fascia, and a central triangular pediment with a sunburst motif. This building retains a high level of historic integrity, with minimal visual alterations. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-19th century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image depiction of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2118078645

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side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 903 Washington Street is first depicted on an 1891 Sanborn fire insurance map, where it is shown as a three-story, stone-clad building with a rectangular footprint; the footprint of the building has not changed. The 1891 map notes that the building housed the Columbia Club, which was likely moved later that year when the new Columbia Club building was constructed at the corner of Eleventh and Bloomfield Streets. Maps from the 1930s note this building as one of several flats along the east side of the block.

903 Washington Street retains a high degree of historic integrity as a residential building along a historic commercial corridor, 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 decorative cornice; rusticated brownstone detailing; original window and door openings; areaway with cast iron fence; and secondary, garden-level entrance. Therefore, it is recommended that 903 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

903 Washington Street is sited on a rectangular parcel (Block 220 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

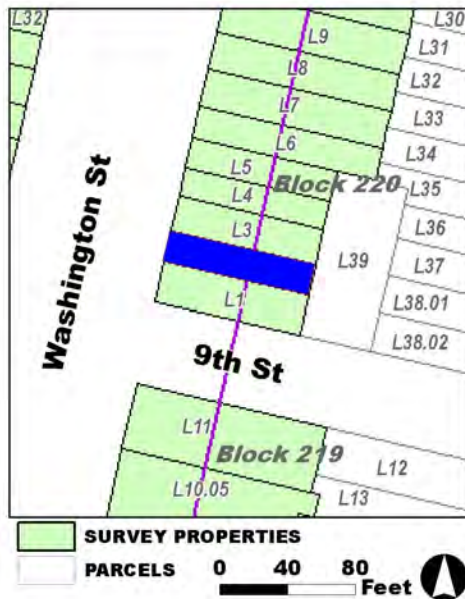
Other Designation Date:

☐ Eligibility Worksheet included 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:

2118078645

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		
Google	GoogleEarth Streetview			
Hoboken Historical Museum	"Columbus Park"			
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
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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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: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1880)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

2118078645

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PROPERTY REPORT

Property ID: **-1737106965**

Property Name: 905 Washington Street
Address: 905 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 905 Washington Street is a three-story, three-bay Romanesque Revival-style rowhouse constructed ca. 1890. The brownstone-clad building features alternating rough and smooth horizontal bands across the facade. There is a wide brownstone stoop with brownstone railings fronting the main entry. The entry is composed of a recessed double-sided wood door with a paneled wood surround, set within an original opening; a transom sits above the door set within a separate opening. Two replacement windows set within original openings with brownstone sills sit adjacent to the entry at the first floor. A cast iron railing demarcates the areaway fronting the building. A secondary entrance is located in the areaway beneath the stoop, and there are two basement windows set within original openings at the garden level. Fenestration at the upper floors consists of three evenly-spaced windows set within original openings at each level. All windows feature rusticated brownstone window surrounds and brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and a central pediment. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1737106965

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Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 905 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; the footprint of the building has not changed. Maps from the 1930s note this building as one of several flats along the east side of the block.

905 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; rusticated brownstone detailing; original openings; areaway; and secondary entrance. Therefore, it is recommended that 905 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

905 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

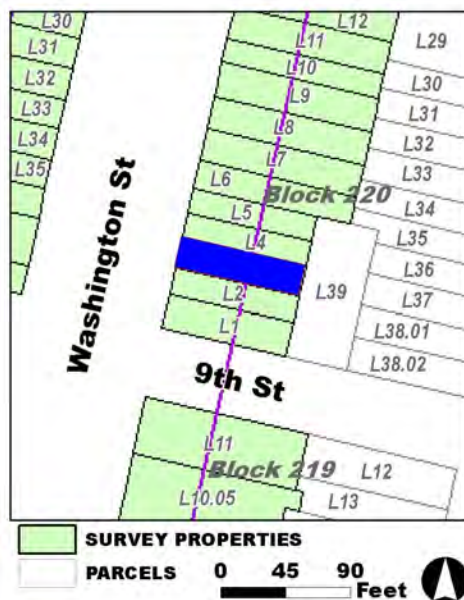
Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1737106965

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Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
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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 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: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1880)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1737106965

Page 3

PROPERTY REPORT

Property ID: **-500001746**

Property Name: 906 Washington Street
Address: 906 Street ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 906 Washington Street is a four-story, three-bay Italianate-style mixed-use building constructed ca. 1880. The majority of the first floor of the building is occupied by a commercial storefront. The storefront is composed of a protruding storefront widow set within a metal frame. A replacement wood door set within an original opening provides access to the first floor. A storefront cornice with a paneled detail is located above the door and window. A secondary entrance providing access to the residential units on the upper floors is located adjacent to the storefront at the first floor. This entrance is composed of a replacement wood door with a transom set within an original segmental arch opening. Above the door is a carved stone segmental arch lintel with upturned ends, and a shared brownstone threshold fronts both doors. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved stone segmental arch lintels and straight stone sills. There is a wrought iron fire escape on the facade, and the flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; modern fire escape; painted facade elements; minor storefront alterations; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the area around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-500001746

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the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Generally, the west side of the block was comprised of mixed-use and commercial-use buildings, while the east side of the block was primarily residential. 906 Washington Street is first depicted on an 1881 birds eye view image of Hoboken. An 1891 fire insurance map of the city shows the building as a four-story mixed-use brick structure with a rectangular main block; a large, rectangular one-story brick extension is shown at the rear of the building. The building's footprint has not been altered.

906 Washington Street retains integrity as an intact example of a mixed-use 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 decorative cornice; double entries; stone lintels and sills; original segmental arch openings; and minimally altered storefront. Therefore, it is recommended that 906 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

906 Washington Street is sited on a rectangular parcel (Block 208 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-500001746

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Google	GoogleEarth Streetview		
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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-500001746

Page 3

PROPERTY REPORT

Property ID: **-767528880**

Property Name: 907 Washington Street
Address: 907 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 907 Washington Street is a three-story, two-bay, Italianate-style rowhouse constructed ca. 1890. The brick building features a brick and concrete stoop with wrought iron railings fronting the main entry. The entry is composed of a replacement door with an applied wood surround with a broken pediment. Beneath the modern surround the original brownstone lintel is partially visible. A three-sided modern bay window sits adjacent to the entry at the first floor. A cast iron railing demarcates the areaway fronting the building, and a secondary entrance is located in the areaway beneath the stoop. Fenestration at the upper floors consists of two evenly-spaced windows set within original openings at each level. All windows feature incised brownstone drip lintels and bracketed brownstone sills. There are three thin brownstone bands that travel across the facade at each floor, and the flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; applied door surround; and addition of the bay window. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-767528880

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residential. 907 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story brick dwelling with a rectangular footprint; the footprint of the building has not changed.

Despite modifications, 907 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone lintels and sills; original openings; areaway; and secondary entrance. Therefore, it is recommended that 907 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

907 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

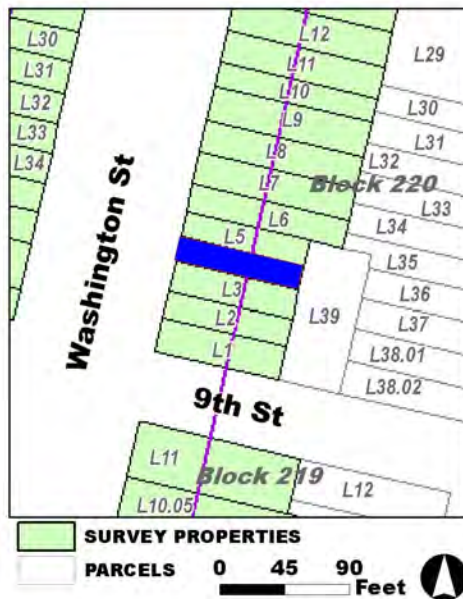
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-767528880

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			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Sanborn 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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1880)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-767528880

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PROPERTY REPORT

Property ID: **-1019009535**

Property Name: 908 Washington Street
Address: 908 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 908 Washington Street is a three-story, three-bay Neo-Grec-style mixed-use building constructed ca. 1885. The brownstone-clad building has a protruding, wood-framed commercial storefront that occupies the majority of the first floor facade. The storefront consists of a central wood and plate glass doorway flanked by two large windows, fronted by stone steps. A second entrance, fronted by brownstone steps with cast iron newel posts, that provides access to the residential units on the upper floors, sits adjacent to the storefront at the first floor. This entrance is composed of a double-sided wood door with a transom set within an original opening with a carved brownstone surround. Fenestration on the upper floors consists of three replacement windows set within original openings at each floor. All openings feature carved brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement doors; minor storefront modifications; and the addition of a cloth awning over the commercial entry. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1019009535

Page 1

side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 908 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story, stone-clad dwelling with a rectangular main block and a three-story rear ell; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A ca. 1885 photograph of this block shows the buildings adjacent to 908 Washington Street standing, while this building's parcel stands empty.

908 Washington Street retains integrity as a mixed-use building along a historic commercial corridor, 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 decorative cornice; brownstone façade; original openings; and double entrances. Therefore, it is recommended that 908 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

908 Washington Street is sited on a rectangular parcel (Block 208 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1019009535

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Hoboken Historical Museum	"Columbus Park"		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
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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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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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: 0

PARCEL DATA (BLDG_DESC: 3B-2U-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: 1/9/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1019009535

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PROPERTY REPORT

Property ID: **1580965393**

Property Name: 909 Washington Street
Address: 909 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 909 Washington Street is a three-story, two-bay Italianate-style rowhouse constructed ca. 1890. The brick building features a brownstone stoop with brick railings fronting the main entry. The entry is composed of a replacement wood door with a transom; above the doorway is an incised brownstone drip lintel. Three replacement windows set within a single large opening sit adjacent to the entry at the first floor. These windows have a shared straight brownstone lintel and sill. A brick and cast iron wall demarcates the areaway fronting the building, and a secondary entrance is located in the areaway beneath the stoop. Fenestration at the upper floors consists of two evenly-spaced windows set within original openings at each level. All windows feature incised brownstone drip lintels and bracketed brownstone sills. There are three thin brownstone bands that travel across the facade at each floor, and the flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; and altered stoop. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1580965393

is primarily residential. 909 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story brick dwelling with a rectangular footprint; a one-story rear extension was added to the rear of the building after 1950.

909 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone lintels and sills; original openings; areaway; and secondary entrance. Therefore, it is recommended that 909 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

909 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

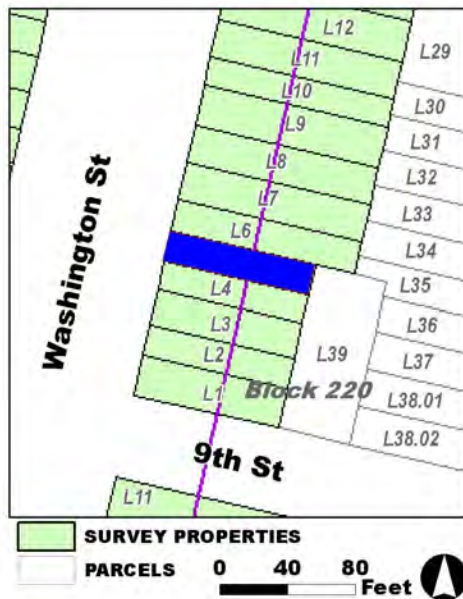
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1580965393

Page 2

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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	
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	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1870)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

1580965393

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☐ (Primary Contact)

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

1580965393

PROPERTY REPORT

Property ID: **-427983360**

Property Name: 910 Washington Street
Address: 910 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 910 Washington Street is a three-story, three-bay Anglo Italianate-style mixed-use building constructed ca. 1880. The majority of the first floor of the building is occupied by a commercial storefront. The storefront is composed of a recessed entry flanked by two protruding storefront window bays set within a wood frame. The centered entry is composed of a wood and glass plate door, and above the window bays are decorative leaded glass panels; a cornice with bracket details is located above the commercial storefront. A secondary entrance providing access to the residential units on the upper floors is located adjacent to the storefront at the first floor. This entrance is composed of a double-sided wood door with a stained-glass transom set within an original segmental arch opening. Above the door is a carved brownstone segmental arch lintel with incised leaf details. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved brownstone segmental arch lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and an arched fascia. Alterations include replacement window sashes; addition of a cloth awning at the first floor; and a replacement door. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-427983360

Page 1

side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Generally, the west side of the block was comprised of mixed-use and commercial-use buildings, while the east side of the block was primarily residential. 910 Washington Street is first depicted on an 1881 birds eye view image of Hoboken. An 1891 fire insurance map of the city shows the building as a three-story mixed-use brick structure with a rectangular footprint; a rectangular one-story brick extension was constructed at the rear of the building after 1950.

910 Washington Street retains integrity as an intact example of a mixed-use 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 decorative cornice; double entries; brownstone lintels and sills; original segmental arch openings; and intact storefront. Therefore, it is recommended that 910 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

910 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

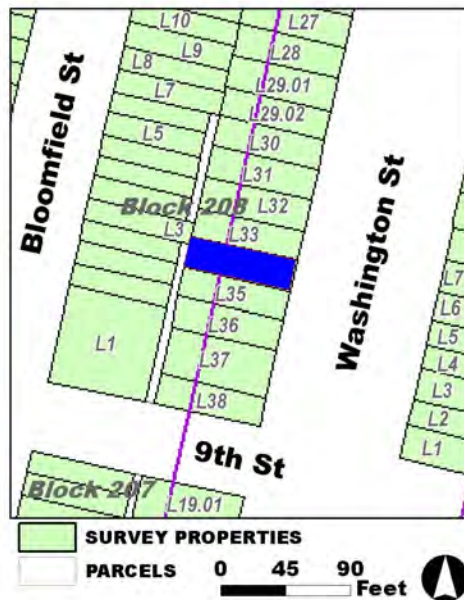
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-427983360

Page 2

BIBLIOGRAPHY:

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Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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	
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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
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.	1934	

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)

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-427983360**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-427983360

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PROPERTY REPORT

Property ID: 264113918

Property Name: 911 Washington Street
Address: 911 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 911 Washington Street is a four-story, three-bay Italianate-style rowhouse constructed ca. 1890. The painted brick building features a modest brownstone stoop with steel railings fronting the main entry. The entry is composed of a replacement wood door; above the doorway is an incised brownstone drip lintel. Three replacement windows set within a single large openings sit adjacent to the entry at the first floor. These windows have a shared straight brownstone lintel and sill. A cast iron railing demarcates the areaway fronting the building, and a secondary entry is located beneath the stoop. Fenestration at the upper floors consists of three evenly-spaced windows set within original openings at each level. All windows feature incised brownstone drip mold lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; altered window opening at the first floor; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

264113918

Page 1

use and commercial-use buildings, while the east side of the block is primarily residential. 911 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a four-story brick dwelling with a rectangular main block and one-room, one-story rear extension; the building's footprint has not changed. Maps from the 1930s note that this is one of several 'flats' along the east side of the 900 block of Washington Street.

911 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone lintels and sills; most original openings; areaway; and secondary entrance. Therefore, it is recommended that 911 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

911 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry buildings; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

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

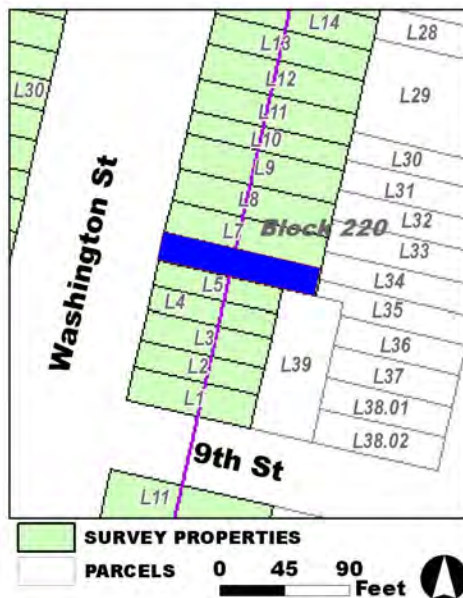
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included 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:

264113918

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn 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		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hoboken Historical Museum	"Columbus Park"			
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-4U-H-BA / FAC_NAME: / YR: 1901)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

264113918

Page 3

PROPERTY REPORT

Property ID: **-902701989**

Property Name: 912 Washington Street

Ownership:

Address: 912 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 912 Washington Street is a three-story, three-bay Anglo Italianate-style mixed-use building constructed ca. 1880. In front of the brick building there is a wrought iron railing demarcating a sunken areaway providing access to the basement. The majority of the first floor of the building is occupied by a commercial storefront. The storefront is composed of a large fixed window and a modern wood door flanked by iron column details; a wood cornice with dentil details is located above the commercial storefront. A secondary entrance providing access to the residential units on the upper floors is located adjacent to the storefront at the first floor. This entrance is composed of a modern fiberglass door with a transom set within an original wood-framed opening. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets and an arched fascia. Alterations include replacement window sashes; addition of a cloth awning at the first floor; first story commercial storefront modifications; and replacement doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Kaitlin Pluskota

☐ (Primary Contact)

-902701989

Organization: AECOM

Generally, the west side of the block was comprised of mixed-use and commercial-use buildings, while the east side of the block was primarily residential. 912 Washington Street is first depicted on an 1881 birds eye view image of Hoboken. An 1891 fire insurance map of the city shows the building as a three-story brick structure with a rectangular footprint; the building's footprint has not changed.

Despite alterations, 912 Washington Street retains integrity as a mixed-use 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 decorative cornice; double entries; brownstone lintels and sills; original segmental arch openings; and mixed-use. Therefore, it is recommended that 912 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

912 Washington Street is sited on a rectangular parcel (Block 208 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-902701989

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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		
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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Google	GoogleEarth Streetview			
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-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: 1/9/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-902701989

Page 3

PROPERTY REPORT

Property ID: **-815737177**

Property Name: 913 Washington Street
Address: 913 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 913 Washington Street is a four-story, three-bay, Italianate-style rowhouse constructed ca. 1890. The brick building features a modest brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a wood and plate glass door set within an original opening; above the doorway is an incised brownstone drip lintel. Two replacement windows set within original openings sit adjacent to the entry at the first floor. These windows feature incised brownstone drip lintels and bracketed brownstone sills. A cast iron railing demarcates the areaway fronting the building, and a secondary entry is located beneath the stoop. Fenestration at the upper floors consists of three evenly-spaced windows set within original openings at each level. All windows feature incised brownstone drip lintels and bracketed brownstone sills. There are four thin brownstone belt courses that run across the facade, one at each floor, and the flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; replacement door; a metal awning over the entry; and replacement railings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

-815737177

west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 913 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a four-story brick dwelling with a rectangular main block and one-room, one-story rear extension, the building's footprint has not changed. Maps from the 1930s note that this is one of several 'flats' along the east side of the 900 block of Washington Street.

913 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone lintels and sills; original openings; brownstone facade details; areaway; and secondary entrance. Therefore, it is recommended that 913 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

913 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

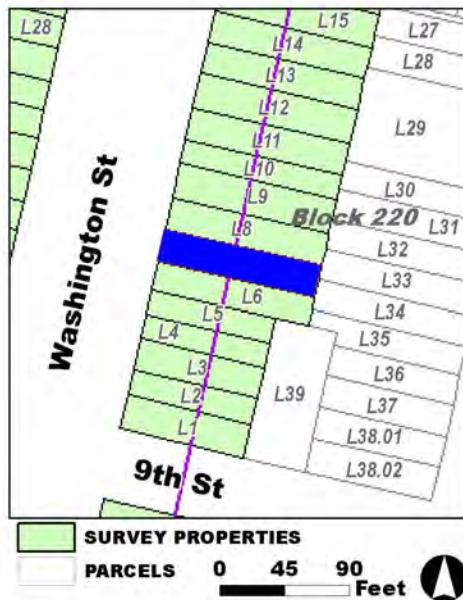
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-815737177

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1880)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-815737177

Page 3

PROPERTY REPORT

Property ID: 101339138

Property Name: 914 Washington Street
Address: 914 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 914 Washington Street is a three-story, three-bay Italianate-style building constructed ca. 1880. The painted brick building has a brick veneer-clad first story, and there is a wrought iron railing demarcating an areaway fronting the building. The main entry at the first floor is composed of a double-sided wood door with a transom, set within an original opening. A set of three vinyl windows set within a large modified opening sit opposite the entry at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature segmental arch brownstone lintels and straight brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; and first story modifications, including brick veneer cladding and an altered opening. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image depiction of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

101339138

Page 1

comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 914 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with a glass and wood storefront and a first-story cornice. This storefront was removed between the 1960s and 1978, when the building was documented in its current configuration, and reverted back to a residential building.

Despite alterations and changes in use, 914 Washington Street retains integrity as a residential 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 decorative cornice; brownstone lintels and sills; and original segmental arch openings. Therefore, it is recommended that 914 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

914 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

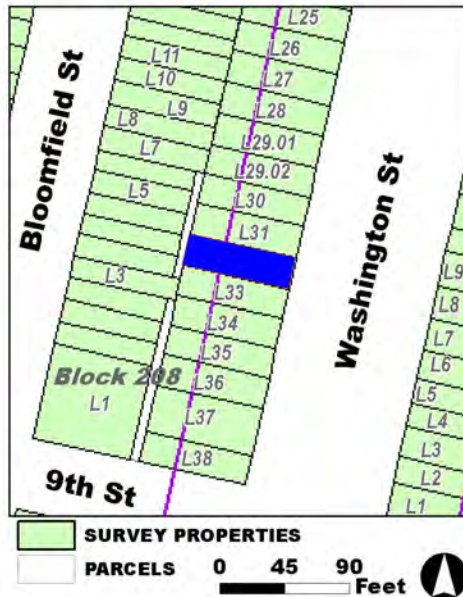
Other Designation Date:

☐ **Eligibility Worksheet included 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)

101339138

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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-X-BA / FAC_NAME: / YR: 1892)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

101339138

Page 3

PROPERTY REPORT

Property ID: 463455580

Property Name: 915 Washington Street
Address: 915 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 915 Washington Street is a three-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone building has alternating bands of rough and smooth cladding, and features a wide brownstone stoop with cast iron railings and dragon-shaped newel posts fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; above the doorway is a stained glass transom set within its own opening. A cast iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. Fenestration on the floors above the main entry consists of a replacement window set within an original opening at each level; above each window is a stained glass transom set within its own opening. The south half of the facade features a three-story, three-sided bay window. The three-sided bay features three replacement windows set within original openings at each floor; above each window is a stained glass transom set within its own opening. The flat roof is accented by a decorative wood cornice with brackets, a large fascia, and a wide overhang. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

463455580

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 915 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; the building's footprint has not changed. Maps from the 1930s note that this is one of several 'flats' along the east side of the 900 block of Washington Street.

915 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone-clad facade; original openings; three-story bay window; stained glass windows; areaway; and secondary entrance. Therefore, it is recommended that 915 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

915 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

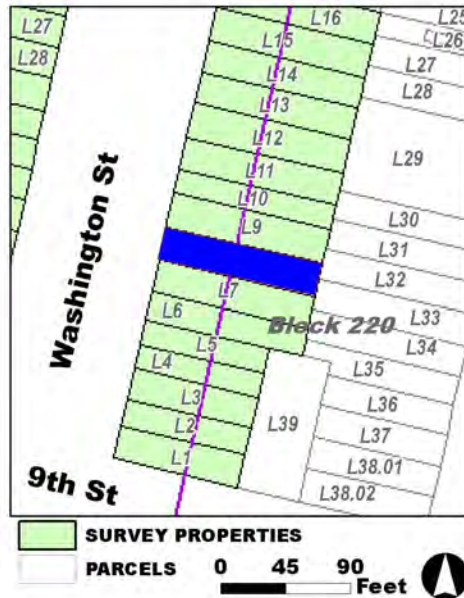
Other Designation Date:

☐ **Eligibility Worksheet included 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)

463455580

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.	1934	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
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	
Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Google	GoogleEarth Streetview		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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: 1880)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

463455580

Page 3

PROPERTY REPORT

Property ID: **1140058533**

Property Name: 916 Washington Street
Address: 916 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 916 Washington Street is a three-story, three-bay Italianate-style building constructed ca. 1880. Most of the painted brick building's first floor is occupied by a modern commercial storefront. The storefront consists of a recessed wood and glass side entry adjacent to large plate glass windows set within aluminum framing with a brick foundation. A secondary entry providing access to residential units on the upper floors sits opposite the commercial storefront at the first floor. The residential entry consists of a recessed wood door with a transom, set within an original opening, flanked by carved wood column details, and fronted by a granite threshold. A first story cornice travels across the length of the facade above the storefront and residential entry. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes, and first story commercial storefront modifications. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four- story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1140058533

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 916 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with a glass and wood storefront and a first-story cornice. This storefront was modernized between the 1960s and 1978, when the building was documented in its current configuration.

Despite alterations, 916 Washington Street retains integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; decorative door surround; double entries; and original segmental arch openings. Therefore, it is recommended that 916 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

916 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

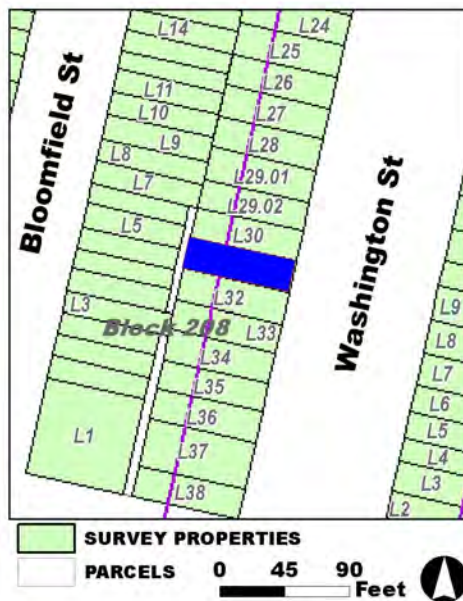
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1140058533

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		
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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
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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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Hoboken Historical Museum	"Columbus Park"			
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-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: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

1140058533

Page 3

PROPERTY REPORT

Property ID: **-244950739**

Property Name: 917 Washington Street
Address: 917 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 917 Washington Street is a three-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone building has alternating bands of rough and smooth cladding, and features a wide brownstone stoop with cast iron railings and dragon-shaped newel posts fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; above the doorway is a stained glass transom set within its own opening. A short brownstone wall demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. Fenestration on the floors above the main entry consists of a replacement window set within an original opening at each level; above each window is a stained glass transom set within its own opening. The north half of the facade features a three-story, three-sided bay window. The three-sided bay features three replacement windows set within original openings at each floor; above each window is a stained glass transom set within its own opening. The flat roof is accented by a decorative wood cornice with brackets, a large fascia, and a wide overhang. Alterations include replacement window sashes; replacement door; and modern areaway wall. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-244950739

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 917 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; a one-story addition was constructed at the rear of the building ca. 1970.

917 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone-clad facade; original openings; three-story bay window; stained glass windows; areaway; and secondary entrance. Therefore, it is recommended that 917 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

917 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

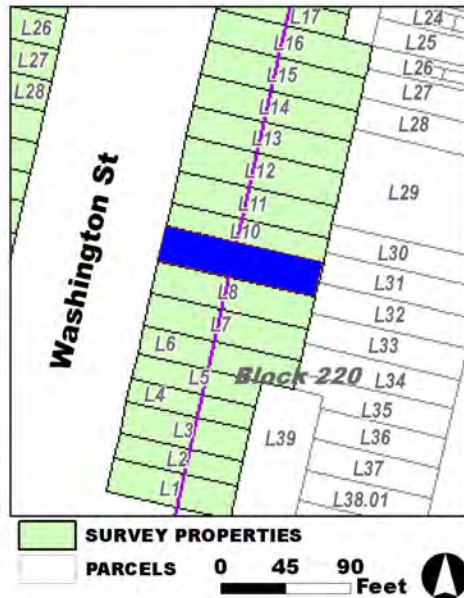
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-244950739

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
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	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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	
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	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"Columbus Park"		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	

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

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

-244950739

Page 3

☐ (Primary Contact)

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

☐ (Primary Contact)

Property ID:

-244950739

Page 4

PROPERTY REPORT

Property ID: **-618161484**

Property Name: 918 Washington Street
Address: 918 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 918 Washington Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1880. The painted brick building's first floor exterior is clad in brick veneer, and is primarily occupied by a modern commercial storefront. The storefront consists of a large steel-framed picture window and a set of modern steel and glass aluminum doors, all set within modified openings. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a replacement wood door set within a modified shortened opening, fronted by a bluestone threshold. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature painted segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; a replacement door; painted facade details; addition of a retractable awning over the first floor; and modernization of the first floor, including brick veneer cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-618161484

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 918 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with a glass and wood storefront and a first-story cornice. This storefront was modernized between the 1960s and 1978, when the building was documented in its current configuration.

Despite alterations, 918 Washington Street retains integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; and original segmental arch openings. Therefore, it is recommended that 918 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

918 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

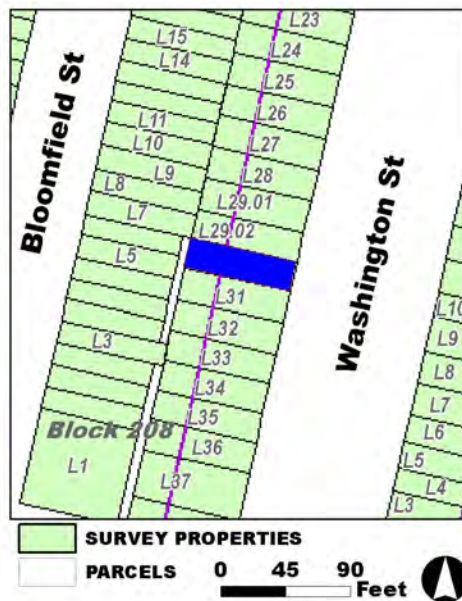
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-618161484

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	
Hoboken Historical Museum	"Columbus Park"		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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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	
Google	GoogleEarth Streetview		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/9/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-618161484

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PROPERTY REPORT

Property ID: 1857462839

Property Name: 919 Washington Street
Address: 919 Washington ST

Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 919 Washington Street is a three-story, two-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brick and brownstone building has a wide painted stone stoop with wrought iron railings and cast iron newel posts fronting the main entry. The entry is composed of a recessed double-sided wood door set within an original opening with a decorative brownstone surround. Two one-over-one windows set within a single original opening sit adjacent to the entry at the first floor. The windows flank a carved wood pillar, and feature stained glass transoms, and a shared bracketed brownstone sill beneath the windows. A cast and wrought iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. The second floor features a rounded, decorative wood oriel window with three one-over-one wood window sashes. Fenestration on the third floor consists of three replacement windows set within original brick rounded arch openings. Above the third floor windows is a band of corbelled brick embellishment below a bracketed wood cornice. The roofline above the cornice features a stepped parapet with a pediment wood detail. Alterations include replacement window sashes; replacement railings; cloth awnings over the main entry and third floor windows; and painted building elements. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-19th century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samuel Pickard

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1857462839

Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 919 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story brick dwelling with a rectangular main block and two-story rear extension; the footprint has not been altered.

919 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 cornice; stepped parapet; brick and brownstone detailing on the facade; original openings; oriel bay window; stained glass windows; areaway; and secondary entrance. Therefore, it is recommended that 919 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

919 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

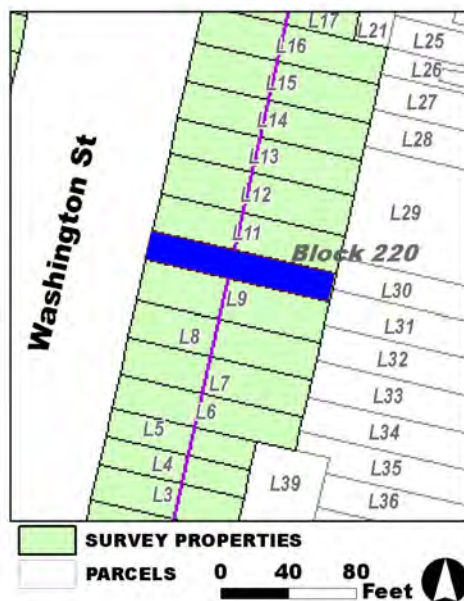
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1857462839

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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, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Google	GoogleEarth Streetview		
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-2U-X-H-BA / FAC_NAME: / YR: 1880)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samuel Pickard**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1857462839**

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PROPERTY REPORT

Property ID: -8938858

Property Name: 920 Washington Street
Address: 920 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	29.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 920 Washington Street is a three-story, three-bay Italianate-style building constructed ca. 1880. The painted brick building's first floor exterior is clad in brick veneer, and is primarily occupied by a modern commercial storefront. The storefront consists of a large steel-framed picture window and a modern steel and glass plate door, all set within modified openings. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a replacement wood door set within a shortened opening, fronted by a concrete threshold. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature painted segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; a replacement door; painted facade details; addition of a cloth awning over the first floor; and modernization of the first floor, including brick veneer cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image depiction of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-8938858

Page 1

the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 920 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with an early to mid-1900s glass and wood protruding storefront and a first-story cornice. This storefront was modernized between the 1960s and 1978, when the building was documented in its current configuration.

Despite alterations, 920 Washington Street retains integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; and original segmental arch openings. Therefore, it is recommended that 920 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

920 Washington Street is sited on a rectangular parcel (Block 208 Lot 29.02), 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

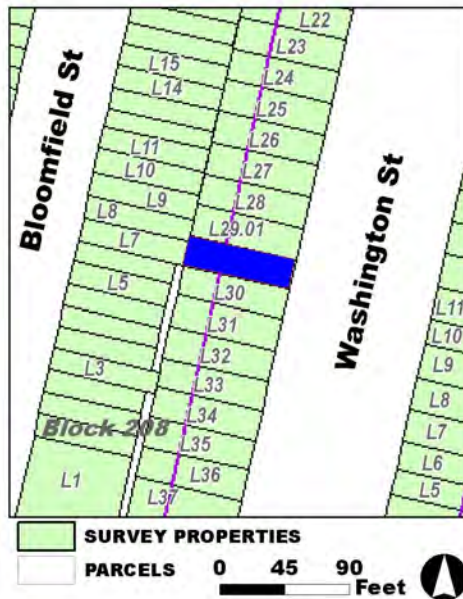
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-8938858

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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	
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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hoboken Historical Museum	"Columbus Park"		
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: 3B-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:** Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-8938858**

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PROPERTY REPORT

Property ID: 1184361900

Property Name: 921 Washington Street
Address: 921 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 921 Washington Street is a three-story, three-bay Neo-Grec-style rowhouse constructed ca. 1890. The brownstone building has a modest brownstone stoop with wrought iron railings and cast iron newel posts fronting the main entry. The entry is composed of a recessed double-sided wood door set within an original opening with a decorative brownstone surround, topped by a carved brownstone rounded pediment. Two one-over-one wood windows set within original openings sit adjacent to the entry at the first floor. The windows feature carved brownstone lintels and bracketed brownstone sills. A cast and wrought iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced one-over-one wood windows set within original openings at each floor. The windows feature carved brownstone lintels and bracketed brownstone sills. The flat roof is accented by a bracketed wood cornice with a decorative paneled fascia. Alterations include replacement window sashes; replacement railings; cloth awning over the main entry; and a replacement door. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1184361900

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Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 921 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular main block and three-story rear extension; the footprint has not been altered. Maps from the 1930s note that this building was one of several 'flats' along the east side of this block.

921 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone sills and lintels; original openings; recessed entry; brownstone door pediment; areaway; and secondary entrance. Therefore, it is recommended that 921 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

921 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side is occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

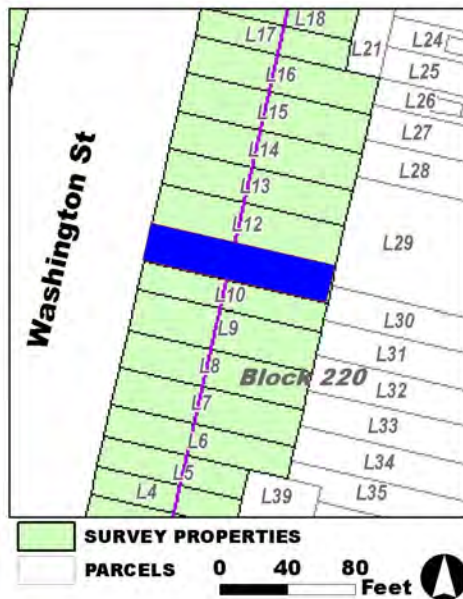
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1184361900

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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, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	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	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1184361900

Page 3

PROPERTY REPORT

Property ID: 1865051913

Property Name: 922 Washington Street
Address: 922 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	29.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 922 Washington Street is a three-story, three-bay building constructed ca. 1880. The painted brick building's first floor exterior is clad in stucco, and is occupied by a modern commercial storefront. There is a side entry composed of a fifteen-pane wood door with sidelights. A large two-pane steel-framed picture window sits adjacent to the entry at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with rectangular openings at each floor. Alterations include replacement window sashes; painted façade details; removal of window sills and lintels; removal of the cornice; and modernization of the first floor, including stucco cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 922 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1865051913

rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with an early to mid-1900s glass and wood protruding storefront and a first-story cornice. In addition, the building featured segmental arch window openings with brownstone sills and lintels. The building's façade was modified between the 1960s and 1978, when it was documented in its current configuration.

Due to significant alterations, 922 Washington Street no longer retains architectural integrity or significant features that 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 922 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

922 Washington Street is sited on a rectangular parcel (Block 208 Lot 29.01), 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

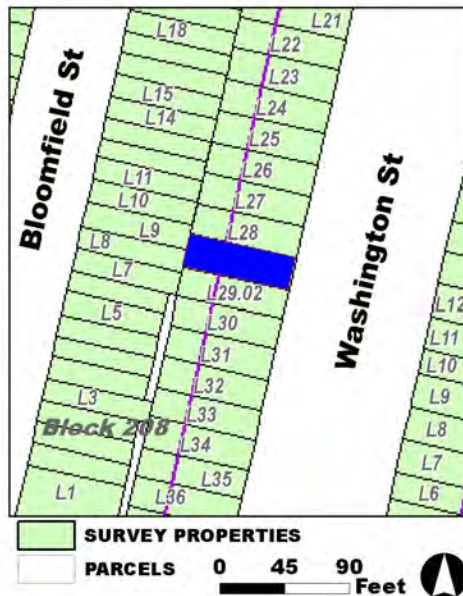
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1865051913

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	1938	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hudson County	Deeds, var.		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1865051913**

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PROPERTY REPORT

Property ID: **-146976963**

Property Name: 923 Washington Street
Address: 923 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 923 Washington Street is a three-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The brownstone building has a rough first floor exterior, and features a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a slightly recessed double-sided wood door with a transom set within an original segmental arch opening, topped by a carved brownstone pediment. Two, one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor. The windows feature bracketed brownstone sills. A cast iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three, evenly-spaced, one-over-one, replacement windows set within original openings at each floor. The windows feature brownstone drip lintels and bracketed brownstone sills. The flat roof is accented by a bracketed wood cornice with a decorative fascia and rounded finials. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-146976963

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 923 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular main block and two-story rear extension; the footprint has not been altered.

923 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone sills and lintels; original openings; brownstone door pediment; areaway; and secondary entrance. Therefore, it is recommended that 923 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

923 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

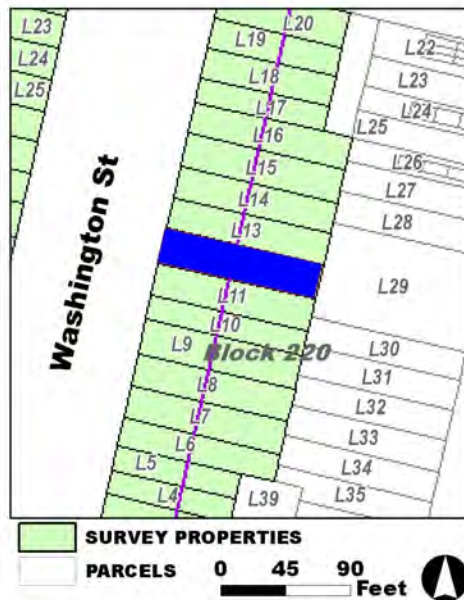
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

-146976963

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1880)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-146976963**

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PROPERTY REPORT

Property ID: 1424185384

Property Name: 924 Washington Street
Address: 924 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 924 Washington Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1880. The brick building's first floor exterior is clad in a faux brownstone. There is a wrought iron railing demarcating the areaway fronting the building, and providing access to a below-grade basement entry. The main entry at the first floor consists of a double-sided wood door with a transom set within an original segmental arch opening. The entry has a molded decorative surround and is fronted by a concrete threshold. A pair of vinyl windows set within a modified opening sits adjacent to the doorway at the first floor. The window opening features a molded lintel and sill. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; and first floor modifications. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

1424185384

Page 1

☐ (Primary Contact)

side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 924 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick mixed-use building with a rectangular main block and two-story rear extension; the building's footprint has not changed. A 1960s streetscape photograph shows the building with an early to mid-1900s glass and wood protruding storefront and a first-story cornice. This storefront was removed, and the first floor exterior was clad in stone veneer between the 1960s and 1978. After 1978 the first floor exterior was covered in a faux brownstone coating, and molded details were added around the window and door.

Despite alterations, 924 Washington Street retains integrity, 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 decorative cornice; brownstone lintels and sills; double-sided paneled door; and original segmental arch openings. Therefore, it is recommended that 924 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

924 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

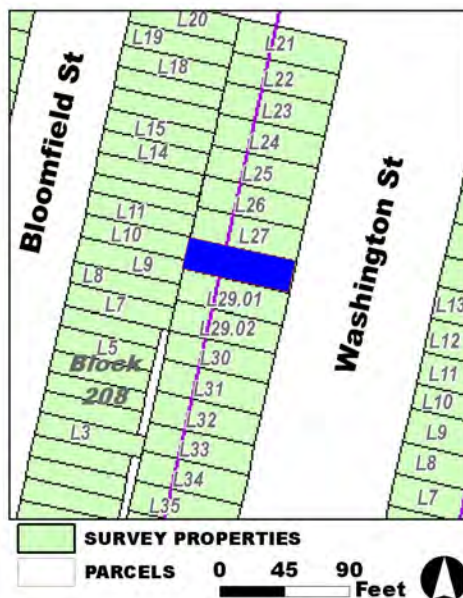
Other Designation Date:

☐ Eligibility Worksheet included 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)

1424185384

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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	
Google	GoogleEarth Streetview		
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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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-X-H-BA / FAC_NAME: / YR: 1892)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

1424185384

Page 3

☐ (Primary Contact)

PROPERTY REPORT

Property ID: **-382223430**

Property Name: 925 Washington Street
Address: 925 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 925 Washington Street is a three-story, three-bay Neo-Grec-style rowhouse constructed ca. 1890. The brownstone building has a rough first floor exterior, and features a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a slightly recessed double-sided wood door with a transom set within an original segmental arch opening, topped by a carved brownstone pediment. Two one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor. The windows feature bracketed brownstone sills. A cast iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced one-over-one replacement windows set within original openings at each floor. The windows feature brownstone drip lintels and bracketed brownstone sills. The flat roof is accented by a bracketed wood cornice with a decorative fascia and rounded finials. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-382223430

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 925 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; between 1891 and 1909 a two-story extension was constructed at the rear of the building, completing the current footprint. Maps from the 1930s note that that building is one of several 'flats' along the east side of this block.

925 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone sills and lintels; original openings; brownstone door pediment; areaway; and secondary entrance. Therefore, it is recommended that 925 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

925 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

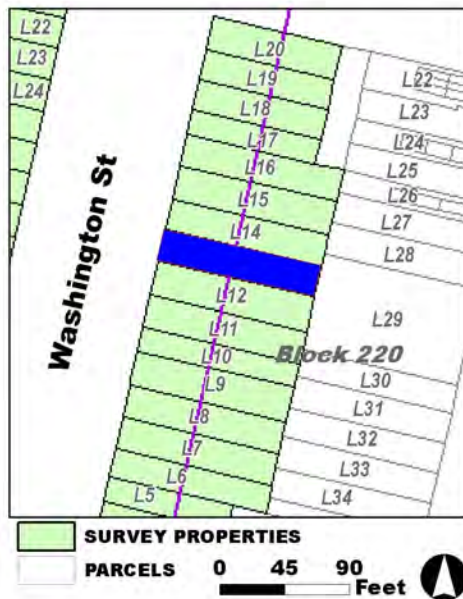
Other Designation Date:

☐ Eligibility Worksheet included 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)

-382223430

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BIBLIOGRAPHY:

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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.	1934	
Google	GoogleEarth Streetview		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-382223430**

Page 3

PROPERTY REPORT

Property ID: 576675875

Property Name: 926 Washington Street
Address: 926 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 926 Washington Street is a three-story, three-bay Italianate-style building constructed ca. 1880. The brick building's first floor exterior is clad in tan brick veneer, and the majority of the first floor is occupied by a modern commercial storefront. The storefront is composed of a steel-framed glass-plate door set within a modified opening. A steel-framed picture window sits adjacent to the doorway at the first floor. A secondary entrance used to provide access to the residential units on the upper floors is located at the first floor as well. This entry is composed of a replacement wood door set within a modified opening. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature painted segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; and extensive first floor modifications. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

576675875

Page 1

mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 926 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Like many buildings along the west side of the block, maps from the 1930s note that the building was converted from a dwelling to a multi-use structure. A 1960s streetscape photograph shows the building with an early to mid-1900s glass and wood protruding storefront and a first-story cornice. This storefront was removed, and the first floor exterior was clad in the current tan brick veneer between the 1960s and 1978.

Despite alterations, 926 Washington Street retains historic integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; and original segmental arch openings. Therefore, it is recommended that 926 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

926 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

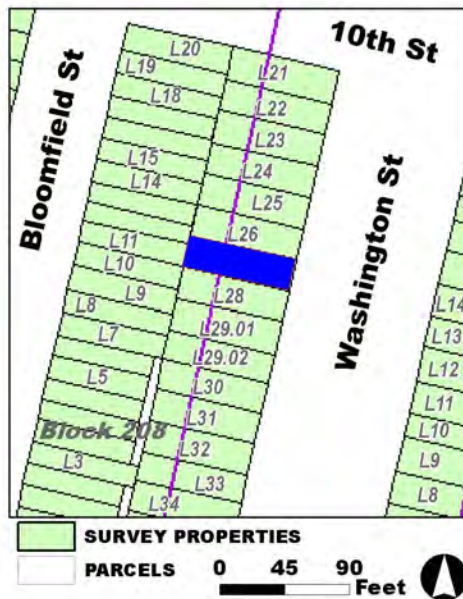
Other Designation Date:

☐ Eligibility Worksheet included 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)

576675875

BIBLIOGRAPHY:

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Google	GoogleEarth Streetview		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hoboken Historical Museum	"Columbus Park"		
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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

576675875

Page 3

PROPERTY REPORT

Property ID: **-571139149**

Property Name: 927 Washington Street
Address: 927 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 927 Washington Street is a three-story, three-bay Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone building has a coursed first floor exterior, and features a modest brownstone stoop with cast iron railings fronting the main entry. The entry is composed of a slightly recessed replacement wood door with a transom set within an original segmental arch opening, with an ornamental brownstone surround with floral details. Two one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor. The windows feature straight brownstone lintels and sills. A cast iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced, one-over-one replacement windows set within original openings at each floor. The windows feature brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative metal cornice with dentils. Alterations include replacement window sashes and door. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-571139149

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 927 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; between 1891 and 1909 a three-story extension was constructed at the rear of the building, completing the current footprint. Maps from the 1930s note that that building is one of several 'flats' along the east side of this block.

927 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone sills and lintels; original openings; brownstone door surround; areaway; and secondary entrance. Therefore, it is recommended that 927 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

927 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

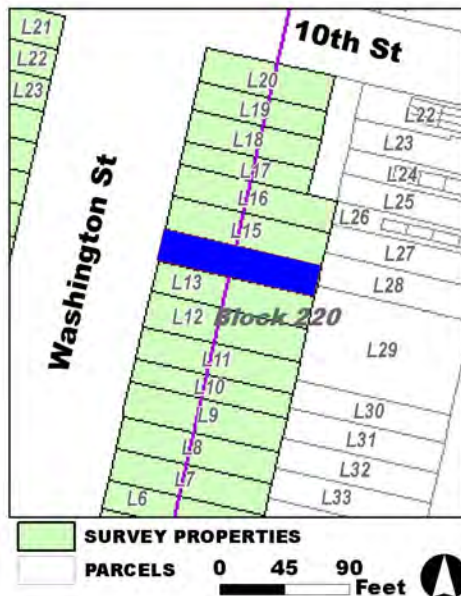
Other Designation Date:

☐ Eligibility Worksheet included 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)

-571139149

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.	1934	
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	
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	
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA-(LE) / FAC_NAME: / YR: 1880)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-571139149**

Page 3

PROPERTY REPORT

Property ID: **-1834956822**

Property Name: 928 Washington Street
Address: 928 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 928 Washington Street is a three-story, three-bay Italianate-style rowhouse constructed ca. 1880. The brick building's first floor exterior is clad in brick veneer with cast concrete detailing; a short brick wall topped with a wrought iron railing demarcates a sunken areaway that provides access to a basement door. The first floor facade is primarily occupied by a modern commercial storefront. The storefront consists of a large steel-framed picture window and a modern steel and glass plate door, all set within modified openings. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a replacement wood door set within a shortened opening, fronted by a concrete and brick stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature painted segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; a replacement door; painted facade details; addition of a cloth awning over the first floor; and modernization of the first floor, including brick veneer cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1834956822

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the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 928 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; between 1909 and 1923 a two-story rear addition was constructed, completing the building's current form. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. A photograph from ca. 1885 implies that this building's first story layout originally consisted of a side entry, in the location of the current entry, with two adjacent windows. A 1960s streetscape photograph shows the building with a mid-1900s glass and metal protruding storefront, which was likely a modified form of an earlier storefront. The building's first story exterior was altered between the 1960s and 1978, when it was documented as part of a 1978 survey. The protruding storefront was removed, the first story was clad in brick veneer, and a central multi-light picture window was installed. The first floor was modified again after 1978 to its current configuration.

Despite alterations, 928 Washington Street retains integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; and original segmental arch openings on the upper floors. Therefore, it is recommended that 928 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

928 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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

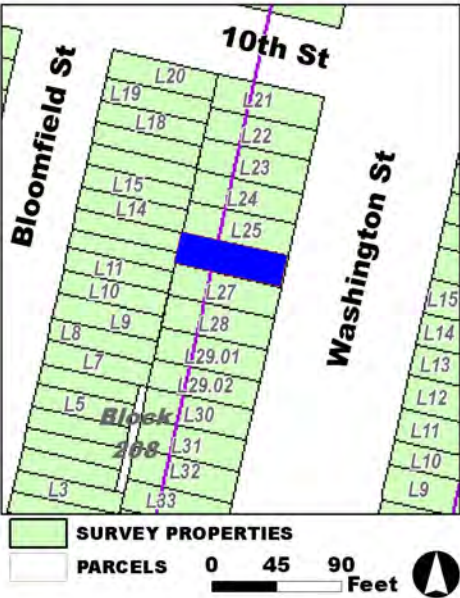
☐ (Primary Contact)

Property ID:

-1834956822

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Location Map:



Site Map:

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

☐ (Primary Contact) **Property ID:**
-1834956822

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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hoboken Historical Museum	"Columbus Park"			
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978		

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/9/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1834956822

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PROPERTY REPORT

Property ID: **-390549384**

Property Name: 929 Washington Street
Address: 929 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 929 Washington Street is a three-story, three-bay Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone building has coursed first floor exterior, and features a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a slightly recessed double-sided wood door set within an original segmental arch opening, with an ornamental brownstone surround with floral details. Two one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor. The windows feature straight brownstone lintels and sills. A cast iron railing demarcates the areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced one-over-one replacement windows set within original openings at each floor. The windows feature brownstone lintels and bracketed brownstone sills. The flat roof is accented by an ornate bracketed metal cornice with dentils. Alterations include replacement window sashes. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-390549384

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Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 929 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular main block and a three-story rear extension; the building's footprint has not changed.

929 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone sills and lintels; original openings; brownstone door surround; areaway; and secondary entrance. Therefore, it is recommended that 929 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

929 Washington Street is sited on a rectangular parcel (Block 220 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

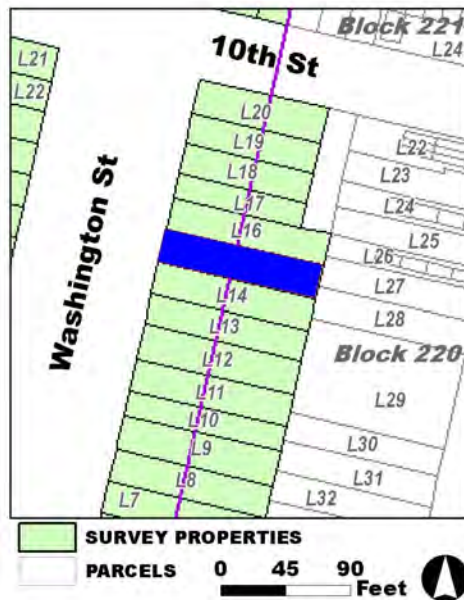
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-390549384

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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	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-H-BA / FAC_NAME: / YR: 1880)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-390549384**

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PROPERTY REPORT

Property ID: 1557060141

Property Name: 930 Washington Street
Address: 930 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Muller Insurance	Newark	208	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 930 Washington Street is a three-story, three-bay, Italianate-style mixed-use building constructed ca. 1880. The brick building's first floor exterior is clad in brick veneer and is occupied by a modern commercial storefront. The storefront consists of a modern steel and glass plate door flanked by steel framed picture windows. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a modern steel-framed plate glass door set within a shortened opening, fronted by a concrete and brick stoop. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; a replacement door; and modernization of the first floor, including brick veneer cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-19th century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1557060141

block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 930 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. Muller Insurance, established in 1906, is the long standing-occupant of this building. Photographic documentation shows that from at least the 1920s through the 1960s the first floor was occupied by an early-18th century commercial storefront with protruding windows and a central entry; a secondary residential entrance set within a segmental arch opening sat adjacent to the storefront at the first floor. The building's first story exterior was altered to its current configuration between the 1960s and 1978, when it was documented as part of a survey.

Despite alterations, 930 Washington Street retains integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; and original segmental arch openings on the upper floors. Therefore, it is recommended that 930 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

930 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

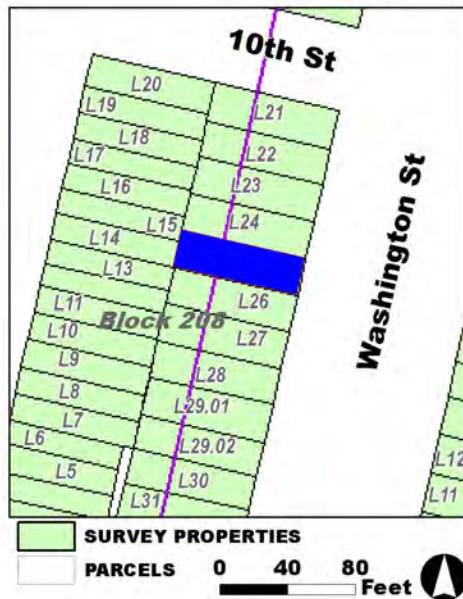
Other Designation Date:

☐ Eligibility Worksheet included 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)

1557060141

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		
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	
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	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1557060141

Page 3

PROPERTY REPORT

Property ID: **-1660758759**

Property Name: 931 Washington Street
Address: 931 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 931 Washington Street is a three-story, three-bay Romanesque Revival-style rowhouse constructed ca. 1890. The brick building has an L-shaped brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a recessed double-sided wood door with a transom set within an original rounded brick arch opening. Pilasters with limestone capital details flank the doorway. Three one-over-one replacement windows set within a single original brick segmental arch opening sit adjacent to the entry at the first floor. The windows are flanked by pilasters with limestone capital details and feature a shared brick sill. A cast iron railing demarcates the sunken areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three evenly-spaced one-over-one replacement windows set within original openings at each floor. The windows feature carved limestone lintels and bracketed limestone sills. The flat roof is accented by an decorative wood cornice. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1660758759

Page 1

Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 931 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed.

931 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; limestone sills and lintels; original openings; brick arches; areaway; cast iron railings; and secondary entrance. Therefore, it is recommended that 931 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

931 Washington Street is sited on a rectangular parcel (Block 220 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

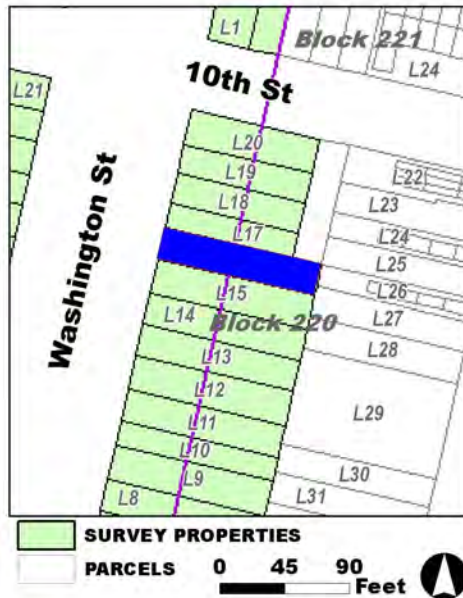
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1660758759

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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Google	GoogleEarth Streetview		

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1660758759**

Page 3

PROPERTY REPORT

Property ID: 684976732

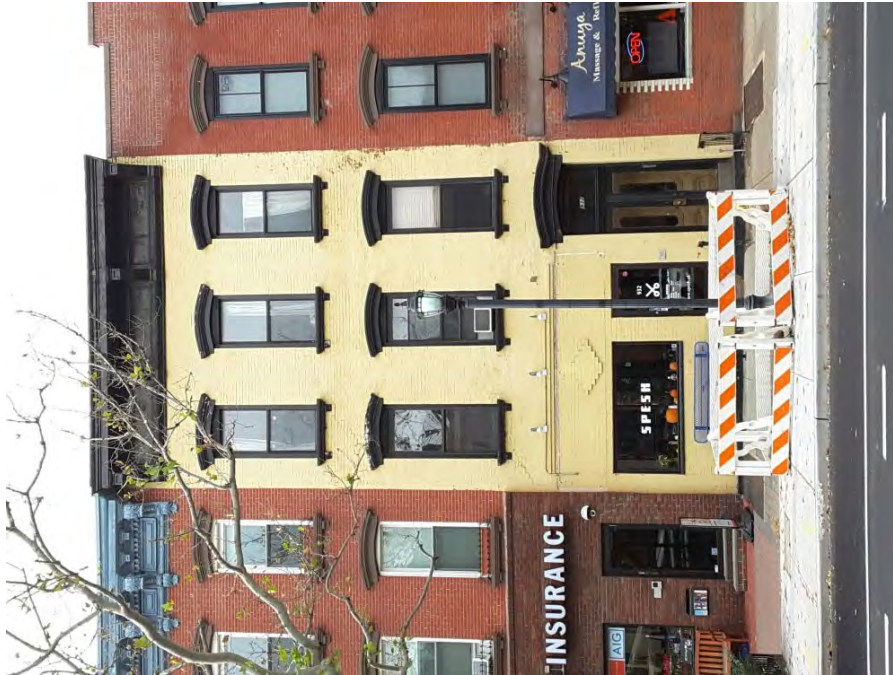
Property Name: 932 Washington Street
Address: 932 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 932 Washington Street is a three-story, three-bay Italianate-style mixed-use rowhouse constructed ca. 1880. The painted brick building's first floor exterior is primarily occupied by a modern commercial storefront. The storefront consists of a modern steel and glass plate door and a steel framed picture window. A secondary entrance sits adjacent to the storefront at the first floor, providing access to the residential units on the upper floors. This entrance consists of a double-sided wood door with a transom set within an original segmental arch opening. The doorway is topped by a carved brownstone lintel and is fronted by a stone threshold. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a decorative wood cornice with brackets. Alterations include replacement window sashes; and modernization of the first floor, including brick veneer cladding and modified openings. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

684976732

Page 1

side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 932 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. Photographic documentation from the 1960s shows that this building had an early 1900s protruding storefront. The building's first story exterior was altered to its current configuration between the 1960s and 1978, when it was documented as part of a survey.

Despite alterations, 932 Washington Street retains historic integrity as a mixed-use 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 decorative cornice; brownstone lintels and sills; double entries; original doorway opening; and original segmental arch openings on the upper floors. Therefore, it is recommended that 932 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

932 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

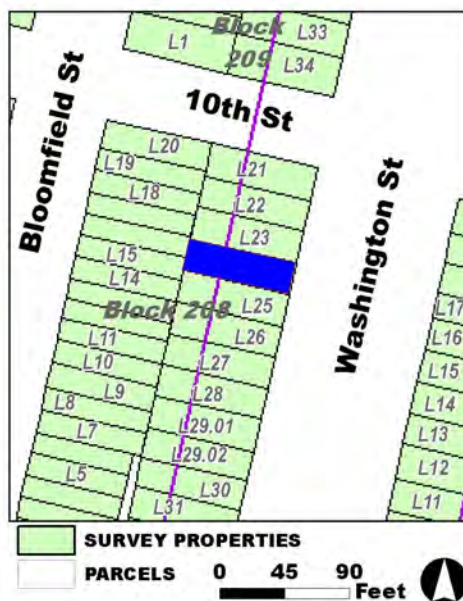
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

684976732

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☒ (Primary Contact)

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Google	GoogleEarth Streetview		
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Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-3U-1C-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: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

684976732

Page 3

PROPERTY REPORT

Property ID: **-1372329114**

Property Name: 933 Washington Street
Address: 933 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 933 Washington Street is a three-story, three-bay, Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone-clad building has a modest brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; a transom set within its own opening sits above the doorway. Two one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor; both windows are topped by transoms set within their own original openings. A wrought iron railing demarcates the sunken areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. There is a three-sided metal extended bay at the second floor. The bay features three replacement windows; the middle window is topped with a decorative pediment. Fenestration on the third floor consists of three evenly-spaced replacement windows set within original openings with a shared brownstone lintel. The flat roof is accented by an decorative wood cornice. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 9-00 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1372329114

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Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 933 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story, stone-clad dwelling with a rectangular footprint; the building's footprint has not changed.

933 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone façade; original openings; areaway; protruding bay; and secondary entrance. Therefore, it is recommended that 933 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

933 Washington Street is sited on a rectangular parcel (Block 220 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. The 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry buildings; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

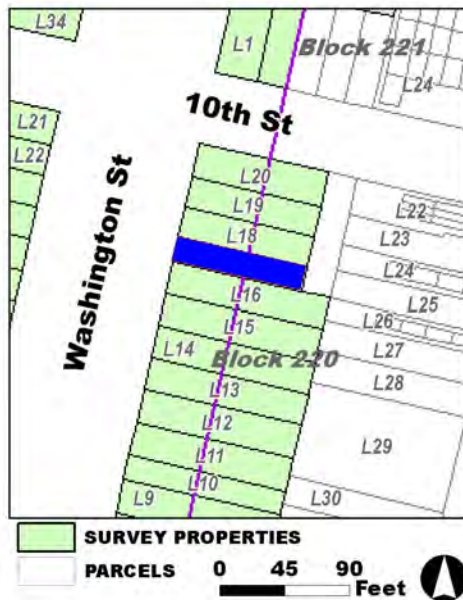
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1372329114

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.	1934	
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	
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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-H-B / FAC_NAME: / YR: 1870)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/11/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1372329114**

Page 3

PROPERTY REPORT

Property ID: -1462128729

Property Name: 934 Washington Street
Address: 934 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 934 Washington Street is a three-story, three-bay Italianate-style mixed-use rowhouse constructed ca. 1880. The brick building's first floor is occupied by a modern commercial storefront. The main entrance consists of a double-sided wood door with a transom set within an original segmental arch opening. The doorway is topped by a carved brownstone lintel and is fronted by a stone threshold. A two-pane picture window with a white brick surround sits adjacent to the doorway at the first floor. Fenestration on the upper floors consists of three evenly-spaced replacement windows set with original segmental arch openings at each floor. All windows feature carved segmental arch brownstone lintels and bracketed brownstone sills. The flat roof is accented by a stepped parapet. Alterations include replacement window sashes; removal of the cornice; and modifications to the first floor. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view depiction of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three and four story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1462128729

Page 1

mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 934 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story brick dwelling with a rectangular footprint; the building's footprint has not changed. Much like many other buildings along the west side of the block, between 1891 and 1932 this building's use changed from solely residential to a mixed-use structure. Based on photographic documentation of the adjacent buildings, 934 Washington Street's first story likely had an early 1900s storefront, and was altered to its current configuration before 1978, when it was documented as part of a survey.

Despite alterations, 934 Washington Street retains integrity as a mixed-use 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 brownstone lintels and sills; original doorway opening; and original segmental arch openings on the upper floors. Therefore, it is recommended that 934 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

934 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

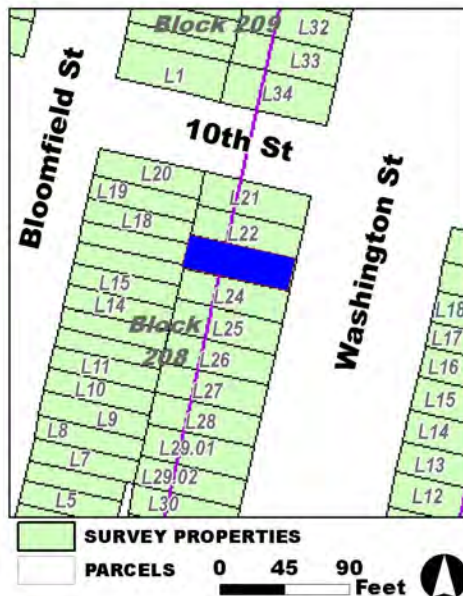
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1462128729

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BIBLIOGRAPHY:

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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	
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	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/9/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1462128729

Page 3

PROPERTY REPORT

Property ID: **-1608645393**

Property Name: 935 Washington Street
Address: 935 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 935 Washington Street is a three-story, two-bay Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone-clad building has a modest brownstone stoop with cast iron railings and newel posts fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; a transom set within its own opening sits above the doorway. Two one-over-one replacement windows set within original openings sit adjacent to the entry at the first floor; both windows are topped by transoms set within their own original openings. A cast iron railing demarcates the sunken areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three replacement windows set within original openings with a shared brownstone lintel at each floor. The windows at the second floor are topped by transoms set within their own original openings. The flat roof is accented by an decorative wood cornice. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land& Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1608645393

Page 1

the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 935 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; the building's footprint has not changed.

935 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone façade; original openings; areaway; and secondary entrance. Therefore, it is recommended that 935 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

935 Washington Street is sited on a rectangular parcel (Block 220 Lot 18), 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

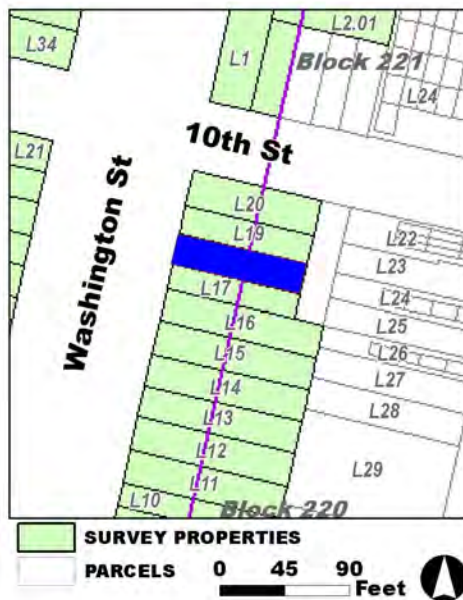
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1608645393

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.	1934	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
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.	1934	
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	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-BA-H-DK / FAC_NAME: / YR: 1870)

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: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1608645393**

Page 3

PROPERTY REPORT

Property ID: 202566654

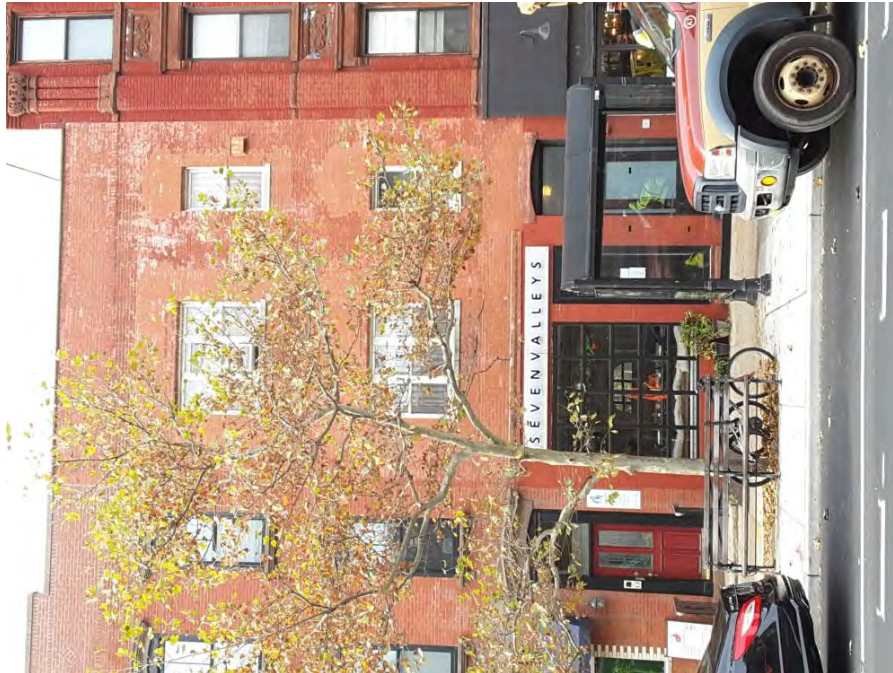
Property Name: 936 Washington Street
Address: 936 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 936 Washington Street is a three-story, three-bay mixed-use building constructed ca. 1880. The brick building's first floor is primarily occupied by a modern commercial storefront. The commercial storefront consists of a steel and glass plate door with an adjacent twenty-pane steel-framed picture window. A secondary entrance used to provide access to the residential units on the upper floors sits at the first floor as well. This entrance consists of a replacement wood door with a transom set within an original segmental arch opening. The doorway is topped by an arched brownstone lintel and is fronted by a stone threshold. Fenestration on the upper floors consists of replacement vinyl windows set within modified rectangular openings. Alterations include replacement window sashes; removal of the cornice; modified window openings; and modernization of the first floor commercial storefront. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

202566654

Page 1

mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 936 Washington Street is first depicted on an 1881 bird's eye view image of Hoboken. The building is shown on an 1891 fire insurance map as a three-story, brick, mixed-use building with a rectangular footprint; the building's footprint has not changed. Based on photographic documentation of the adjacent buildings, 936 Washington Street's first story likely had an early 1900s storefront, and was altered to its current configuration before 1978, when it was documented as part of a survey.

Due to extensive alterations, 936 Washington Street no longer retains architectural integrity or 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. Therefore, it is recommended that 936 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

936 Washington Street is sited on a rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

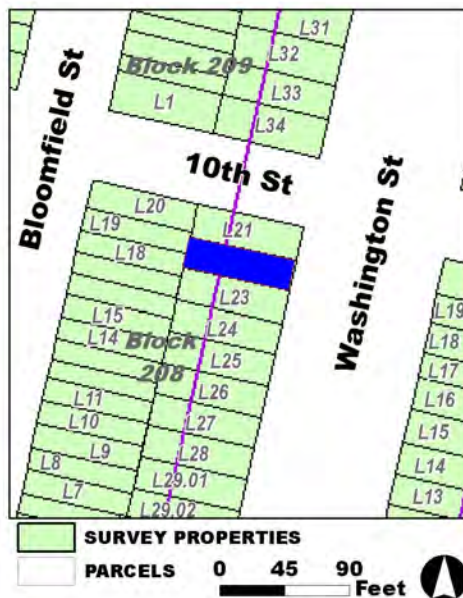
Other Designation Date:

☐ **Eligibility Worksheet included 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:

20256654

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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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	
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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	

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: Not Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

202566654

Page 3

PROPERTY REPORT

Property ID: **-294283260**

Property Name: 937 Washington Street
Address: 937 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 937 Washington Street is a three-story, two-bay Renaissance Revival-style rowhouse constructed ca. 1890. The brownstone-clad building has a modest brownstone stoop with wrought iron railings fronting the main entry. The entry is composed of a double-sided wood door set within an original opening; a transom set within its own opening sits above the doorway. Two replacement windows set within original openings sit adjacent to the entry at the first floor; both windows are topped by transoms set within their own original openings. A wrought iron railing demarcates the sunken areaway fronting the building, and there is a secondary entrance beneath the stoop. There are also two replacement windows set within original openings at the garden level. Fenestration on the upper floors consists of three replacement windows set within original openings with a shared brownstone lintel at each floor. The windows at the second floor are topped by transoms set within their own original openings. The flat roof is accented by an decorative wood cornice. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, buildings along the west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-294283260

Page 1

the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 937 Washington Street is first depicted on an 1891 fire insurance map, where it is shown as a three-story stone-clad dwelling with a rectangular footprint; the building's footprint has not changed.

937 Washington Street retains integrity as a residential building along a historic commercial corridor, 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 decorative cornice; brownstone facade; original openings; areaway; and secondary entrance. Therefore, it is recommended that 937 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

937 Washington Street is sited on a rectangular parcel (Block 220 Lot 19), 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

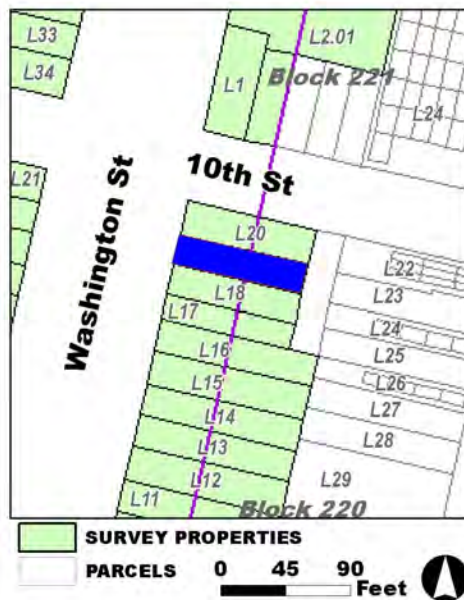
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-294283260

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, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
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	
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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	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-294283260**

Page 3

PROPERTY REPORT

Property ID: 1203965713

Property Name: 938 Washington Street
Address: 938 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	208	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 938 Washington Street is a four-story, three-bay Romanesque Revival-style mixed-use building constructed ca. 1890. The brick building's first floor is clad in painted stucco, and is occupied by a modern commercial storefront. The first-floor facade features a recessed steel-framed double door. A four-pane steel-framed modern storefront window sits adjacent to the doorway at the first floor. Fenestration on the second and third floors consists of three evenly-spaced replacement windows set within original openings; these windows feature heavy brownstone lintels and brownstone sills. Fenestration at the fourth floor consists of three evenly-spaced replacement windows set within brick rounded arch original openings. The fourth floor arches are set upon brick pilaster details. Decorative carved brownstone panels sit above the fourth floor windows within the arches, and decorative brownstone panels are featured on the facade above and below the windows on the third floor. The first floor of the side (north) elevation features a secondary modern commercial storefront and an entrance for the residential units on the upper floor near the rear of the building. Fenestration on the side elevation mimics the configuration on the facade. The flat roof is accented by a decorative wood cornice with an elongated fascia. Alterations include replacement window sashes and modifications to the first floor. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-nineteenth century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 birds eye view image of Hoboken shows that the west side of the 900 block of Washington Street had begun development by that point, while the east

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1203965713

Page 1

side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 938 Washington Street is first shown on an 1891 fire insurance map as a four-story brick dwelling with a rectangular footprint; between 1891 and 1909 a one-story addition was constructed at the rear of the building, completing its current form. Fire insurance maps from the 1930s note that the one-story rear addition was used as a commercial space, and that the building was used as a space for a social club. The first-floor modifications were completed prior to 1978, when the building was documented as part of a survey.

Despite alterations, 938 Washington Street retains integrity as a mixed-use 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 brownstone lintels and sills; original window openings; decorative cornice; and façade details. Therefore, it is recommended that 938 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

938 Washington Street is sited on an end-block, rectangular parcel (Block 208 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

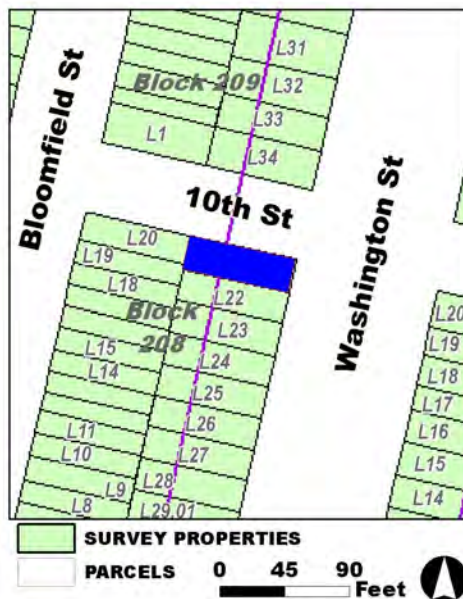
Other Designation Date:

☐ Eligibility Worksheet included 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)

1203965713

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		
Hoboken Historical Museum	"Columbus Park"		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-2C-3U-H-BA / FAC_NAME: / YR:)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/10/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1203965713

Page 3

PROPERTY REPORT

Property ID: 2011418066

Property Name: 939 Washington Street; Former Waldorf Apartment House
Address: 939 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	220	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 939 Washington Street - the former Waldorf Apartment House - is a four-story, two-bay Neo-Grec-style multi-use dwelling constructed ca. 1900. The brownstone-clad building features an L-shaped brownstone stoop with wrought iron railings that fronts the main entry. The main entry is composed of a double-sided wood door with a transom set within an original opening with a decorative brownstone surround. A wrought iron railing demarcates the areaway fronting the building, and provides access to a secondary garden-level entry. There is a three-story, three-sided bay window located on the north half of the façade. The bay features vinyl replacement windows set within original openings throughout. The second-floor, middle window features a carved, arched pediment. The remainder of the windows have decorative brownstone surrounds, and carved brownstone panels beneath them. A group of three vinyl windows with brownstone surrounds and a central pediment sit above the bay window at the fourth floor. Fenestration on the south side of the façade consists of a replacement vinyl window set within an original opening at each floor. These windows feature brownstone surrounds; the second floor window has a rounded pediment and the fourth floor window has a triangular pediment. There are brownstone quoin details on the façade corners, and a decorative brownstone cornice detail travels above the third floor. The side (north) elevation has a brick exterior and features a secondary entrance; this entrance consists of a recessed replacement wood door with a brownstone stoop. A four-story three-sided brownstone bay window is located at the rear of the side elevation. Fenestration on the remainder of the side elevation consists of replacement windows set within original openings with brownstone lintels and sills. The flat roof is accented by a decorative wood cornice with swag details on the fascia. Alterations include replacement window sashes; replacement railings; a replacement door;

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

2011418066

Page 1

☒ (Primary Contact)

and addition of cloth awnings over openings on the first floor. No exterior flood mitigation measures are evident.

The development of the 900 block of Washington Street began in the late-19th century. An 1873 map shows that much of the land around this block was composed of undeveloped land owned by the Hoboken Land & Improvement Company. An 1881 bird's eye view image of Hoboken shows that the west side of the 800 block of Washington Street had begun development by that point, while the east side of the block remained empty. By 1891 the majority of both sides of the block were filled with three- and four-story masonry buildings. Originally, both sides of the block were constructed primarily as residential rows. During the early 1900s, most buildings along the west side of the block were converted to mixed-use buildings with a commercial first floor. Generally, the west side of the block is comprised of mixed-use and commercial-use buildings, while the east side of the block is primarily residential. 939 Washington Street was constructed during this era as an apartment house, known as the Waldorf, and is first depicted on a 1904 bird's eye view image of Hoboken. It is believed to have been designed by Albert Beyer, architect of the Hoboken Free Public Library and Manual Training School (Property ID 1113305789). A 1909 atlas shows that the brownstone-clad building has a rectangular main block and a rear ell. Between 1909 and 1923 a one-story garage addition was constructed at the rear of the building, completing the building's current configuration. Maps from the 1930s note that 939 Washington Street was one of several flats along the east side of the block.

The former Waldorf Apartment House at 939 Washington Street retains integrity as a multi-family dwelling, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District, and the locally-designated Central Business and Washington Street Historic District. Character defining features include the brownstone façade details; original openings; garden-level entry; decorative cornice; bay windows; and double-sided door. Therefore, it is recommended that 939 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

939 Washington Street is sited on a rectangular parcel (Block 220 Lot 20), 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 900 block of Washington Street is part of the northern half of Hoboken's main commercial corridor. The block is composed primarily of three- and four-story masonry rows; the majority of the east side occupied by residential buildings, while the west side is composed of buildings with a mix of residential and commercial uses.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

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

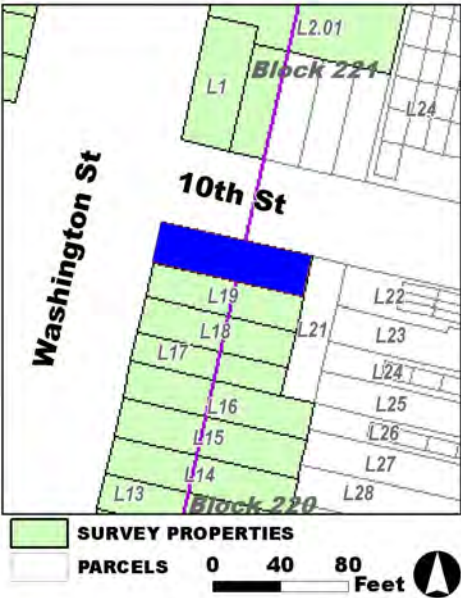
☒ (Primary Contact)

Property ID:

2011418066

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Location Map:



Site Map:

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

☒ (Primary Contact)

Property ID:
2011418066

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	
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	
Kratz, Allen W.	National Register of Historic Places Nomination, "Hoboken Free Public Library and Manual Training School, Hoboken, New Jersey"	2012	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
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: 4B-1C-9U-H-BA / FAC_NAME: / YR:)

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****2011418066**

Page 4

PROPERTY REPORT

Property ID: 1318270866

Property Name: 1000 Washington Street
Address: 1000 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1000 Washington Street is a four-story tall, two-bay wide, Renaissance Revival corner commercial/apartment building constructed ca. 1890. The building is primarily constructed of brick with an iron-front commercial space occupying the facade of the entrance level. A decorative cornice with garland detail highlights the commercial entity on the first floor. Brick panel detailing is noted on the upper levels of the south elevation, near the front corner of the building. Iron fencing encloses small areas of outdoor space on the south elevation fronting Tenth Street. The commercial business is nearly fully enclosed in wood panel siding. A double-door entrance pierces the north side of the façade, sided to the south by two large rectangular-shaped commercial windows. Two single entrances, highlighted by door surrounds and transoms are located on the south elevation, providing access to the upper residential levels. Fenestration includes multi-level projecting bay windows and single openings framed by decorative lintels featuring a variety heavy entablatures, triangular pediments, and segmental arches, and stone sills. All of the openings appear to be original with replacement sashes. Wrought iron fire escapes are featured along the upper levels of the Tenth Street elevation. The flat roof is accented by wide overhanging cornice with decorative brackets and dentil moulding. Alterations include vinyl sash replacement windows throughout the upper levels; the enclosure of the commercial space across the façade of the entrance level; replacement commercial windows; and replacement commercial doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

1318270866

Page 1

☐ (Primary Contact)

Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

Though altered, 1000 Washington Street continues to exhibit its low-profile roof, decorative cornice, original fenestration, and framed entrance-level ironwork, common elements of late 19th century Renaissance Revival construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1000 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1000 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 34), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high integrity late 19th century multi-use 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:

Local Designation:

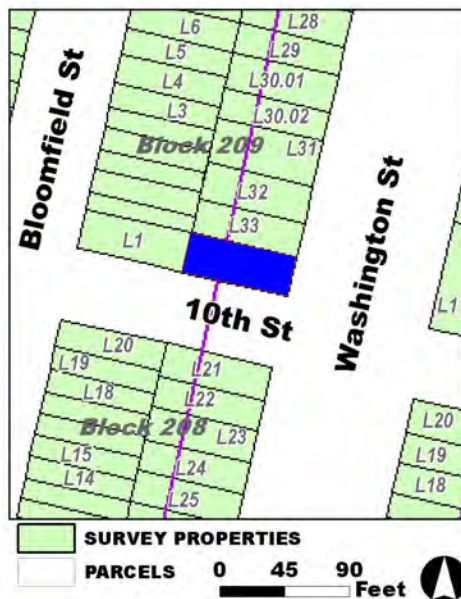
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1318270866

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	1909		
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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1318270866**

Page 3

PROPERTY REPORT

Property ID: **-1517143691**

Property Name: 1002 Washington Street

Ownership:

Address: 1002 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1002 Washington Street is a four-story tall, three-bay wide, commercial/apartment building, constructed ca. 1890. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. A simple cornice highlights the commercial entity on the first floor. Iron fencing encloses small areas of outdoor space across the façade. The commercial business features a centralized single-door entrance with transom, flanked by large commercial glass bays with full-width transoms. A single side entry pierces the north side of the commercial bay, providing access to the upper residential levels. Fenestration across the upper levels includes simple single openings with replacement, one-over-one, vinyl sash windows set within original openings. Alterations include vinyl sash replacement windows throughout the upper levels; replacement doors; the removal of applied lintels and sills and detailed cornice that once hung across the roofline. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the former Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-1517143691

Page 1

☐ (Primary Contact)

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction. Though altered, 1002 Washington Street continues to exhibit its low-profile roof, original window openings, and first floor iron work storefront, common elements of late-19th century Italian Renaissance construction. In addition, the building retains its original massing and character, similar to adjacent buildings. While this building has been determined to be non-contributing to the locally designated Central Business and Washington Street Historic District, given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1002 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1002 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 33), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century multi-use 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:

Local Designation:

Other Designation:

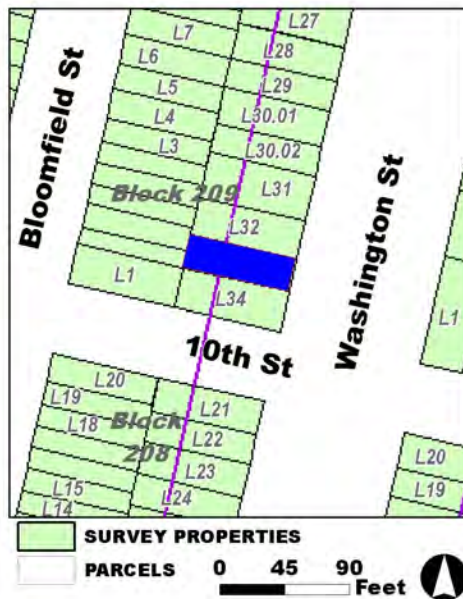
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1517143691

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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

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

NOTES: missing cornice and window detail

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:** 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1517143691**

Page 3

PROPERTY REPORT

Property ID: 1750096836

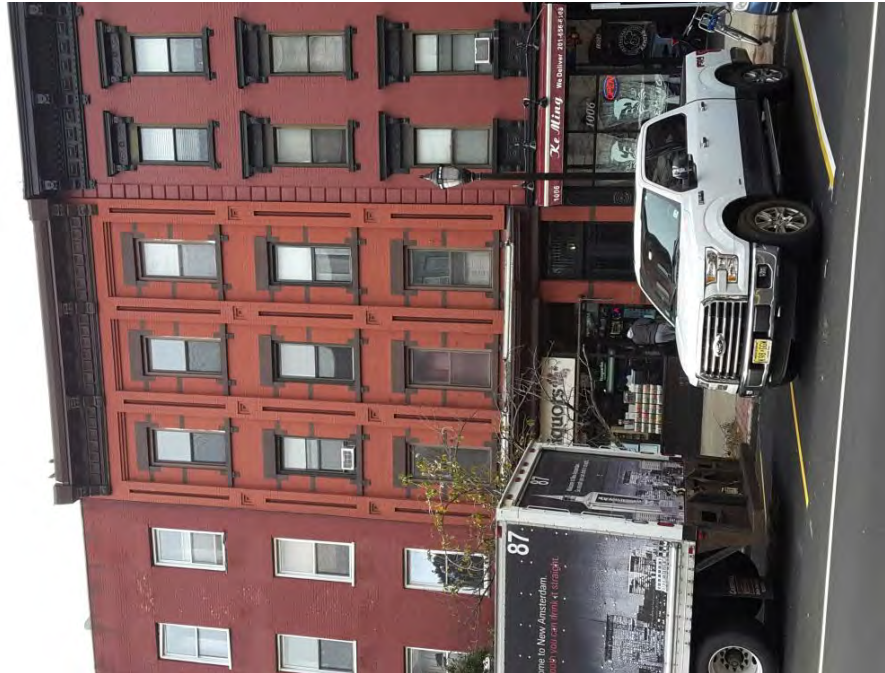
Property Name: 1004 Washington Street
Address: 1004 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1004 Washington Street is a four-story tall, three-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1890. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Detailed brickwork rises vertically between the bays of the upper levels of the building. A simple cornice highlights the commercial entity across the first floor. The commercial business features a single-door entrance with transom, sided to the south by large commercial glass bays. A double-door side entry with transom pierces the north side of the commercial bay, providing access to the upper residential levels. Fenestration across the upper levels includes single openings with flat stone lintels and bracketed stone sills. All of the openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and decorative moulding. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement commercial windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1750096836

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction. 1004 Washington Street continues to exhibit its low-profile roof, decorative cornice, detailed brickwork, original fenestration, and framed entrance-level ironwork, common elements of late 19th century Italian Renaissance constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1004 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1004 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 32), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high integrity late 19th century multi-use 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:

Local Designation:

Other Designation:

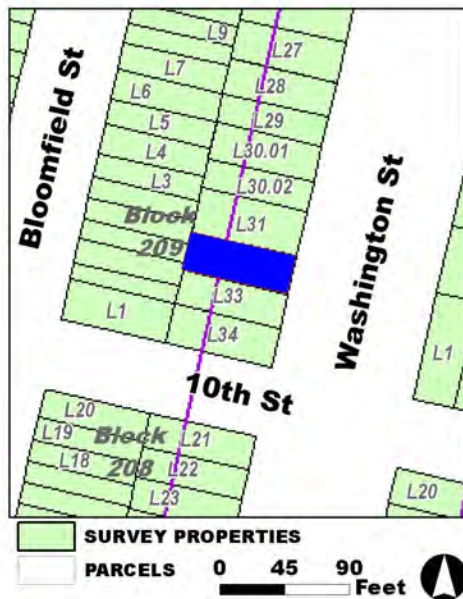
Other Designation Date:

☐ Eligibility Worksheet included 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:

1750096836

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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		

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:	<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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1750096836**

Page 3

PROPERTY REPORT

Property ID: 1353445295

Property Name: Princeton Building
Address: 1006 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Princeton Building, located at 1006 Washington Street, is a four-story tall, five-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1890. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Quoining rises vertically at both corners of the upper level of the facade. A simple cornice, obscured by commercial awnings, highlights the commercial entity across the first floor. A centralized entrance highlighted by a triangular pediment with the words "Princeton" below, and iron posts with rosette detailing pierce the entrance level, providing access to the upper residential levels. This entrance is flanked by commercial businesses on either side, each with single side entries. Fenestration across the upper levels includes single openings with decorative stone lintels and bracketed sills. All of the openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and decorative moulding. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement commercial windows and doors across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1353445295

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1006 Washington Street continues to exhibit its low-profile roof, decorative cornice, quoining, original fenestration, and framed entrance-level ironwork, common elements of late 19th century Italian Renaissance constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1006 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1006 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 31), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

1353445295

Page 2

BIBLIOGRAPHY:

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

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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1353445295**

Page 3

PROPERTY REPORT

Property ID: **-2134378657**

Property Name: Elks Lodge No. 74
Address: 1007-1011 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	2.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Elks Lodge No. 74, located at 1007-1011 Washington Street, is a four-story, three-bay Beaux Arts-style Elks Lodge constructed in 1906. The brick building's first floor is clad in coursed stone, and the main entrance is located at the first floor on southern half of the façade (west elevation). The entry is composed of a pair of wood and glass doors with a wood-framed transom set within a stone rounded arch opening, fronted by a stone stoop. Above the entry is an ornately carved stone flat pediment within brackets displaying in carved text: "B.P.O.E." (Benevolent and Protective Order of the Elks). Two sets of replacement windows set within original stone rounded arch openings sit to the left of the entry at the first floor. A molded stone cornice sits above the first floor. Fenestration on the upper floors consists of pairs of aluminum replacement casement-style windows set within three evenly-spaced original openings at each floor surrounded by tan brick. These openings feature shared terracotta surrounds that travel vertically on the facade; each floor is divided by a terracotta panel: wave molding supports an indented rectangle depicting an elk head within 'B.P.O.Elks', below 'No. 74' (the lodge number) surrounded by floral motifs, and egg and dart borders topped by a narrow band of repetitive arches. A heavy decorative wood cornice with brackets and dentils set above the fourth floor. There are three dormers with pointed pediments above the cornice line, each features a replacement double-hung window sash. The uneven roofline is lined with terracotta detailing, and behind the dormers is a gable-style roof clad in red slate shingles and copper flashing. In front of the building at street level is a bronze elk statue on a raised iron base. Alterations include replacement windows; replacement doors; and replacement roofing material. No exterior flood mitigation measures were observed. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-2134378657

Page 1

Washington Street was laid out to Eleventh Street by the 1870s, though it had not been developed past Eighth Street by that time. The 1000 block of Washington Street first saw development between 1881 and 1891. The first buildings constructed along the 1000 block of Washington Street were a mix of residential and mixed-use, three to four-story buildings. The dedication ceremony where the cornerstone was laid for the Elks Lodge took place in 1905. 1007-1011 first appears on a 1909 atlas where it is shown as a masonry building with an irregular footprint, and it is marked "B.P.O.E.". Between 1909 and 1923 a two-story rear addition was constructed, completing the building's current footprint. (See Property Eligibility Worksheet)

Elks Lodge No. 74 at 1007-1011 Washington Street retains integrity as an institutional building, and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. In addition, this building is a contributing property within the Central Business & Washington Street Historic District. Character-defining features include the original openings; terracotta details; white brick; bronze elk statue; dormers; roofline; stone-clad first floor; and decorative cornice. This lodge is a highly intact and ornately styled building. Additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. Therefore, it is recommended that 1007-1011 Washington Street be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

1007-1011 Washington Street is sited on a rectangular parcel (Block 221 Lot 2.01), 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 1000 block of Washington Street consists primarily of three to five-story brick exterior buildings. Mixed-use buildings comprise the majority of the west side of the block, and the east side of the block is largely comprised of 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:

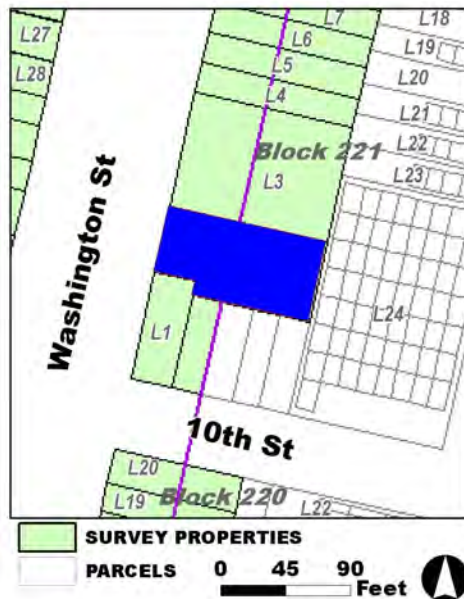
Other Designation Date:

☒ **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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

-2134378657

Page 2

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Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938		
Google	GoogleEarth Streetview			
Hoboken Historical Museum	"Program: One Hundred and Twenty Fifth Installation of Officers Hoboken Elks Lodge No.74, Sunday April 21, 2013."	2013		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923		
Abernathy, Melissa	Greetings from Hoboken: A Postcard History.			
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: 5B-CLUB / FAC_NAME: CLUB / YR:)

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:** 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:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-2134378657**

Page 3

PROPERTY REPORT

Property ID: 449378598

Property Name: 1008 Washington Street
Address: 1008 Washington ST

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	30.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1008 Washington Street is a four-story, three-bay, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed of brick, and the original first-floor commercial space has been infilled and now features stucco scored to look like brownstone. Modern wrought iron fencing encloses a small concrete area in front of the façade. A simple cornice highlights the ground level of the building. A single side entrance pierces the entrance level in the north bay of the façade, and is flanked by a tri-partite picture window. Fenestration across the upper levels includes single openings with a combination of flat and decorative stone lintels featuring floral motifs and bracketed stone sills. All of the openings appear to be original with replacement, one-over-one, vinyl-sashes. A wrought iron fire escape hangs across the north bay of the upper levels. The flat roof is accented by wide overhanging cornice with decorative brackets and dentil moulding. Alterations include replacement windows and doors and the infill of the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

449378598

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

Though altered, 1008 Washington Street continues to exhibit its low-profile roof; decorative cornice; stone lintels and sills; and original window and door openings, common elements of late-19th century Renaissance Revival construction. This building is considered a contributing resource to the locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1008 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1008 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 30.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century multi-use 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:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included 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:

449378598

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

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:* 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****449378598**

Page 3

PROPERTY REPORT

Property ID: **-279154215**

Property Name: 1010 Washington Street
Address: 1010 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	30.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1010 Washington Street is a four-story, four-bay, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed of brick and originally featured a first-floor commercial space that has been infilled and now features a stucco facade scored to resemble brownstone. The first floor now features a recessed central door with a large transom flanked by tri-partite picture windows. Modern wrought iron areaway fencing encloses a small concrete area along the façade of the building. A simple cornice highlights the ground level of the building. Fenestration across the upper levels includes single openings with a combination of flat and decorative stone lintels with floral motifs and bracketed stone sills. A soldier course of brickwork is also featured above all the stone lintels. All of the openings appear to be original with replacement, one-over-one, vinyl-sash windows. The flat roof is accented by wide overhanging cornice with decorative brackets and paneled moulding. Alterations include replacement windows and doors and the infill of the original commercial space on the first floor. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-279154215

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

While the first-floor commercial space has been altered to accommodate residential space, 1010 Washington Street continues to exhibit its low-profile roof; decorative cornice; original window and door openings; and stone sills and lintels; common elements of late-19th century Renaissance Revival construction. This building is considered a contributing resource to the locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1010 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1010 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 30.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century multi-use 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:

Local Designation:

Other Designation:

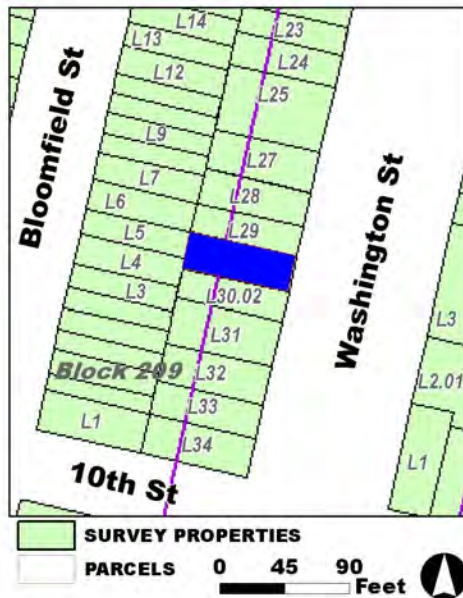
Other Designation Date:

☐ Eligibility Worksheet included 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)

-279154215

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		
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: 1900)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-279154215**

Page 3

PROPERTY REPORT

Property ID: **-1255695757**

Property Name: 1012 Washington Street

Ownership:

Address: 1012 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1012 Washington Street is a four-story tall, three-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The original first floor store-front level of the building has been infilled with brick, but the original iron pilasters are still extant. The upper levels consist of painted brick. Wrought Iron fencing encloses a small concrete area filled with potted landscaping in front of the façade. A side entrance pierces the north end of the entrance level, with two single window openings to the south. Fenestration across the upper levels includes single openings with decorative wood lintels and bracketed sills. All of the openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and paneled fascia. Alterations include vinyl sash replacement windows throughout the upper levels; infill of the entrance level; and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the former Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developing component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1255695757

Page 1

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building remains unchanged since its construction.

Though altered, 1012 Washington Street continues to exhibit its low-profile roof, decorative cornice, and original fenestration, common elements of late-19th century Renaissance Revival construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1012 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1012 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 29), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high integrity late-19th century multi-use 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:

Local Designation:

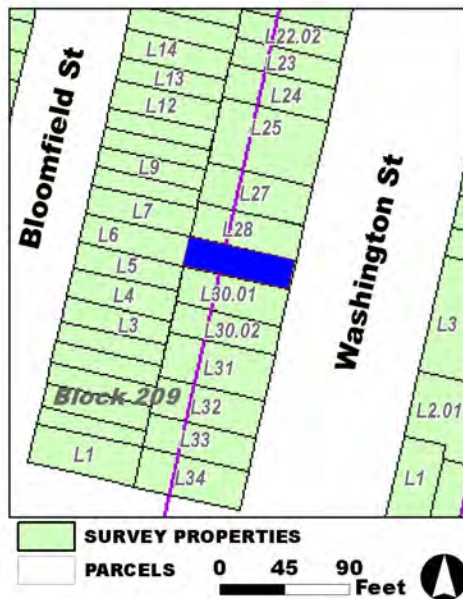
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1255695757

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		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1892)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 1/15/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1255695757**

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PROPERTY REPORT

Property ID: **-710522715**

Property Name: Canterbury Courts/Former Marlboro-Strand Apartments

Ownership: Private

Address: 1013-1019 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Marlboro-Strand Apar	Newark	221	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Marlboro-Strand Apartments building located at 1013-1019 Washington Street is a five-story, five-bay, Tudor-style apartment building constructed ca. 1930. The brick building - known today as the Canterbury Courts - features limestone accents, half-timbered intersecting gables at the third, fourth, and fifth floors, and tower details topped with battlements that extend above the slate-clad roof. There is a centered main entry vestibule with a steep gabled roof on the west-facing facade. The main entrance consists of a modern metal-frame and glass panel door set within a limestone rounded arch opening, fronted by a brick and concrete stair. Two secondary below-grade entrances are located on either end of the building's facade. Fenestration consist of single and paired replacement windows set within original openings with brick lintels and sills. The protruding bays feature modern windows set within original openings of various sizes with timber detail surrounds. Alterations include replacement windows and doors and the addition of a canvas awning over the main entrance. No exterior flood mitigation measures are evident.

Washington Street was laid out to Eleventh Street by the 1870s, though it had not been developed past Eighth Street by that time. The 1000 block of Washington Street first saw development between 1881 and 1891. The first buildings constructed along the 1000 block of Washington Street were a mix of residential and mixed-use, three to four-story buildings. The first building constructed on this plot of land was the Elks Club and Gayety Theater, built in the early 1890s. The ca. 1890 building was demolished around 1924, and several years later the apartment building at 1013-1019 Washington Street was constructed. The building is first depicted on a 1932 map as the

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Kaitlin Pluskota

☒ (Primary Contact)

-710522715

Organization: AECOM

Marlboro-Strand apartment building. The building was constructed with a brick facade and I-shaped footprint; the footprint has not changed.

1013-1019 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains integrity and has significant features that contribute to the historic character of the greater Hoboken Historic District. In addition, it stands an excellent example of the Tudor Revival style in Hoboken, as applied to a large, urban apartment complex. Character-defining features include the original window and door openings; half-timbered gables; slate roof; and battlement details. Therefore, it is recommended that the Canterbury Courts at 1013-1019 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1013-1019 Washington Street is sited on a rectangular parcel (Block 221 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 1000 block of Washington Street consists primarily of three to five-story brick exterior buildings. Mixed-use buildings comprise the majority of the west side of the block, and the east side of the block is largely comprised of 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

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-710522715

Page 2

BIBLIOGRAPHY:

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Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
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Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966	
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	

Additional Information:

HPC LIST ID: 122

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1897)

NOTES: 1015 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:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-710522715**

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Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-710522715

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PROPERTY REPORT

Property ID: 1297362298

Property Name: 1014 Washington Street
Address: 1014 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1014 Washington Street is a four-story tall, two-bay wide, Queen Anne commercial/apartment building, constructed ca. 1900. The brownstone building features an iron-front commercial space occupying the entrance level with a detailed cornice. A double-door side entrance pierces the south end of the ground level, providing access to the upper residential levels. The commercial business flanks the north side of the opening, featuring a centralized entrance and large glass-plate commercial windows. Fenestration across the upper levels includes single openings on the south side, with decorative terra cotta detailing between each opening, and a multi-level projecting bay window on the north side. All of the openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and terra cotta detailing. Alterations include vinyl sash replacement windows throughout the upper levels; and replacement windows and doors in the commercial area. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1297362298

Page 1

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This building first appears on the 1904 Birds Eye view of the area, and then again in 1909 in more detail. The footprint of this building at this location remains unchanged since its construction. Local newspaper clippings reference occupancy at this address as early as 1903.

1014 Washington Street continues to exhibit its low-profile roof, decorative cornice, and original fenestration, common elements of late 19th to early 20th century Queen Anne constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1014 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1014 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 28), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

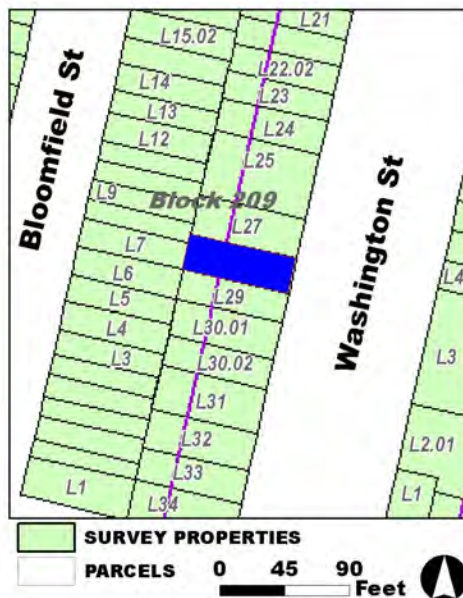
Other Designation Date:

☐ Eligibility Worksheet included 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)

1297362298

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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	1909		

Additional Information:

HPC LIST ID: 65

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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1297362298**

Page 3

PROPERTY REPORT

Property ID: 496918525

Property Name: 1016 Washington Street
Address: 1016 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1016 Washington Street is a five-story tall, five-bay wide, Renaissance Revival commercial/apartment building, constructed ca. 1900. The primarily brick building features an iron-front commercial space across the entrance level. A centralized entrance highlighted by detailed iron posts pierces the entrance level, providing access to the upper residential levels. This entrance is flanked by commercial businesses on either side, each with large commercial glass-plate windows and single side entries. Fenestration across the upper levels includes single openings detailed with a combination of alternating triangular, straight and augmented lintels and bracketed sills. All of the openings appear to be original with replacement sashes. The flat roof is accented by a simple trimmed parapet. Alterations include removal of original cornice; vinyl sash replacement windows throughout the upper levels; and replacement windows and doors in the commercial section across the ground level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

496918525

Page 1

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This building first appears on the 1904 bird's eye view image of the area, and then again in 1909 in more detail. The footprint of this building at this location remains unchanged since its construction. Local newspaper clippings reference occupancy at this address as early as 1903.

1016 Washington Street continues to exhibit its low-profile roof, original fenestration, decorative lintels and sills, and iron-front entrance level, common elements of late-19th to early-20th century Renaissance Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1016 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1016 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 27), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

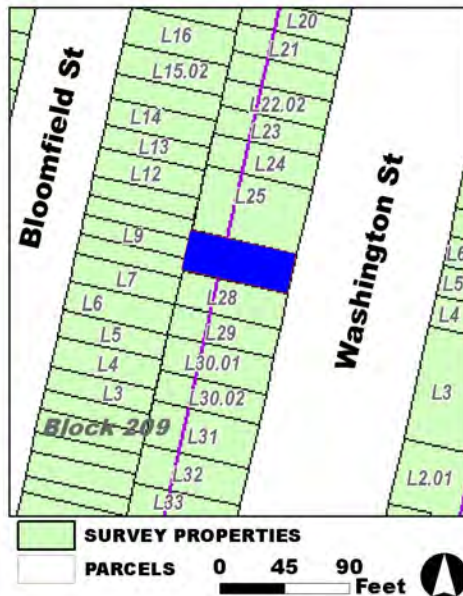
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

496918525

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: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1905)

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/16/2019

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

496918525

Page 3

PROPERTY REPORT

Property ID: **-1065715348**

Property Name: Polesie's
Address: 1018 Washington ST
Apartment #:
Ownership:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	25
HUDSON	Hoboken		Newark	209	26

Property Photo:



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

Description:

Polesie's, located 1018 Washington Street, is a three-story tall, three-bay wide Classical Revival commercial building, constructed ca. 1912. The primarily brick building features exposed iron-framework across the facade. A band of decorative ironwork with medallions stretches between the second and third floors, centered by the words, "POLESIE'S". A similar band of ironwork is noted across the top of the third floor.

A plate-glass centralized entrance is present on the entrance-level of the facade. Large commercial glass-plate ribbon windows are featured across each floor. All of the openings appear to be original with replacement sashes. The flat roof is accented by a decorative metal cornice with heavy brackets, a paneled fascia with medallions, and a balustrade topped with urns across the center roofline of the building. Alterations include vinyl sash replacement windows throughout and replacement doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1065715348

Page 1

mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This building first appears on the 1904 Bird's Eye View image of the area, and then again in 1909 in more detail. The footprint of this building at this location remains unchanged since its construction. Local newspaper clippings reference the grand opening of Polesie's, a department store, at this address as of 1912. Polesie's was established by Max Polesie, originally as a dry goods store in 1898.

1018 Washington Street continues to exhibit its low-profile roof with decorative ornamentation, original fenestration, and iron-front framework, common elements of late-19th to early-20th century Classical Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1018 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1018 Washington Street is sited on the west side of Washington Street, on a rectangular-shaped parcel (Block 209 Lot 25), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

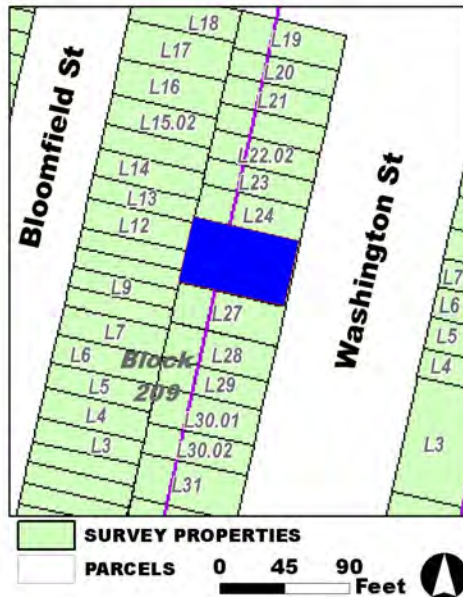
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1065715348

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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-BANK-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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1065715348**

Page 3

PROPERTY REPORT

Property ID: -1547762942

Property Name: 1021 Washington Street
Address: 1021 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1021 Washington Street is a four-story tall, three-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The masonry building is sheathed in smooth stucco. Cast iron fencing encloses the entrance to the building's garden level entrance. A single side entrance surrounded by infilled glass block and topped by a decorative hood pierces the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by straight decorative lintels and bracketed sills. The openings appear to be original with replacement sashes. The flat roof is accented by a wide overhanging cornice with decorative brackets. Alterations include vinyl sash replacement windows throughout; and the replacement door with infill at the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1547762942

Page 1

with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

Though altered, 1021 Washington Street continues to exhibit its low-profile roof with decorative cornice, original fenestration with lintels and sills, and garden level entry, all common elements of late-19th to early-20th century Renaissance Revival construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1021 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1021 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 4), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

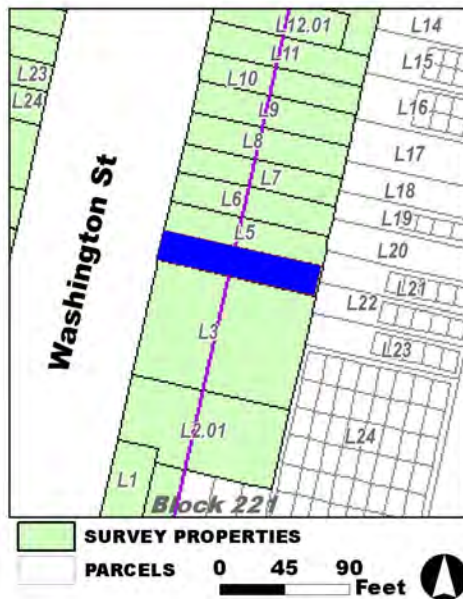
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1547762942

Page 2

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1897)

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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1547762942**

Page 3

PROPERTY REPORT

Property ID: **-1681435813**

Property Name: 1023 Washington Street
Address: 1023 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1023 Washington Street is a four-story tall, three-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed of brick and features continuous bands of stone that stretch across each level of the building. Cast iron fencing encloses the entrance to the building's garden level entrance. A single side entrance topped by a transom and decorative hood is located at the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by straight decorative lintels and bracketed sills. The openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and additional detailing. Alterations include vinyl sash replacement windows throughout; and a replacement door at the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1681435813

Page 1

☐ (Primary Contact)

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1023 Washington Street continues to exhibit its low-profile roof with decorative cornice, original fenestration with lintels and sills, and garden level entry, all common elements of late-19th to early-20th century Renaissance Revival construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1023 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1023 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 5), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use buildings with commercial spaces on the first floor, featuring a variety of styles and primarily brick exteriors.

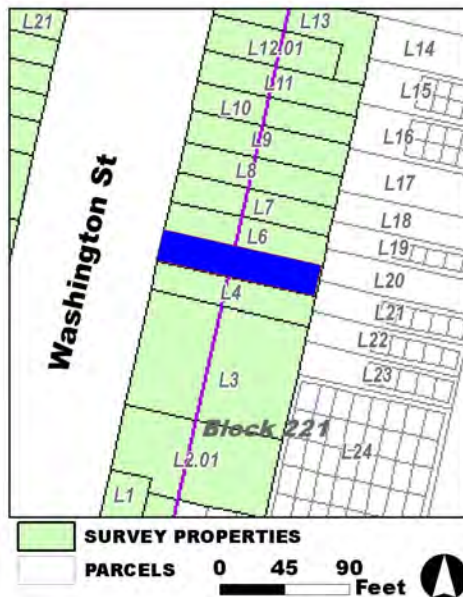
**Registration
and Status
Dates:**

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

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

☐ Eligibility Worksheet included 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:

-1681435813

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-4U-H-BA / FAC_NAME: / YR: 1897)

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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-1681435813**

Page 3

PROPERTY REPORT

Property ID: 1221620983

Property Name: 1024 Washington Street
Address: 1024 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1024 Washington Street is a four-story tall, three-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1890. The building is primarily constructed of brick with an iron-front commercial space occupying the entrance level. Decorative recessed brickwork rises vertically between the window bays on the upper levels of the building, as well as the sides of each window opening. A pent roof with asphalt shingles highlights the commercial entity across the first floor. The commercial business features a multiple double-door entrances with transoms. A single side entry with transom and sidelight pierces the south bay of the first floor, providing access to the upper residential levels. Fenestration across the upper levels includes single openings with flat stone lintels and bracketed stone sills. All of the openings appear to be original with replacement, one-over-one sashes. Original wrought iron fire escapes are located on the upper floors on the south side of the building. The flat roof is accented by wide overhanging cornice with decorative brackets and decorative paneled moulding. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1221620983

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1024 Washington Street continues to exhibit its low-profile roof, decorative cornice, detailed brickwork, original window and door openings, and framed entrance-level ironwork, common elements of late-19th century Italian Renaissance construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1024 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1024 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 24), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century multi-use 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:

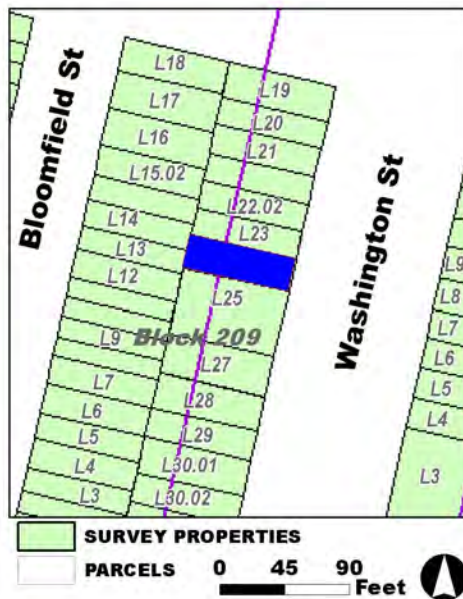
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ Eligibility Worksheet included 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:

1221620983

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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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 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:* 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1221620983**

Page 3

PROPERTY REPORT

Property ID: **-961713920**

Property Name: 1025 Washington Street
Address: 1025 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1025 Washington Street is a four-story tall, three-bay wide apartment building constructed ca. 1890. The building is constructed of brick and currently covered in stucco veneer. Iron fencing encloses the entrance to the building's garden level entrance. A side entrance is located at the north end of the façade, highlighted by a transom and sidelight. Fenestration throughout consists of single openings. All of the openings are partially infilled with glass block and feature brick sills with replacement sashes. The roof is flat with no ornamentation. Alterations include replacement windows throughout; replacement door at the entrance level; glass block infill of original window openings; stucco veneer application on facade; and removal of cornice. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-961713920

Page 1

the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

While the building is considered contributing to the locally designated Central Business and Washington Street Historic District, it has undergone numerous non-historic alterations including infill of original window openings; removal of original lintels and cornice; stucco application on upper floors; and replacement windows and doors that compromise the historic character of the building - similar to those seen at 1027 Washington Street. Given the extent of alterations that impact the building's integrity along the 1000 block of Washington Street, it is recommended that 1027 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

1025 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 6), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

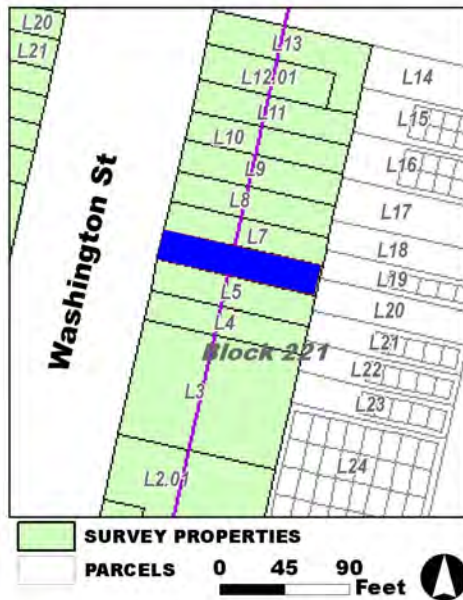
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-961713920

Page 2

BIBLIOGRAPHY:

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

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL 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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-961713920**

Page 3

PROPERTY REPORT

Property ID: **-568792946**

Property Name: 1026 Washington Street
Address: 1026 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1026 Washington Street is a five-story tall, two-bay wide commercial/apartment building, constructed ca. 1890. The masonry building features an iron-front commercial space occupying the entrance level and stucco application on the upper levels. A single side entrance pierces the south bay of the ground level, providing access to the upper residential levels. This door features a large transom and sidelight. The commercial storefront is located to the north side of this door, and features a side entrance at the opposite corner of the façade and large glass-plate commercial windows between the two entrances. Raised stucco belt courses are located between each floor. Fenestration across the upper levels includes single windows in the south bay and large openings with paired windows in the north bay, all having stone sills. All of the original openings have been infilled with glass block to accommodate smaller, replacement, one-over-one windows, and it appears that the original lintels have been removed. Wrought iron fire escapes hang across the north bay of the upper levels. The original cornice has been removed and the flat roof is now accented by a simple, flat parapet. Alterations include glass-block infill of original window openings; stucco application; removal of original lintels and cornice; and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-568792946

Page 1

mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

While this building is considered contributing to the locally designated Central Business and Washington Street Historic District, it has undergone numerous non-historic alterations including the infill of original window openings; removal of original lintels and cornice; stucco application on upper floors; and replacement windows and doors that compromise the historic character of the building, and does not contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that 1026 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

1026 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 23), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high integrity late 19th century multi-use 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:

Local Designation:

Other Designation:

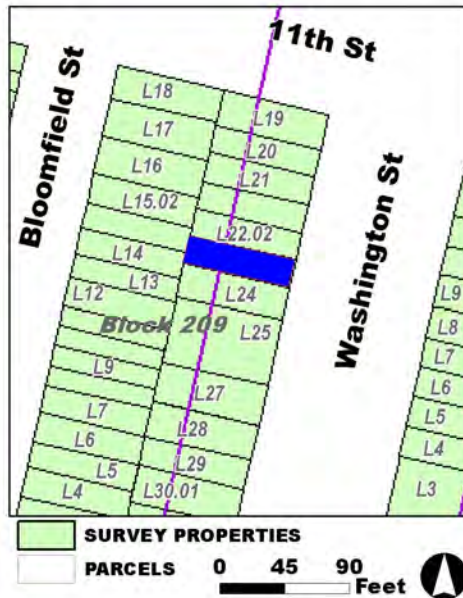
Other Designation Date:

☐ Eligibility Worksheet included 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)

-568792946

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		

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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-568792946

Page 3

PROPERTY REPORT

Property ID: **-120490751**

Property Name: 1027 Washington Street
Address: 1027 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	221	7	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1027 Washington Street is a four-story tall, three-bay wide apartment building, constructed ca. 1890. The building is constructed of brick and currently covered with a stucco veneer. Iron fencing encloses the entrance to the building's garden level entrance. A side entrance is located at the north end of the façade, highlighted by a transom and sidelight. Fenestration throughout consists of single openings. All of the openings are partially infilled with glass block and feature brick sills. The openings appear to be original with replacement sashes. Iron fire escapes hang across the south side of the upper levels. The roof is flat with no ornamentation. Alterations include replacement windows throughout; replacement door at the entrance level; and a façade replacement across the front of the building. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-120490751

Page 1

with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

While the building is considered contributing to the locally designated Central Business and Washington Street Historic District, it has undergone numerous non-historic alterations including infill of original window openings; removal of original lintels and cornice; stucco application on upper floors; and replacement windows and doors that compromise the historic character of the building. Given the extent of alterations that impact the building's integrity along the 1000 block of Washington Street, it is recommended that 1027 Washington Street be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

1027 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 7), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

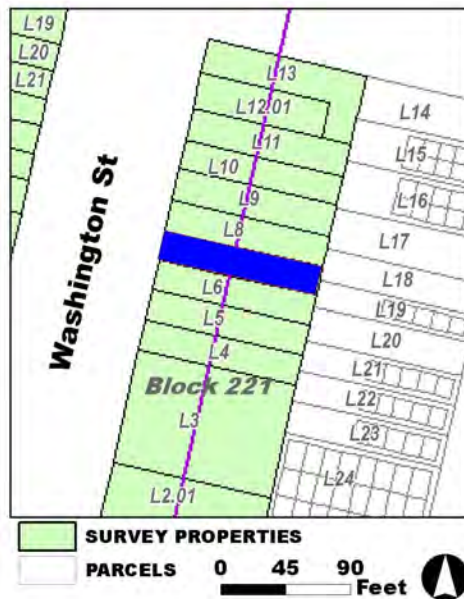
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-120490751

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	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☒**District Name:** Hoboken Historic District**Status:** 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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-120490751**

Page 3

PROPERTY REPORT

Property ID: 424470497

Property Name: 1028 Washington Street
Address: 1028 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	22.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1028 Washington Street is a five-story tall, two-bay wide, Queen Anne commercial/apartment building constructed ca. 1890. The masonry building features an iron-front commercial space occupying the entrance level. A double-door entrance with transom pierces the south end of the ground level, providing access to the upper residential levels. The commercial business flanks the north side of this opening, featuring a side entrance and large glass-plate commercial window. Fenestration across the upper levels includes single openings on the south side within decorative stone window surrounds. A multi-level, curved, projecting bay, containing two single openings within decorative window surrounds and paneled detailing below each opening, highlight the north side of the building. All of the openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice featuring brackets, dentils, and swag and garland details in the fascia. Alterations include vinyl sash windows throughout the upper levels; and a replacement commercial window and door across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

424470497

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1028 Washington Street continues to exhibit its low-profile roof, detailed cornice, original fenestration, and iron-front entrance level, all common elements of late-19th to early-20th century Queen Anne construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1028 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1028 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 22.02), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

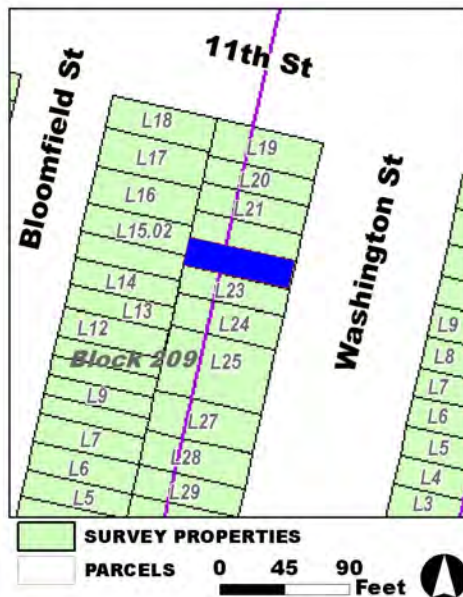
Other Designation Date:

☐ Eligibility Worksheet included 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)

424470497

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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: 5B-4U-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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****424470497**

Page 3

PROPERTY REPORT

Property ID: **-416254162**

Property Name: 1029 Washington Street
Address: 1029 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1029 Washington Street is a four-story tall, three-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed of brick and features continuous bands of stone that stretch across each level of the building. Wrought iron fencing encloses the entrance to the building's garden-level entrance. A double-door side entrance topped by a transom and decorative hood is located at the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by decorative stone lintels and bracketed sills. The openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets, paneled fascia, and additional detailing. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-416254162

with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1029 Washington Street continues to exhibit its low-profile roof with decorative cornice, original fenestration with decorative lintels and sills, and garden-level entry, all common elements of late-19th to early-20th century Renaissance Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1029 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1023 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 8), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

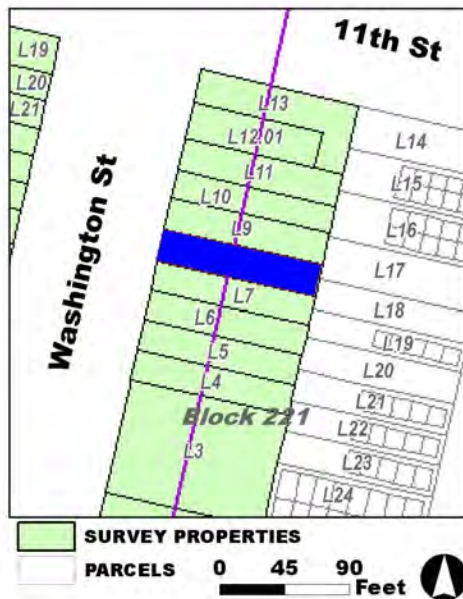
Other Designation Date:

☐ Eligibility Worksheet included 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)

-416254162

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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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-5U-H-BA / FAC_NAME: / YR:)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-416254162**

Page 3

PROPERTY REPORT

Property ID: 191779680

Property Name: 1030 Washington Street
Address: 1030 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	22.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1030 Washington Street is a five-story tall, two-bay wide, Queen Anne commercial/apartment building, constructed ca. 1900. The masonry building features an iron-front commercial space occupying the entrance level. A double-door entrance with transom pierces the south end of the ground level, providing access to the upper residential levels. The commercial business flanks the north side of this opening, featuring a centralized entrance and large glass-plate commercial windows. Fenestration across the upper levels includes single openings on the south side within decorative, bracketed, stone window surrounds. A multi-level curved projecting bay containing two single openings within decorative window surrounds and paneled detailing below each opening highlight the north side of the building. All of the openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice featuring brackets, dentils, and a fascia with swag and garland. Alterations include vinyl sash windows throughout the upper levels; and replacement commercial windows and door across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

191779680

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This particular address (1030) appears on the 1904 bird's eye view image of the area and a more detailed 1909 map of the area. The footprint of this building at this location remains unchanged since its construction. Newspaper clippings reference occupancy at this address in 1903.

1030 Washington Street continues to exhibit its low-profile roof, detailed cornice, original fenestration, and iron-front entrance level, all common elements of late-19th to early-20th century Queen Anne constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1030 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1030 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 22.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

Other Designation:

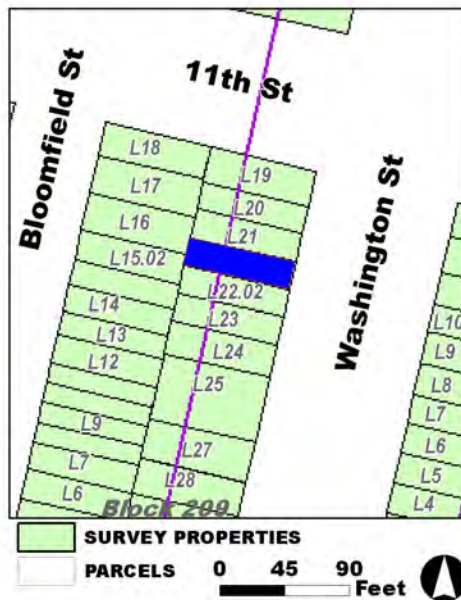
Other Designation Date:

☐ Eligibility Worksheet included 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)

191779680

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-4U-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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****191779680**

Page 3

PROPERTY REPORT

Property ID: **-1810348265**

Property Name: 1031 Washington Street

Ownership: Private

Address: 1031 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1031 Washington Street is a four-story tall, three-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed of brick and features continuous bands of stone that stretch across each level of the building. Wrought iron fencing encloses the entrance to the building's garden level entrance. A double-door side entrance topped by a transom and decorative hood is located at the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by straight decorative lintels and bracketed sills. The openings appear to be original with replacement sashes. The flat roof is accented by wide overhanging cornice with decorative brackets and additional detailing. Alterations include vinyl sash replacement windows throughout; and a replacement doors at the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1810348265

Page 1

☐ (Primary Contact)

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1031 Washington Street continues to exhibit its low-profile roof with decorative cornice, original fenestration with decorative lintels and sills, and garden level entry, all common elements of late 19th to early 20th century Renaissance Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1031 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1031 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 9), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This 1000 block of Washington Street is primarily comprised of high integrity late 19th century multi-use 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:

Local Designation:

Other Designation:

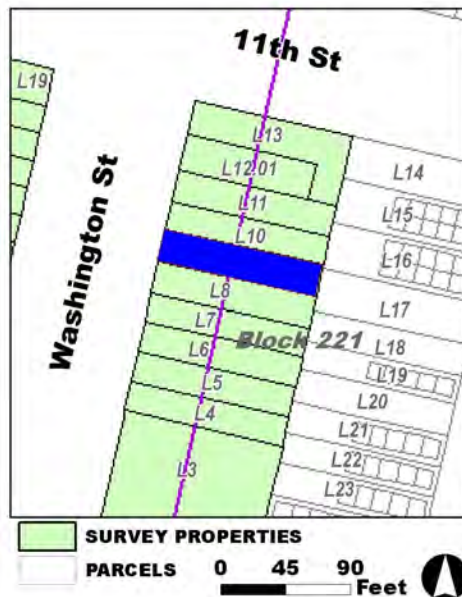
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1810348265

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 1/14/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1810348265**

Page 3

PROPERTY REPORT

Property ID: **-1193688261**

Property Name: 1032 Washington Street
Address: 1032 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1032 Washington Street is a five-story tall, two-bay wide, Queen Anne commercial/apartment building, constructed ca. 1900. The masonry building features a commercial space across the entrance level, clad in stone veneer. A double-door entrance with transom pierces the south end of the ground level, providing access to the upper residential levels. The commercial business flanks the north side of this opening, featuring a side entrance and large glass-plate commercial windows. Fenestration across the upper levels includes single openings on the south side set within decorative stone window surrounds. A multi-level curved projecting bay containing two single openings within decorative window surrounds and paneled detailing below each opening highlight the north side of the building. All of the openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice. Alterations include vinyl sash windows throughout the upper levels; replacement commercial windows and door; and the application of replacement siding across the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1193688261

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This particular address (1032) appears on the 1904 bird's eye view image of the area and a more detailed 1909 map of the area. The footprint of this building at this location remains unchanged since its construction.

1032 Washington Street continues to exhibit its low-profile roof, detailed cornice, and original fenestration, all common elements of late 19th to early 20th century Queen Anne constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1032 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1032 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 21), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

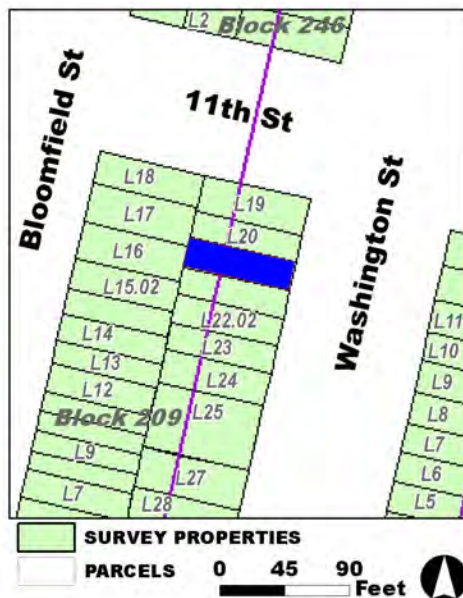
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1193688261

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-4U-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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1193688261**

Page 3

PROPERTY REPORT

Property ID: 1105131299

Property Name: 1033 Washington Street
Address: 1033 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1033 Washington Street is a four-story tall, three-bay wide, Italian Renaissance apartment building constructed ca. 1890. The building is sheathed in smooth masonry and features vertical brick detailing between the bays of the upper levels and horizontal detailing above the fourth floor openings. Wrought iron fencing encloses the entrance to the building's garden level entrance. A single side entrance is highlighted by a large transom, sidelight, and smooth masonry door surround located at the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by continuous lintels and sills. The openings appear to be original with glass lock infill and replacement sashes. Iron fire escapes hang across the center of the upper level bays. The flat roof is accented by plain parapet. Alterations include vinyl sash replacement windows throughout and a replacement door at the entrance level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1105131299

Page 1

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1033 Washington Street continues to exhibit its low-profile roof; decorative brickwork; original fenestration with lintels and sills; and garden level entry, all common elements of late-19th to early-20th century Italian Renaissance constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1033 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1033 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 10), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use buildings with commercial spaces on the first floor, featuring a variety of styles and primarily brick exteriors.

**Registration
and Status
Dates:**

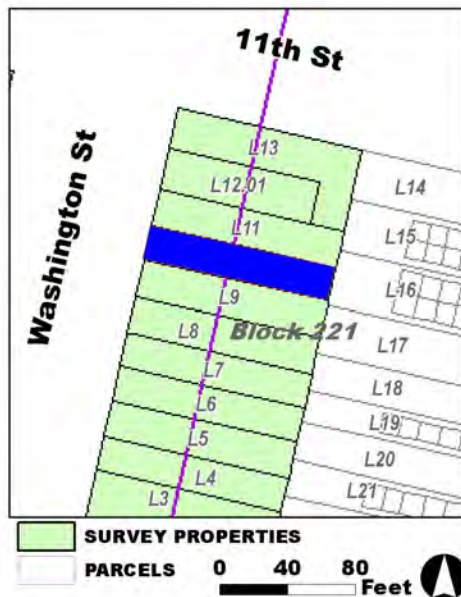
National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

☐ Eligibility Worksheet included 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:

1105131299

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1870)

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:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1105131299**

Page 3

PROPERTY REPORT

Property ID: **-1178206622**

Property Name: 1034 Washington Street
Address: 1034 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1034 Washington Street is a five-story tall, two-bay wide, Queen Anne commercial/apartment building constructed ca. 1900. The masonry building features an iron-front commercial space across the entrance level. A single side entrance with transom pierces the south end of the ground level, providing access to the upper residential levels. The commercial business flanks the north side of this opening, featuring a side entrance and large glass-plate commercial windows. Fenestration across the upper levels includes single openings on the south side within decorative stone window surrounds. Multi-level curved bays containing two single openings within decorative window surrounds and paneled detailing below each opening highlight the north side of the building. All of the openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice featuring brackets, dentils, and swag and garland details in the fascia. Alterations include vinyl sash windows throughout the upper levels; replacement commercial windows; and replacement doors across the ground level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1178206622

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portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This particular address (1034) appears on a 1904 bird's eye view image of the area and a more detailed 1909 map of the area. The footprint of this building at this location remains unchanged since its construction.

1034 Washington Street continues to exhibit its low-profile roof, detailed cornice, and original fenestration, all common elements of late-19th to early-20th century Queen Anne constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1034 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1034 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 20), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

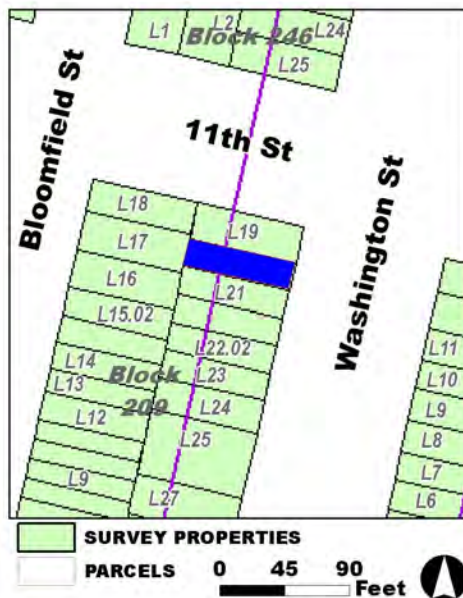
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1178206622

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: 0

PARCEL DATA (BLDG_DESC: 5B-4U-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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1178206622**

Page 3

PROPERTY REPORT

Property ID: 1073406760

Property Name: 1035 Washington Street
Address: 1035 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1035 Washington Street is a four-story tall, three-bay wide, Italian Renaissance apartment building constructed ca. 1890. The building is constructed of brick and features vertical brick detailing between the bays of the upper levels and horizontal detailing above the fourth floor openings. Wrought iron fencing encloses the entrance to the building's garden-level entrance. A double-door side entrance is highlighted by a transom, and pediment framed door surround, located at the north end of the entrance level, flanked by two single window openings to the south. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by pediment lintels and continuous stone sills. The openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice with brackets, topped with a centralized pediment with flanking paneled parapet. Alterations include vinyl sash replacement windows throughout. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1073406760

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1035 Washington Street continues to exhibit its low-profile roof with cornice and parapet, decorative brickwork, original fenestration with lintels and sills, and garden level entry, all common elements of late-19th to early-20th century Renaissance Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1035 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1035 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 11), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This 1000 block of Washington Street is primarily comprised of high integrity late 19th century multi-use 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:

Local Designation:

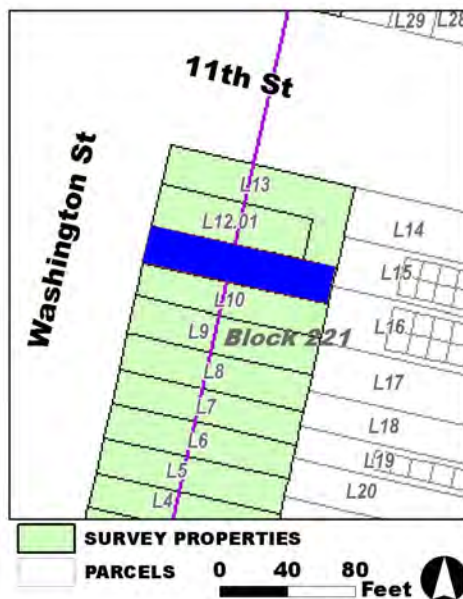
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1073406760

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		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / 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:* 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1073406760**

Page 3

PROPERTY REPORT

Property ID: 1635656072

Property Name: 1036 Washington Street
Address: 1036 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	209	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1036 Washington Street is a four-story tall, two-bay wide, Italian Renaissance commercial/apartment building, constructed ca. 1890. The brick building features an iron-front commercial space across the entrance level of the façade, vertical brick detailing between the bays of the upper levels, and brick corbeling above the fourth floor openings. A centralized entrance pierces the entrance level of the façade, providing access to the commercial space. A secondary entrance also pierces the north sidewall. A secondary entrance, further west on the north sidewall, provides access to the upper residential levels. Fenestration across the upper levels includes a combination of single, paired, and tri-partite openings, all having augmented segmental-arch brick lintels and stone sills. Panels of brick and terra cotta detailing are featured below each opening. All of the openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice. Alterations include vinyl sash windows throughout the upper levels; replacement commercial windows; and replacement doors across the ground level. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1635656072

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along Washington Street with development at this time included: 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1022, 1024, 1026, 1028 and 1042. The remainder of the block was fully constructed between 1891 and 1904. This particular address (1036) is noted as building 1042 on the 1891 map. The footprint of this building at this location remains unchanged since its construction.

1036 Washington Street continues to exhibit its low-profile roof, detailed cornice, detailed brickwork, original fenestration, and lintels and sills, all common elements of late-19th to early-20th century Italian Renaissance constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1036 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1036 Washington Street is sited on the west side of Washington Street, on a narrow, rectangular-shaped parcel (Block 209 Lot 19), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

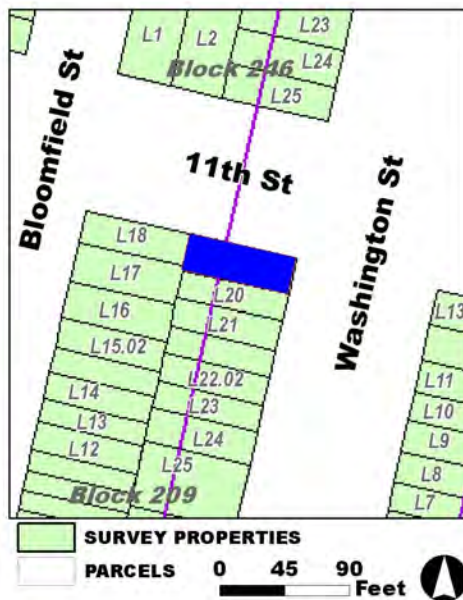
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

1635656072

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
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-B / 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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1635656072**

Page 3

PROPERTY REPORT

Property ID: **-1456480759**

Property Name: 1037 Washington Street
Address: 1037 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	12.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1037 Washington Street is a four-story tall, four-bay wide, Renaissance Revival apartment building, constructed ca. 1890. The building is constructed primarily of brick and features horizontal brick corbeling between each level. Wrought iron fencing encloses a small concrete area across the façade of the building. A centralized entrance highlighted by a transom pierces the entrance level, flanked by two single windows on both sides. Fenestration across the upper levels also includes single openings. All of the openings are highlighted by decorative stone lintels and bracketed stone sills. The openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice with brackets and a paneled fascia exhibiting garland and swag details. Alterations include vinyl sash replacement windows throughout; and a replacement entrance door. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1456480759

Page 1

with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1037 Washington Street continues to exhibit its low-profile roof with cornice, decorative brickwork, and original fenestration with lintels and sills, all common elements of late-19th to early-20th century Renaissance Revival construction. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1037 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1037 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 12.01), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. The 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use 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:

Local Designation:

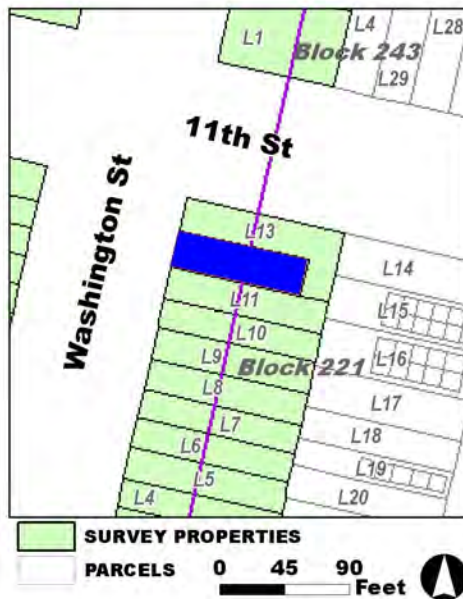
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1456480759

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		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-8U-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:** 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1456480759**

Page 3

PROPERTY REPORT

Property ID: **-735699562**

Property Name: 1039 Washington Street
Address: 1039 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	221	12.02
HUDSON	Hoboken		Newark	221	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1039 Washington Street is a four-story tall, four-bay wide, Renaissance Revival-style apartment building, constructed ca. 1890. The building is constructed primarily of brick and features horizontal brick corbeling between each level. A corner entrance set within a one-story patio enclosure highlights the commercial space across the first floor of the building. The enclosure features numerous commercial windows across the façade and north sidewall. Fenestration across the upper levels are single openings. All of the openings are highlighted by decorative, bracketed, stone lintels and bracketed sills. The openings appear to be original with replacement sashes. The flat roof is accented by a detailed cornice with brackets and a paneled fascia exhibiting swag and garland details. Alterations include vinyl sash replacement windows throughout; and an entrance level enclosure. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. No development is denoted on

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-735699562

Page 1

the 1888 map of this area; however, by 1891 the majority of the block was developed. The addresses along this side of Washington Street with development at this time included: 1000, 1002, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, and 1039. The remainder of the block was fully constructed between 1891 and 1904. The footprint of this building at this location remains unchanged since its construction.

1039 Washington Street continues to exhibit its low-profile roof with cornice, decorative brickwork, and original fenestration with lintels and sills, all common elements of late-19th to early-20th century Renaissance Revival constructions. This building is considered of contributing status to the already locally designated Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1039 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1039 Washington Street is sited on the east side of Washington Street, on a narrow, rectangular-shaped parcel (Block 221 Lot 13), in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces west. This 1000 block of Washington Street is primarily comprised of high-integrity, late-19th century, multi-use buildings with commercial spaces on the first floor, featuring a variety of styles and primarily brick exteriors.

**Registration
and Status
Dates:**

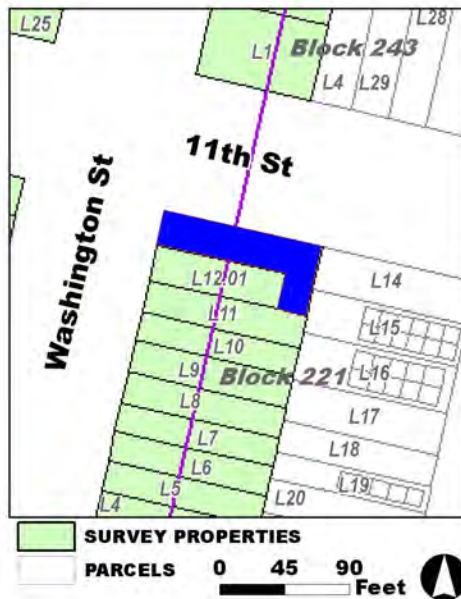
National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

☐ Eligibility Worksheet included 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:

-735699562

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		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-6U-1C-1BX-BA / FAC_NAME: / YR:)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-735699562

Page 3

PROPERTY REPORT

Property ID: 704133783

Property Name: 1100 Washington Street
Address: 1100 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1100 Washington Street is a five-story, three-bay, Italianate-style corner rowhouse constructed ca. 1900. The building is clad in brick with raised brick beltcourses that demarcate each floor. It features a modern two-bay, ground-floor storefront with plate glass windows and a bracketed cornice. The main entry is located in the center of the modern storefront. A secondary entry is located at the rear of the side (south) elevation and is composed of a modern metal door, sidelights, rectangular glass transom enframed by an original, classical door surround; the terra cotta enframing includes incised pilasters with ornamental capitals and a molded hood with "TEANECK" inscribed in the entablature. Fenestration includes one-over-one replacement sash set into original openings with molded terra cotta lintels. Additional openings on the side elevation are round arched with terra cotta sills and topped by a raised terra cotta arch. The side elevation is fronted by a wrought iron areaway fence and a terra cotta stoop with wrought iron stoop rails. The flat roof is accented by a bracketed wood cornice with molded panels. Alterations include replacement windows and doors, and an updated storefront. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

704133783

Page 1

☐ (Primary Contact)

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1100 Washington Street first appears on the 1904 Hoboken Bird's Eye View by Hughes and Bailey; it is later recorded as a five-story building with a ground-floor drugstore in the 1932 Sanborn Fire Insurance map. Despite changes to the storefront, the building footprint remains unchanged on subsequent maps and aerial imagery.

1100 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern updates to the commercial storefront, the resource upholds the historic character of the local historic district. Based on its retention of character-defining features, including the original openings, heavy cornice, and brick and terra cotta detailing, it is recommended that 1100 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1100 Washington Street is sited on a rectangular, end block parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

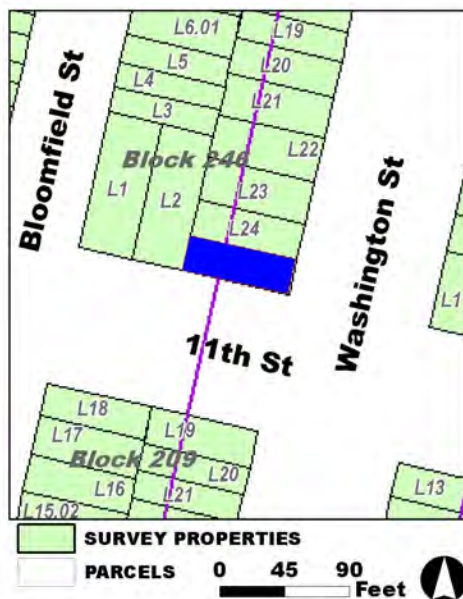
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

704133783

Page 2

☐ (Primary Contact)

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		
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Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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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: 5B-9U-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: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**704133783**

Page 3

PROPERTY REPORT

Property ID: **-1255151442**

Property Name: 1102 Washington Street
Address: 1102 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark	246	24	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1102 Washington Street is a five-story, four-bay, mixed-use structure constructed ca. 1890. The painted brick building includes elements of both the Neo-Grec and Victorian styles. The facade is visually divided into two sections, as demarcated by vertical bands of brick quoining. It features a ground-floor storefront with wood paneled bulkheads, carved pilasters, bracketed cornice, and storefront window. The main entry is centered on the first floor and composed of a glass and wood door topped by a rectangular glass transom. Two additional, modern entrances leading to the commercial spaces are located at either end of the first floor facade. Fenestration includes one-over-one replacement sash set into original openings; original molded flat lintels and sills are intact; brick corbelled details are located above the fifth floor openings. The flat roof is accented by a heavy, bracketed, pedimented cornice with Neo-Grec detailing. Alterations include modifications to the ground-floor storefront and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1255151442

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1002 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a five-story masonry building with a rear hatchway, part of a four-building, intact row from 1102-1108 Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery.

1102 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. With limited alterations, the resource upholds the historic character of the local historic district. Based on the integrity of the intact row from 1002-1008 Washington Street and the building's retained character-defining features including the original openings, brick detailing, and original cornices, it is recommended that 1102 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1102 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

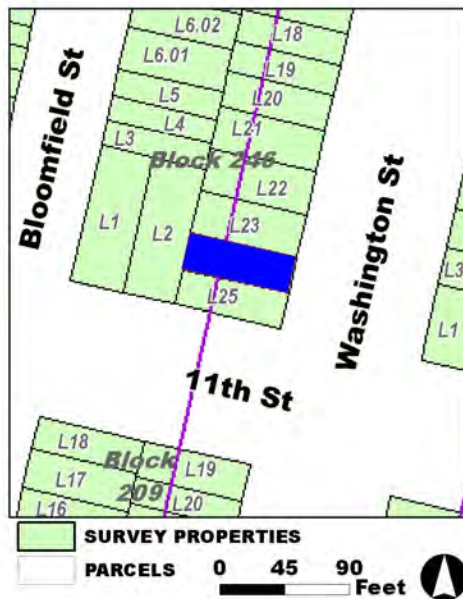
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1255151442

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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1255151442**

Page 3

PROPERTY REPORT

Property ID: 1437179426

Property Name: 1103 Washington Street
Address: 1103 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1103 Washington Street is a five-story, four-bay, Neo-Grec-style residential rowhouse constructed ca. 1890. The multi-family dwelling is clad in painted brick with a stone beltcourse above the garden-level. It is fronted by a modern iron areaway fence and brownstone stoop with modern iron railings. The recessed main entry consists of a replacement wood and glass paneled door, rectangular glass transom, and molded wood jamb set into the original opening; the entry is topped by a carved stone hood with brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature carved stone lintels and flat sills. The flat roof is accented by a heavy, decorative cornice. Alterations are largely limited to replacement windows and doors; however, the side (south) elevation has been modified with new openings; a raised, hipped roofline above the fifth floor; and a fire escape. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1103 Washington Street first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1437179426

Page 1

appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1101-1111 Washington Street; though 1101 Washington was demolished in the 1980s, the remaining five buildings form a cohesive ensemble.

1103 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1103 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1103 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

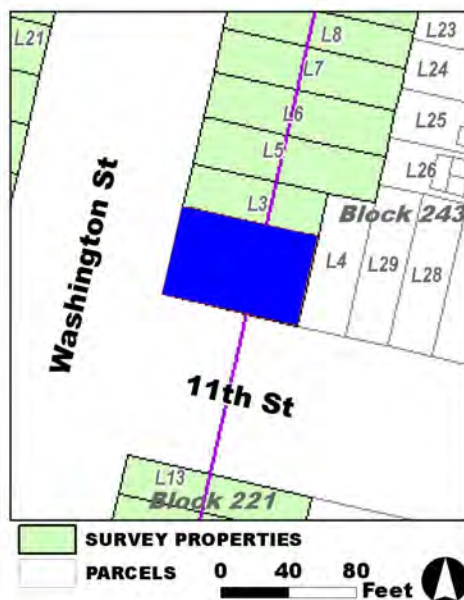
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

1437179426

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	

Additional Information:

HPC LIST ID: 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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****1437179426**

Page 3

PROPERTY REPORT

Property ID: **-370467711**

Property Name: 1104 Washington Street
Address: 1104 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1104 Washington Street is a five-story, two-bay, mixed-use structure constructed ca. 1890. The brick building includes elements of the Neo-Grec, Victorian, and Queen Anne styles. The facade is visually divided into two sections, as demarcated by vertical bands of brick quoining. Four-story tall, two-bay wide oriel windows project from the facade above the ground floor. The building includes an early commercial storefront with a wood paneled surround, carved pilasters, decorative cornice, storefront windows, and inset entrance at the southern end; the storefront at the northern end has been built out with modern, multi-light windows and a multi-light door. The main entry is centered on the facade and composed of a replacement wood door with a glass oval transom and wood paneled jamb. Fenestration includes one-over-one replacement sash set into original openings. Windows have pedimented hoods on the second and third floors and flat carved hoods on the fourth and fifth floors; all hoods are supported by bracketed pilasters. Brick corbelled details are located above the fifth floor oriel, beneath a heavy, bracketed, pedimented cornice with Neo-Grec detailing shared with 1106 Washington Street. Alterations include modifications to the ground-floor storefront, replacement windows and doors, and the built-out storefront with the retractable awning. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-370467711

Page 1

mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1004 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a five-story masonry building with a rear hatchway, part of a four-building, intact row from 1102-1108 Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery.

1104 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. With limited alterations, the resource upholds the historic character of the local historic district. Based on the integrity of the intact row from 1002-1008 Washington Street and the building's retained character-defining features including the original openings, early commercial storefront, distinctive oriel windows, brick detailing, and original cornices, it is recommended that 1104 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1104 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

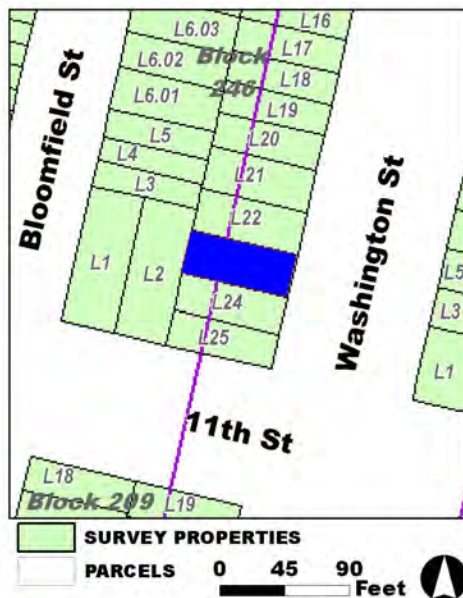
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-370467711

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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-8U-2C-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: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-370467711**

Page 3

PROPERTY REPORT

Property ID: 1089897786

Property Name: 1105 Washington Street
Address: 1105 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1105 Washington Street is a five-story, four-bay, Neo-Grec-style residential rowhouse constructed ca. 1890. The multi-family dwelling is clad in painted brick with a stone beltcourse above the garden-level. The name of the building is carved into an inset, brownstone panel applied to the facade at the third floor, extending onto 1107 Washington Street; however, deterioration has rendered the text illegible. It is fronted by a modern, wrought iron areaway fence and brownstone stoop with modern iron railings. The recessed main entry consists of a replacement wood and glass paneled door, rectangular glass transom, and wood paneled jamb set into the original opening; the entry is topped by a carved stone hood with brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature carved stone lintels and flat sills. The flat roof is accented by a heavy, decorative cornice. Alterations are largely limited to replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1089897786

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1105 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1101-1111 Washington Street; though 1101 Washington was demolished in the 1980s, the remaining five buildings form a cohesive ensemble.

1105 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1105 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1105 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

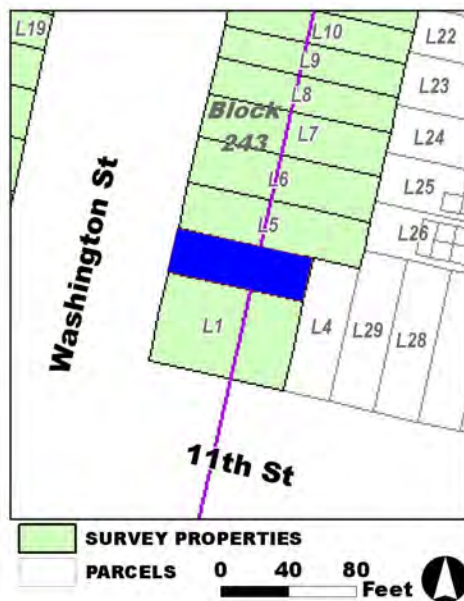
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

1089897786

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
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	
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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1089897786

Page 3

PROPERTY REPORT

Property ID: 141680256

Property Name: 1106 Washington Street
Address: 1106 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1106 Washington Street is a five-story, two-bay, mixed-use structure constructed ca. 1890. The brick building includes elements of Neo-Grec, Victorian, and Queen Anne styles. The facade is visually divided into two sections, as demarcated by vertical bands of brick quoining. Four-story tall, two-bay wide oriel windows project from the facade above the ground floor. The building retains some surviving elements of an early commercial storefront, including storefront cornice, recessed entrances, and paneled bulkhead at the northern-most storefront. The main entry is centered on the facade and composed of a replacement wood door with a glass oval transom and wood paneled jamb. Fenestration includes one-over-one replacement sash set into original openings. Windows have pedimented hoods on the second and third floors and flat carved hoods on the fourth and fifth floors; all hoods are supported by bracketed pilasters. Brick corbelled details are located above the fifth floor oriel, beneath a heavy, bracketed, pedimented cornice with Neo-Grec detailing shared with 1104 Washington Street. Alterations include modifications to the ground-floor storefront and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

141680256

Page 1

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1106 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a five-story masonry building with a rear hatchway, part of a four-building, intact row from 1102-1108 Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery.

1106 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite storefront modifications beneath the ground-floor cornice, the resource upholds the historic character of the local historic district. Based on the integrity of the intact row from 1002-1008 Washington Street and the building's retained character-defining features including the original openings, brick detailing, and original cornices, it is recommended that 1106 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1106 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

141680256

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	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1870)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****141680256**

Page 3

PROPERTY REPORT

Property ID: **-1819834573**

Property Name: 1107 Washington Street
Address: 1107 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1107 Washington Street is a five-story, four-bay, Neo-Grec-style residential rowhouse constructed ca. 1890. The multi-family dwelling is clad in painted brick with a stone beltcourse above the parged garden level. The name of the building is carved into two inset, brownstone panels applied to the facade at the third floor, one with illegible text extending onto 1105 Washington Street and one reading "FLATS" extending onto 1109 Washington Street. It is fronted by a modern, wrought iron areaway fence and modern replacement steps. The recessed main entry consists of a replacement wood and glass paneled door topped by an original or early transom; the entry is capped by an original, carved stone hood with brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature carved stone lintels and flat sills. The flat roof is accented by a heavy, decorative cornice. Alterations include replacement windows and doors and a replacement stoop. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1819834573

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1107 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style former tenements from 1101-1111 Washington Street; though 1101 Washington was demolished in the 1980s, the remaining five buildings form a cohesive ensemble.

1107 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, including original openings, cornice, and Neo-Grec inspired ornamentation at the door, windows, and roof. Therefore, it is recommended that 1107 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1107 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1819834573

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
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: 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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1819834573**

Page 3

PROPERTY REPORT

Property ID: **-1589604645**

Property Name: 1108 Washington Street
Address: 1108 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1108 Washington Street is a five-story, two-bay, mixed-use rowhouse constructed ca. 1891. The brick building includes elements of Neo-Grec, Victorian, and Queen Anne styles. The facade is visually divided into two sections, as demarcated by vertical bands of brick quoining. The building features a ground-floor storefront with a wood bulkhead, plate glass storefront window, and decorative storefront cornice at the southern end and modern infill storefront at the northern end. The main entry is centered on the first floor and composed of a replacement wood door and wood surround. Two non-original entrances leading to the commercial spaces are located at either end of the first floor. Fenestration includes one-over-one replacement sash set into original openings. Windows have pedimented hoods on the second and third floors and flat carved hoods on the fourth and fifth floors; all hoods are supported by bracketed and carved pilasters. The building is capped by a heavy, bracketed, pedimented cornice with Neo-Grec detailing. Alterations include modifications to the ground-floor storefront, replacement transom, and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1589604645

Page 1

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Though part of a four-building, intact row from 1102-1108 Washington Street, 1108 does not appear on the 1891 Sanborn Fire Insurance map with the other three rowhouses. It is likely that 1008 was the last of the row to be constructed and was not yet completed at the time of the 1891 survey. The building footprint remains unchanged on subsequent maps and aerial imagery.

1108 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite storefront modifications beneath the ground-floor cornice, the resource upholds the historic character of the local historic district. Based on the integrity of the intact row from 1002-1008 Washington Street and the building's retained character-defining features including the original openings, brick detailing, and original cornices, it is recommended that 1108 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1108 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

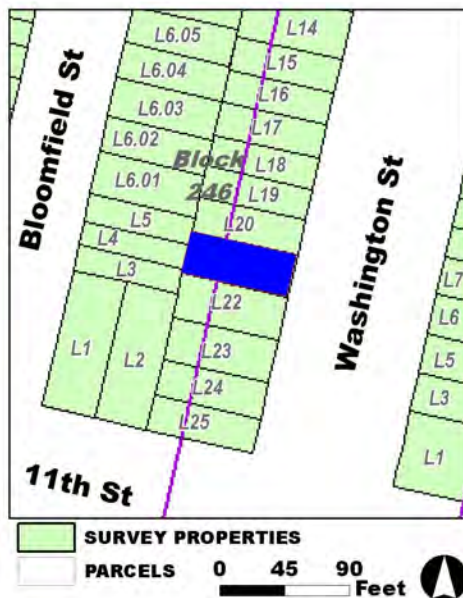
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1589604645

☐ (Primary Contact)

Page 2

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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
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: 5B-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:** Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1589604645**

Page 3

PROPERTY REPORT

Property ID: **-1073048072**

Property Name: 1109 Washington Street
Address: 1109 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1109 Washington Street is a five-story, four-bay, Neo-Grec-style residential rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with a brownstone beltcourse above the garden-level. The name of the building is carved into two inset, brownstone panels applied to the facade at the third floor, one reading "EDWARD" extending onto 1111 Washington Street and one reading "FLATS" extending onto 1107 Washington Street. It is fronted by a modern, wrought iron areaway fence and replacement stoop with wrought iron railings. The recessed main entry consists of a replacement, double-leaf, wood and glass paneled door and wood paneled jamb set into the original opening; the entry is topped by a carved stone hood with brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature carved stone lintels and flat sills. The flat roof is accented by a heavy, pedimented cornice. Alterations include replacement windows and doors and a replacement stoop. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1073048072

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1109 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1101-1111 Washington Street; though 1101 Washington was demolished in the 1980s, the remaining five buildings form a cohesive ensemble.

1109 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1109 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1109 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

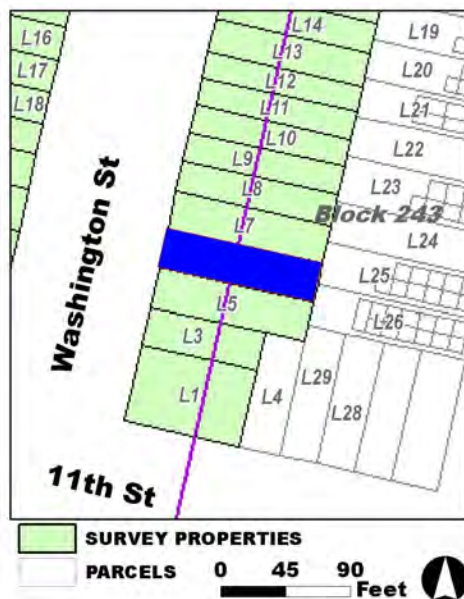
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1073048072

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
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Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-12U-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1073048072**

Page 3

PROPERTY REPORT

Property ID: 428989570

Property Name: 1110 Washington Street
Address: 1110 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1110 Washington Street is a three-story, three-bay, Romanesque Revival-style mixed-use rowhouse constructed ca. 1890. The building is composed of beige-colored, rock-faced stone and features a modern glass and steel sash commercial storefront with a retractable awning, carved pilasters, and a molded cornice. The main entry to the upper floors is composed of a wood and glass double-leaf door set into the original round-arch opening. The entry surround includes both original and replacement materials: the upper portion of the surround is precast stone while the pilasters are the original alternating smooth and rough stone with carved details. A secondary, public entry is located in the center of the modern, ground floor storefront. Fenestration on the second and third floors consists of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes, replacement main entry door, alterations to the first floor facade, and modifications to the entry surround including replacement materials and the loss of the carved face emblem above the round arched fanlight. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

428989570

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1110 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. It was recorded as an Ice Cream Factory in the 1932 Sanborn map. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1110 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern updates to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features including the original openings, and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings, it is recommended that 1110 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1110 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

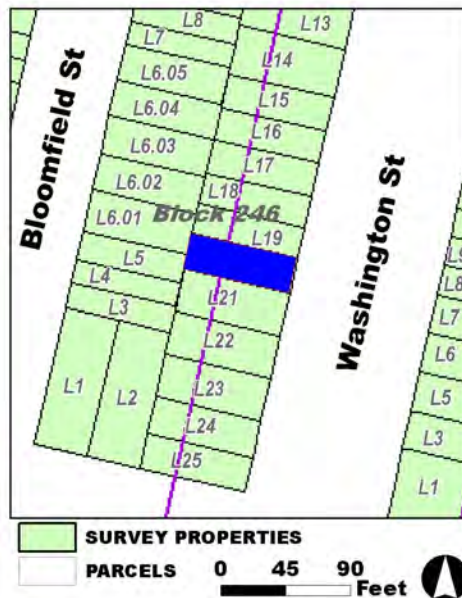
Other Designation Date:

☐ Eligibility Worksheet included 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)

428989570

Page 2

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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		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Sanborn 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: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****428989570**

Page 3

PROPERTY REPORT

Property ID: **-359060327**

Property Name: 1111 Washington Street
Address: 1111 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1111 Washington Street is a five-story, four-bay, Neo-Grec-style residential rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with a brownstone beltcourse above the garden-level. The name of the building is carved into an inset, brownstone panel that reads "EDWARD" and extends onto 1111 Washington Street. It is fronted by a modern, wrought iron areaway fence and brownstone stoop with original cast iron stoop rails and posts. The recessed main entry consists of the original, double-leaf, wood and glass paneled door and wood paneled jamb set into the original opening; the entry is topped by a carved stone hood with brackets. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings; all windows feature carved stone lintels and flat sills. The flat roof is accented by a heavy, decorative cornice. Alterations include replacement windows and doors and a replacement stoop. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1111 Washington Street first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-359060327

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appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1101-1111 Washington Street; though 1101 Washington was demolished in the 1980s, the remaining five buildings form a cohesive ensemble.

1111 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. It retains the highest integrity of the five associated, extant buildings from 1103-1111 Washington Street. The building includes character-defining features such as original openings, cornice, cast iron stoop rails, and Neo-Grec inspired ornament. Therefore, it is recommended that 1111 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1111 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

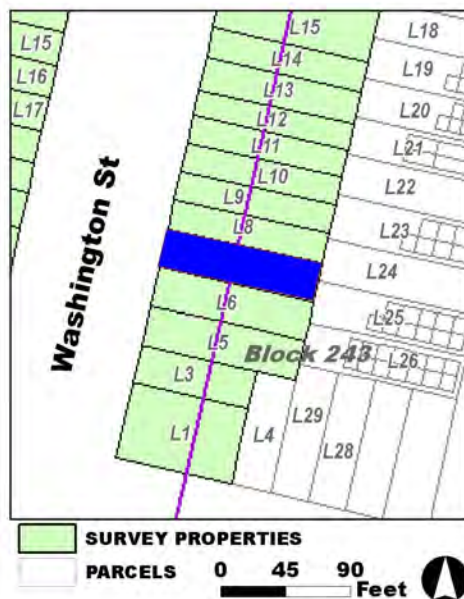
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-359060327

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Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Nationwide Environmental Title Research, LLC	Historic Aerials	1987	
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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	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-359060327**

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PROPERTY REPORT

Property ID: 1560900404

Property Name: 1112 Washington Street
Address: 1112 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1112 Washington Street is a three-story, three-bay, Romanesque Revival-style, mixed-use rowhouse constructed ca. 1890. The building is composed of rock-faced brownstone and features a modern roll-top door with a retractable awning, carved pilasters, and a molded cornice. The main entry to the upper floors is composed of a wood and glass paneled door with a wood paneled jamb set into the original deeply recessed round-arch opening. The door surround features a flat stone lintel above a incised panel; round arched fanlight; carved face emblem keystone; and alternating smooth and rough stone banded pilasters with incised details. A secondary, public entry is located in the modern, ground floor storefront. Fenestration on the second and third floors consists of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes, replacement main entry door, alterations to the first floor facade, and the application of a wrought iron fire escape on the primary facade at the second and third floors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

1560900404

Page 1

☐ (Primary Contact)

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1112 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1112 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern updates to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features include the original openings, and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings. Therefore, it is recommended that 1112 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1112 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

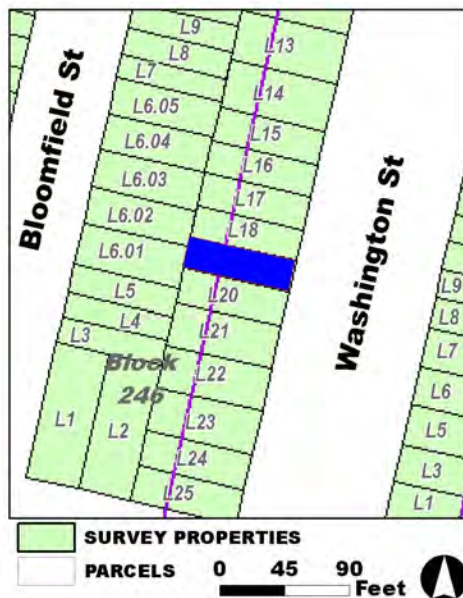
Other Designation Date:

☐ Eligibility Worksheet included 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)

1560900404

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O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
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-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1560900404**

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PROPERTY REPORT

Property ID: **-1002550042**

Property Name: 1113 Washington Street
Address: 1113 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1113 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with brownstone beltcourses throughout the upper stories; the first floor is faced with rusticated brownstone. It is fronted by a modern iron areaway fence and the original brownstone stoop with later, wrought iron stoop rail. The main entry is composed of the original, double-leaf, wood and glass paneled door with a wood paneled jamb. The classical door surround includes a carved brownstone hood supported by brownstone pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. First floor openings feature a full brownstone enframing with incised detailing, while upper floors consist of carved stone lintels and bracketed stone sills. A heavy, pedimented cornice with incised details accents the flat roof. Additional details include two inset terra cotta diamonds located beneath the cornice in the central bay. Alterations include replacement windows and railings. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1002550042

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portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1113 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1113-1121 Washington Street.

1113 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as the original stoop, original door and openings, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1113 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1113 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

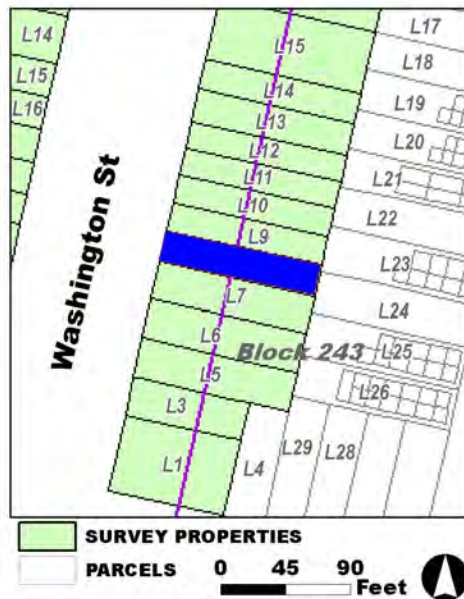
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1002550042

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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		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1002550042**

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PROPERTY REPORT

Property ID: **-566363425**

Property Name: 1114 Washington Street
Address: 1114 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	18

Property Photo:



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

Description:

The building at 1114 Washington Street is a three-story, three-bay, Romanesque Revival-style mixed-use rowhouse constructed ca. 1890. The building is composed of buff-colored, rock-faced stone and features an early wood paneled storefront with carved pilasters, transoms, and a centered inset entrance. The main entry to the upper floors is composed of a wood and glass door set into the original opening. This entry features a heavy, carved stone surround with round arched fanlight, carved face emblem keystone, and alternating smooth and rough stone banded pilasters with carved details. Fenestration on the second and third floors consists of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1114 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-566363425

Page 1

☐ (Primary Contact)

matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1114 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern update to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features including the original openings, and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings, it is recommended that 1114 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1114 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

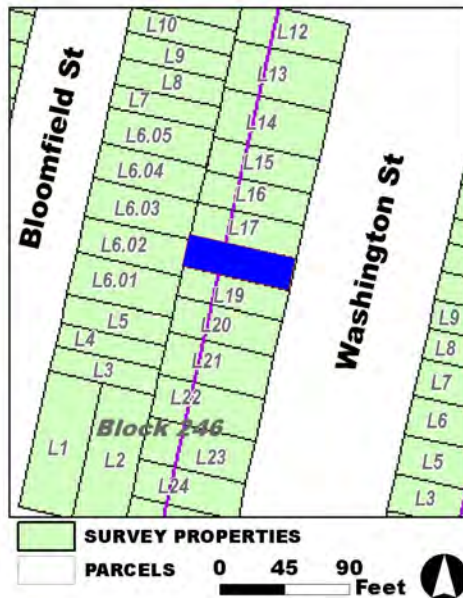
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-566363425

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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	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-1C-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: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-566363425**

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PROPERTY REPORT

Property ID: **-1282791313**

Property Name: 1115 Washington Street
Address: 1115 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1115 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with brownstone beltcourses throughout the upper stories; the first floor is faced with rusticated brownstone. It is fronted by a cast iron areaway fence and an original brownstone stoop with cast iron stoop rail and decorative posts. The main entry is fully intact and composed of the original, double-leaf, wood and glass paneled door with a wood paneled jamb. The classical door surround includes a carved brownstone hood supported by brownstone pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one original wood sash set into original openings. First floor openings feature a full brownstone enframingent with incised detailing, while upper floors consist of carved stone lintels and bracketed stone sills. Capping the roof is a heavy, decorative cornice accented with a rounded arch pediment and incised details. Additional detailing includes two inset terra cotta diamonds located beneath the cornice in the central bay. No significant alterations were documented. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1282791313

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Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1115 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1113-1121 Washington Street.

1115 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building has experienced limited alterations and retains an uncommonly high degree of integrity. Character-defining features include the original stoop with cast iron railings, original window sash, original main entry door, and Neo-Grec inspired ornament. Therefore, it is recommended that 1115 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1115 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

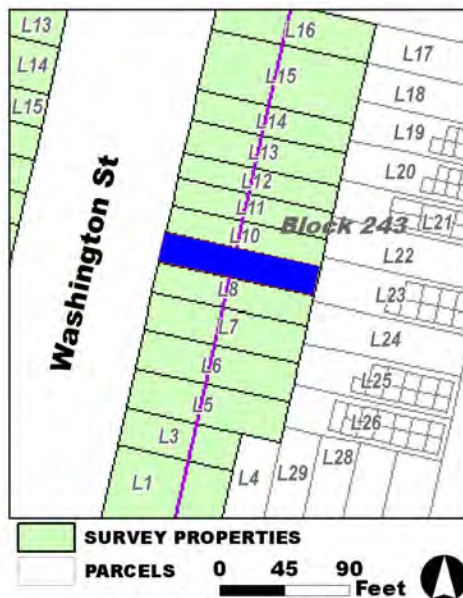
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1282791313

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

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1282791313**

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PROPERTY REPORT

Property ID: 1366155030

Property Name: 1116 Washington Street
Address: 1116 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1116 Washington Street is a three-story, three-bay, Romanesque Revival-style, mixed-use rowhouse constructed ca. 1890. The building is composed of a buff-colored, rock-faced stone and features a modern glass and steel sash commercial storefront with carved pilasters and a molded cornice. The main entry to the upper floors is composed of a modern wood paneled door with transom infill and a wood paneled jamb set into the original deeply recessed round-arch opening. The door surround features a flat stone lintel above an incised panel; round arched fanlight; carved face emblem keystone; and alternating smooth and rough stone banded pilasters with incised details. A secondary, public entry is located in the modern, ground floor storefront. Fenestration on the second and third floors consists of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes, replacement main entry door, and alterations to the first floor facade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1366155030

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1116 Washington Street first appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1116 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern updates to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features include the original openings and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings. Therefore, it is recommended that 1116 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1116 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

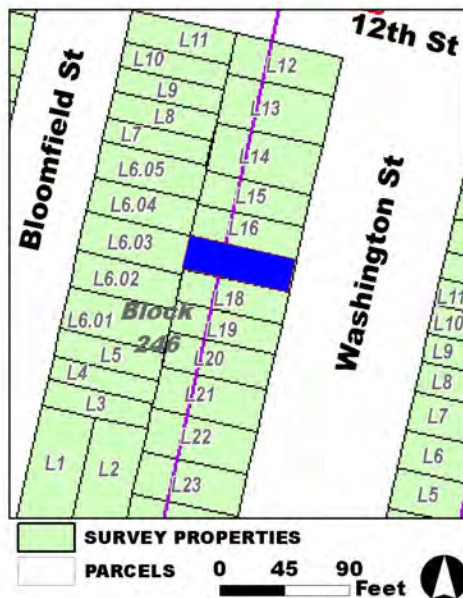
Other Designation Date:

☐ Eligibility Worksheet included 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)

1366155030

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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		
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		
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: 3B-2U-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1366155030

Page 3

PROPERTY REPORT

Property ID: **-782018565**

Property Name: 1117 Washington Street
Address: 1117 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1117 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with brownstone beltcourses throughout the upper stories; the first floor is faced with rusticated brownstone. It is fronted by an original cast iron areaway fence and the original brownstone stoop with cast iron stoop rail and decorative posts. The main entry is fully intact and composed of the original, double-leaf, wood and glass paneled door with a wood paneled jamb. The classical door surround includes a carved brownstone hood supported by brownstone pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. First floor openings feature a full brownstone enframingent with incised detailing, while upper floors consist of carved stone lintels and bracketed stone sills. A heavy, pedimented cornice with incised details accents the flat roof. Additional details include two inset terra cotta diamonds located beneath the cornice in the central bay. Alterations include replacement windows. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-782018565

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1117 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1113-1121 Washington Street.

1117 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains a high degree of integrity, with character-defining features that include the original stoop and railings, original window openings, original door, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1117 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1117 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

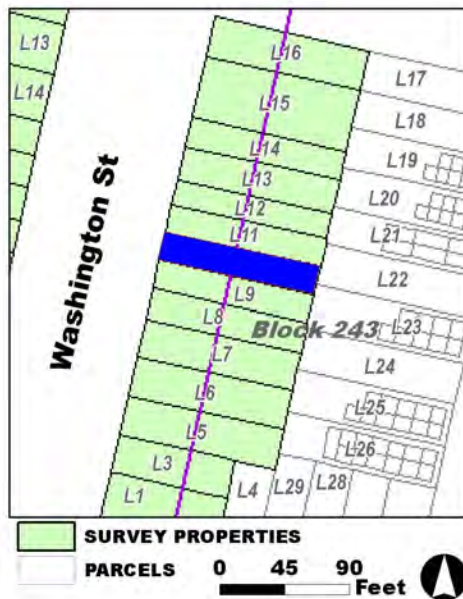
**Registration
and Status
Dates:**

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

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

☐ Eligibility Worksheet included 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:
-782018565

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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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		
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: 4B-4U-H-BA / FAC_NAME: / YR: 1890)

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-782018565**

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PROPERTY REPORT

Property ID: 397743497

Property Name: 1118 Washington Street
Address: 1118 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1118 Washington Street is a three-story, three-bay, Romanesque Revival-style mixed-use rowhouse constructed ca. 1890. The building is composed of rock-faced brownstone and features a modern glass and wood sash commercial storefront with a molded cornice and retractable awning. The main entry to the upper floors is composed of a wood and glass double-leaf door set into the original round-arch opening. This entry features a heavy, carved stone surround with round arched fanlight, carved face emblem keystone, and alternating smooth and rough stone banded pilasters with carved details. A secondary, public entry is located in the modern, ground floor storefront. Fenestration on the second and third floors consists of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes, replacement main entry door, and alterations to the first floor facade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1118 Washington Street first

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

397743497

Page 1

☐ (Primary Contact)

appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1118 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern update to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features including the original openings, and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings, it is recommended that 1118 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1118 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

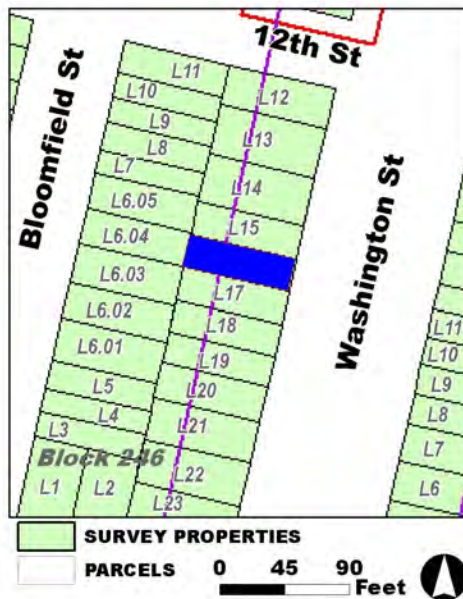
Other Designation Date:

☐ Eligibility Worksheet included 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)

397743497

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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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-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: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****397743497**

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PROPERTY REPORT

Property ID: 1732376864

Property Name: 1119 Washington Street
Address: 1119 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1119 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with brownstone beltcourses throughout the upper stories; the first floor is faced with rusticated brownstone. It is fronted by a cast iron areaway fence and a brownstone stoop with cast iron stoop rail and decorative posts. The main entry is composed of the original, double-leaf, wood and glass paneled door with a wood paneled jamb. The classical door surround includes a carved brownstone hood supported by brownstone pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. First floor openings feature a full brownstone enframing with incised detailing, while upper floors consist of carved stone lintels and bracketed stone sills. A heavy, segmentally arched cornice with incised details accents the flat roof. Additional details include two inset terra cotta diamonds located beneath the cornice in the central bay. Alterations include replacement windows. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1732376864

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1119 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1113-1121 Washington Street.

1119 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, cast iron railings, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1119 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1119 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

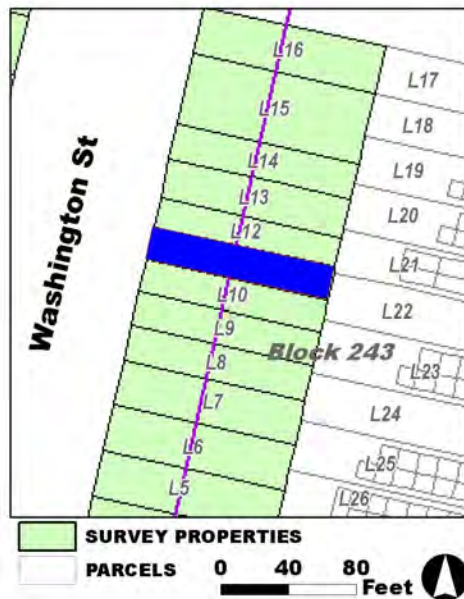
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

1732376864

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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

1732376864

Page 3

PROPERTY REPORT

Property ID: **-1658640216**

Property Name: 1120 Washington Street
Address: 1120 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1120 Washington Street is a three-story, three-bay, Romanesque Revival-style mixed-use rowhouse constructed ca. 1890. The building is clad in rock-faced stone and features a modern glass and steel commercial storefront with carved pilasters and a molded cornice. The main entry to the upper floors is composed of a wood paneled door with a rectangular glass transom set into the original, deeply-recessed, round arched opening. The classically-inspired door surround features an arched fanlight, keystone with carved face, and alternating bands of dressed and rusticated stone at the piers. A secondary, public entry is located in the center of the modern, ground floor storefront. Fenestration on the second and third floors consist of one-over-one replacement sash set into original openings; flat stone lintels and sills are intact. A simple dentiled and molded cornice accentuates the flat roof. Alterations include replacement window sashes; replacement main entry door; and alterations to the first floor facade. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1120 Washington Street first

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1658640216

Page 1

appears on the 1891 Sanborn Fire Insurance map as a three-story, stone-faced masonry building with a rear hatchway, one of six matching rowhouses with a symmetrical arrangement of stone color located at 1110-1120 Washington Street. Though the building footprint remains unchanged on subsequent maps and aerial imagery, modifications have been made to the ground-floor storefront.

1120 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern update to the commercial storefront, the resource upholds the historic character of the local historic district. Based on the intact row from 1110-1120 Washington Street, the building's retained character-defining features including the original openings, and expressed elements of the Romanesque Revival-style such as textural juxtapositions of stone, carved ornament, and deeply recessed round-arch openings, it is recommended that 1120 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1120 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

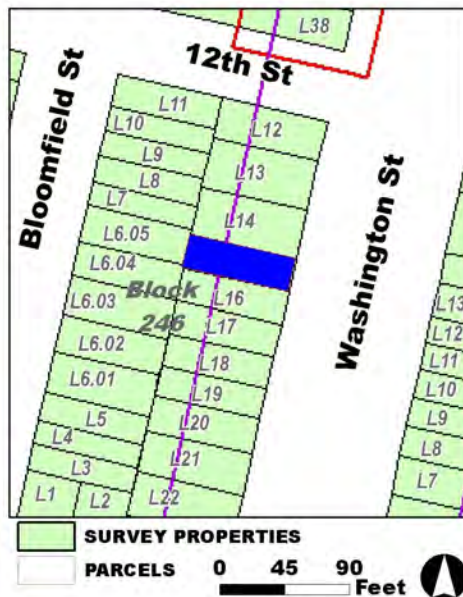
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1658640216

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	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 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: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1658640216**

Page 3

PROPERTY REPORT

Property ID: 342592161

Property Name: 1121 Washington Street
Address: 1121 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1121 Washington Street is a four-story, three-bay, Neo-Grec-style rowhouse constructed ca. 1890. The multi-family dwelling is clad in brick with brownstone beltcourses throughout the upper stories; the first floor is faced with rusticated brownstone. It is fronted by a modern iron areaway fence and a brownstone stoop with cast iron stoop rail and decorative posts. The main entry is composed of the original, double-leaf, wood and glass paneled door with a wood paneled jamb. The classical door surround includes a carved brownstone hood supported by brownstone pilasters with incised detailing. A secondary, garden-level entry is located beneath the steps. Fenestration includes one-over-one replacement sash set into original openings. First floor openings feature a full brownstone enframing with incised detailing, while upper floors consist of carved stone lintels and bracketed stone sills. A heavy, pedimented cornice with incised details accents the flat roof. Additional details include two inset terra cotta diamonds beneath the cornice in the central bay. Alterations include replacement windows. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

342592161

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☐ (Primary Contact)

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1121 Washington Street first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery. It is associated with a run of five-story, Neo-Grec-style rowhouses from 1113-1121 Washington Street.

1121 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, cast iron stoop rails, cornice, and Neo-Grec inspired ornament. Therefore, it is recommended that 1121 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1121 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

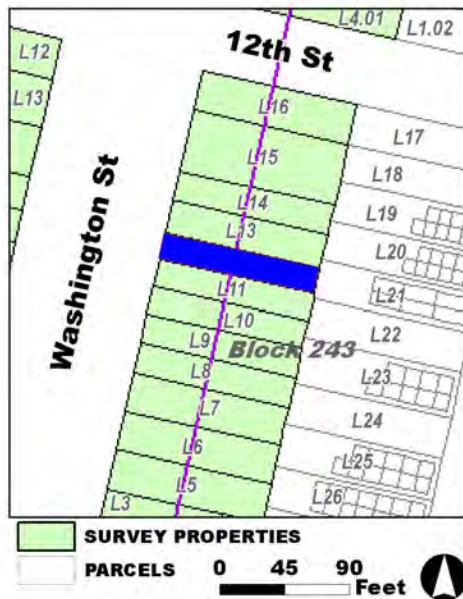
Other Designation Date:

☐ Eligibility Worksheet included 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)

342592161

Page 2

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-5U-H-BA / FAC_NAME: / YR: 1901)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****342592161**

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PROPERTY REPORT

Property ID: 33374883

Property Name: 1122 Washington Street
Address: 1122 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1122 Washington Street is a five-story, two-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1900. The buff-colored brick building features a pair of multi-story, metal oriel windows with a geometric band of red brick diapering running vertically between them. A commercial storefront containing three recessed entries is located at the ground floor; it is capped by a bracketed, pressed metal cornice. The central entry is composed of a glass and wood door with a molded wood surround and a rectangular glass transom. Fenestration is contained within the oriel windows and includes one-over-one replacement sash set within the original openings. Window surrounds include metal pilasters beneath pedimented lintels on the second and fourth floors and flat molded lintels on the third and fifth floors. A heavy, bracketed metal cornice accentuates the flat roof. With the exception of the ground-floor storefront, 1122 Washington Street is identical to the neighboring 1124 Washington Street (Property ID -1843248022). Alterations are limited to replacement windows and ground floor storefront modifications. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

33374883

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portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1122 Washington Street first appears on the 1904 Hoboken Bird's Eye View by Hughes and Bailey; it is later recorded as a five-story building with projecting bays and a ground-floor storefront in the 1932 Sanborn Fire Insurance map. The building footprint remains unchanged on subsequent maps and aerial imagery.

1122 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern update to the commercial storefront, the resource upholds the historic character of the local historic district. Based on its retention of character-defining features, including the original cornice, storefront cornice, brick patterning, and projected bays, it is recommended that 1122 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1122 Washington Street is sited on a rectangular parcel (Block 246 Lot 14), 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

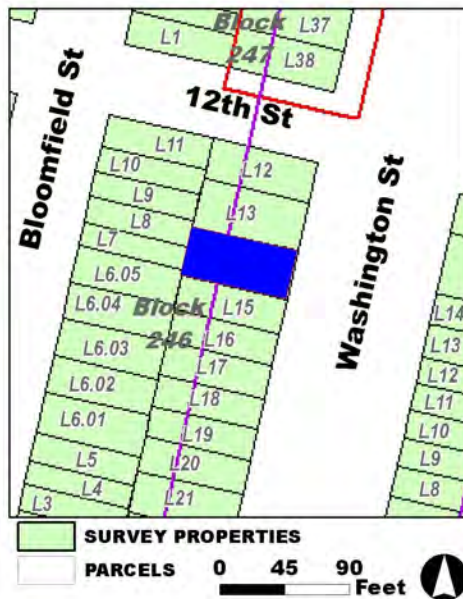
Other Designation Date:

☐ Eligibility Worksheet included 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:

33374883

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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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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: 1870)

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****33374883**

Page 3

PROPERTY REPORT

Property ID: 2025063502

Property Name: 1123 Washington Street
Address: 1123 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1123 Washington Street is a four-and-a-half story, three-bay, Renaissance Revival-style residence with Queen Anne influences, constructed ca. 1890. The facade is clad in brick with brownstone beltcourses between floor; corbelled brick pilasters with terra cotta capitals and sawtooth brick detailing flank the two southernmost bays. The facade also features an eclectic mix of decorative accents that includes raised brick beltcourses, corbelled brick beltcourses, sawtooth brick beltcourses, and decorative terra cotta tiling and banding. The building is fronted by a modern wrought iron areaway fence and a modern brick and stone stoop with original wrought iron stoop rails and cast iron posts. The main entry is composed of a modern paneled door with paneled side light and glass transom set into a segmentally arched opening with brick infill. The main entry is topped by a segmentally arched stone hood with molded lintel. A secondary entry is located at the garden level. Fenestration includes one-over-one replacement windows set into original openings; original stone lintels with incised floral motifs and stone sills remain intact. Additional ornament is seen in carved, rectangular panels set beneath openings on the second and fourth floors. The flat roof is accented by a heavy, Renaissance Revival-style cornice with swags and sunburst details on the two southernmost bays, and a modest mansard roof with a porthole dormer above the northern most bay. Alterations include replacement windows and doors, infill of the segmentally arched entry, and a replacement stoop. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

2025063502

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☐ (Primary Contact)

Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1123 Washington Street (historically symmetric to 1125 Washington Street), first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery.

1123 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains character-defining features, such as original openings, applied ornamentation, original cornice, and original stone lintels. Therefore, it is recommended that 1123 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1123 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

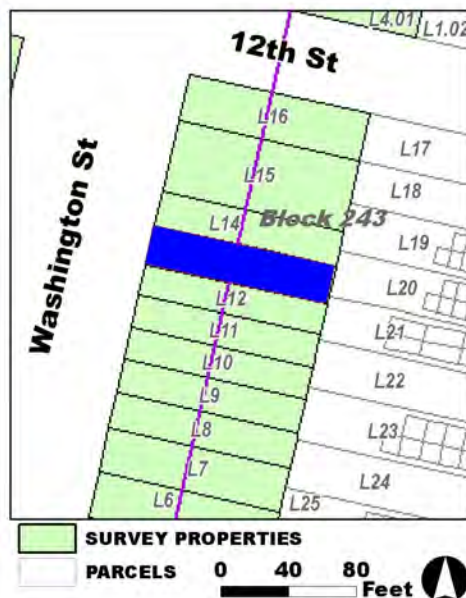
Other Designation Date:

☐ Eligibility Worksheet included 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)

2025063502

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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		
(None Listed)	Hudson County Map New Jersey	1976		
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		
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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****2025063502**

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PROPERTY REPORT

Property ID: -1843248022

Property Name: 1124 Washington Street
Address: 1124 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1124 Washington Street is a five-story, two-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1900. The buff-colored brick building features a pair of multi-story, metal oriel windows with a geometric band of red brick diapering running vertically between them. A commercial storefront containing three recessed entries is located at the ground floor; it is capped by a bracketed, pressed metal cornice. The central entry is composed of a glass and wood door with a molded wood surround and a rectangular glass transom. Fenestration is contained within the oriel windows and includes one-over-one replacement sash set within the original openings. Window surrounds include metal pilasters beneath pedimented lintels on the second and fourth floors and flat molded lintels on the third and fifth floors. A heavy, bracketed metal cornice accentuates the flat roof. With the exception of the ground-floor storefront, 1124 Washington Street is identical to the neighboring 1122 Washington Street (Property ID 33374883). Alterations are limited to replacement windows and ground floor storefront modifications. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1843248022

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1124 Washington Street first appears on the 1904 Hoboken Bird's Eye View by Hughes and Bailey; it is later recorded as a five-story building with projecting bays and a ground-floor storefront in the 1932 Sanborn Fire Insurance map. The building footprint remains unchanged on subsequent maps and aerial imagery.

1124 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modern updates to the commercial storefront, the building upholds the historic character of the local historic district. Based on its retention of character-defining features, including the original cornice, storefront cornice, brick patterning, and classically detailed metal oriel windows, it is recommended that 1124 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1124 Washington Street is sited on a rectangular parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

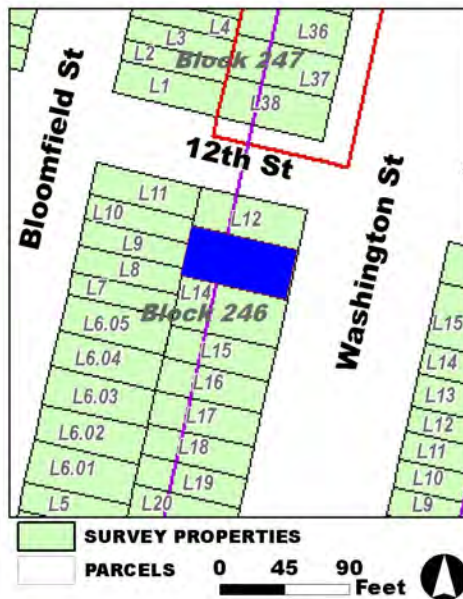
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1843248022

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Hopkins, G. M.	Combined Atlas of the State of New Jersey and the County of Hudson from actual Survey Official records & Private Plans	1873		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

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: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1843248022**

Page 3

PROPERTY REPORT

Property ID: 16962999

Property Name: 1125 Washington Street
Address: 1125 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1125 Washington Street is a four-and-a-half story, two-bay, Renaissance Revival-style residence with Queen Anne influences, constructed ca. 1890. The facade is clad in brick with brownstone beltcourses between each floor; brick pilasters with terra cotta capitals and sawtooth brick detailing flank the two southernmost bays. The facade also features an eclectic mix of decorative accents that includes raised brick beltcourses, corbelled brick beltcourses, sawtooth brick beltcourses, and decorative terra cotta tiling and banding. The building is fronted by a modern iron areaway fence and a replacement stone stoop with iron stoop rails. The main entry is composed of a wood paneled and glass door with a glass side light and a large glass transom set into a segmentally arched opening. The main entry is topped by a segmentally arched stone hood with molded lintel. A secondary entry is located at the garden level. Fenestration on the southernmost bay includes six-over-six replacement windows set into original openings; original stone lintels with incised floral motifs and stone sills remain intact. The northernmost bay, which originally held two openings per floor, now contains glass paneled French doors leading out to a round arched balcony with wrought iron railings. Despite these alterations, original facade detailing remains visible. Additional ornament is seen in carved, rectangular panels set beneath openings on the second and fourth floors. The flat roof is accented by a heavy, Renaissance Revival-style cornice with swags and sunburst details on the two southernmost bays, and a modest mansard roof with a porthole dormer above the northernmost bay. Alterations include replacement windows and doors, a replacement stoop, and construction of French doors and balconies. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

16962999

Page 1

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1125 Washington Street (historically symmetric to 1123 Washington Street), first appears in the 1891 Sanborn Fire Insurance map as part of an almost entirely developed row on the east side of Washington Street. The building footprint remains unchanged on subsequent maps and aerial imagery.

1125 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications to the openings on the northernmost bay, the property has retained significant character-defining features, such as original openings, applied ornamentation, original cornice, and original stone lintels. It is therefore recommended that 1125 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1125 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

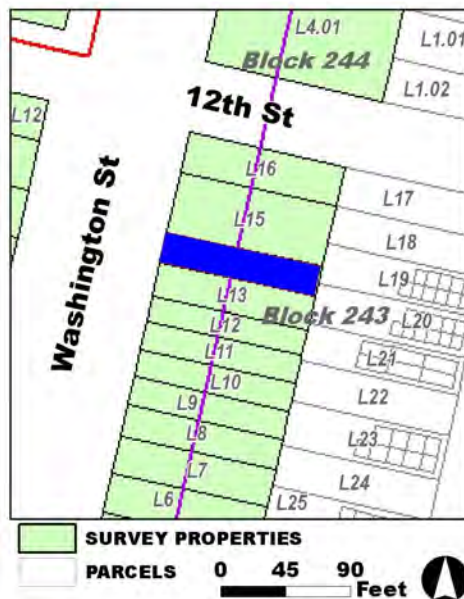
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

16962999

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BIBLIOGRAPHY:

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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		
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		

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****16962999**

Page 3

PROPERTY REPORT

Property ID: **-695428947**

Property Name: Former Dierksen Furniture
Address: 1126-1128 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	246	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Dierksen Furniture building, located at 1126-1128 Washington Street, is a four-story, three-bay, Renaissance Revival-style corner commercial building constructed in 1901. The facade is clad in beige brick with brick quoins at the upper floors with stucco infill at the first floor. The side (north) elevation features brick pilasters and corbelled details. The inset and canted main entry is located at the corner of the ground floor, facing northeast toward the intersection of Washington and Twelfth Streets. Set beneath an overhanging cornice and supported by a cast iron column, the main entry is composed of a modern wood paneled door with sidelights and a modern round arched transom. A secondary entrance is located on the north elevation facing Twelfth Street. Fenestration on the primary facade includes one-over-one replacement sash set within the original openings with flared stone lintels on the first second and third floors; flat stone sills are intact throughout. The fourth floor openings include one-over-one replacement sash with round arch, header brick lintels and ornamental relief fanlights. The flat roof is accented by a bracketed cornice with dentils, egg and dart molding, and an arched fascia. A molded metal, turn-of-the-century storefront cornice remains intact on the primary facade. The building contains a three-story, three-bay rear annex accessible from the side elevation. Alterations include window replacements; infill of the original ground floor storefront; and reorientation of the primary entrance from the center of the primary facade to the corner of the building. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-695428947

Page 1

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. It was during this time that the 1100 block grew, adding 1126-1128 Washington Street to the corridor. In 1901, H. Herman Dierksen (ca. 1868-1938) moved the furniture business he established in 1895 to Washington Street, constructing a storefront and warehouse on a previously undeveloped parcel. Dierksen Furniture occupied the space until the time of Dierksen's death in 1938, at which point the storefront became a drugstore. Today, the modified storefront is home to an ophthalmologist.

The former Dierksen Furniture building is a contributing resource to the local Central Business and Washington Street Historic District. Despite ground-floor infill and replacement windows, the resource upholds the historic character of the local historic district. Based on its retention of character-defining features, including the original cornice, storefront cornice, and Renaissance Revival-style ornamentation, it is recommended that the resource additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1126-1128 Washington Street is sited on a rectangular, endblock parcel (Block 246 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. Part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-695428947

BIBLIOGRAPHY:

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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	
(None Listed)	"Deaths in Jersey," March 22, 1938.	1938	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-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:** Hoboken Historic District**Status:** Contributing**Associated Archeological Site/Deposits?** ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-695428947**

Page 3

PROPERTY REPORT

Property ID: **-733873364**

Property Name: 1127-1129 Washington Street
Address: 1127-1129 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1127-1129 Washington Street is a five-story, three-bay, late Renaissance Revival-style building constructed ca. 1920. The buff-colored brick building with stone detailing is symmetrical, with two full height canted bay windows flanking a recessed central bay. Intricate wrought iron fire escapes extend between the bay windows at the upper floors. The building is fronted by the original wrought iron areaway gate and a stone stoop with replacement brass railings. The first floor and garden-level are clad in smooth stone block. The main entry is composed of an early, double-leaf, wood and glass door with a rectangular glass transom and wood carved jamb. It is located within a classically-inspired stone portico featuring a modest, entablature; Corinthian columns; and paneled stone kneewalls. Fenestration is composed of paired, one-over-one replacement sash in the central bay and single, one-over-one replacement sash in the bay windows. All windows are set into original openings with detailed stone window surrounds, molded lintels with carved classical ornament, and flat stone sills. Ground floor windows are flanked by pilasters with ornamental capitals. Renaissance-inspired, ornamental panels with carved face emblems are located between the second and third floors. The flat roof is accented by a dentiled metal cornice. Alterations are limited to replacement windows and stoop rails. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-733873364

Page 1

mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1127-1129 Washington Street is the last property to develop on the east side of Washington's 1100 block, first appearing in historic maps in the 1930s as multi-family housing. The building footprint remains unchanged on subsequent maps and aerial imagery.

1127-1129 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains a high degree of integrity with character-defining features evocative of the late Renaissance Revival style: bay windows, bold metal cornice, original wrought ironwork, and Renaissance-inspired ornament. Therefore, it is recommended that 1127-1129 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1127-1129 Washington Street is sited on a rectangular parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

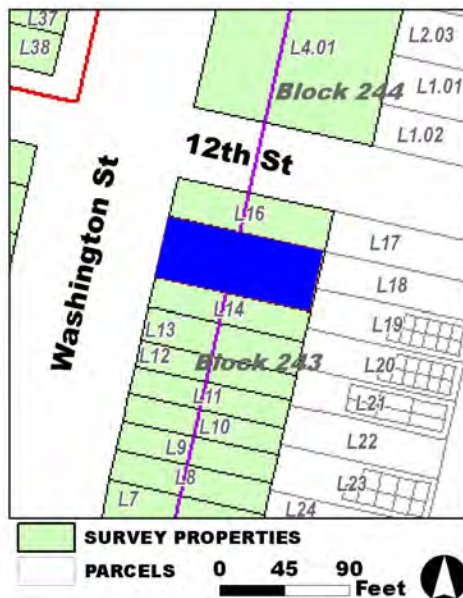
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

-733873364

Page 2

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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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hoboken Historical Museum	"Sepia-tone photo of a 1127-1129 Washington St. looking south to 11th St., Hoboken, n.d., ca. 1926-1932"	1926	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-16U-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-733873364

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PROPERTY REPORT

Property ID: **-2042450243**

Property Name: 1131 Washington Street

Ownership:

Address: 1131 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	243	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1131 Washington Street is a five-story, four-bay, Neo-Grec-style mixed-used property constructed ca. 1900. The building is clad in brick with stone beltcourses above and below openings on the upper floors. The first floor is heavily modified, clad in white brick veneer. It is fronted by a wrought iron areaway fence. The two modern entrances located on the primary façade's first floor include a metal and glass door and a steel door with three vertical glass panes. Additional metal and glass entrances are located on the side (north) elevation. Fenestration includes one-over-one replacement sash set into original openings; molded stone lintels and bracketed sills remain intact. The side elevation features an original four-story, three-sided, metal oriel window capped with a heavy decorative cornice. The flat roof is accented with a pedimented, bracketed metal cornice with modillions and decorative patterning that extends along the primary façade and side elevation. Alterations include brick veneer cladding and original entrance modifications to the first floor; side elevation brick infill; and replacement windows and doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Researcher: Samantha Kuntz

☒ (Primary Contact)

-2042450243

Organization: AECOM

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. 1131 Washington Street first appears in the 1904 Hoboken Bird's Eye View by Hughes and Bailey; it is later recorded as a five-story building with a ground-floor storefront and iron awning in the 1932 Sanborn Fire Insurance map. The building footprint remains unchanged on subsequent maps and aerial imagery.

1131 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite significant modifications to the ground floor of the primary façade, the resource upholds the historic character of the local historic district on its upper stories. Based on its retention of character-defining features, including the original openings and surrounds, stylized cornice, and original oriel window, it is recommended that 1131 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1131 Washington Street is sited on a rectangular, corner parcel (Block 243 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. Like much of the northern end of Washington Street, the 1100 block of Washington Street developed rapidly between 1885 and 1905. As part of the northern half of Hoboken's main commercial corridor, the east side of Washington Street's 1100 block is primarily composed of large-scale, late 19th to early 20th century, multi-family residences, with commercial uses typically limited to the west side of the streetscape.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

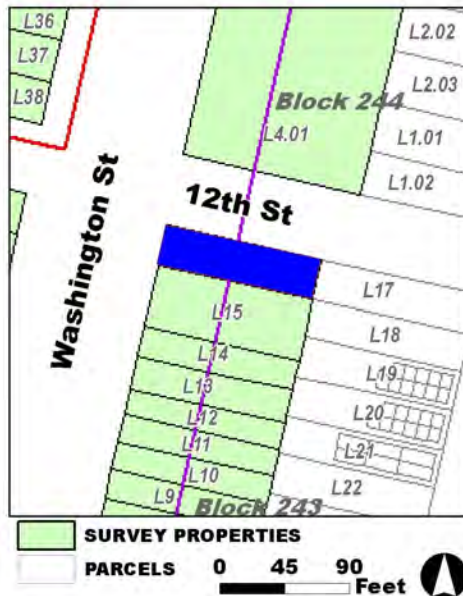
Other Designation Date:

☐ **Eligibility Worksheet included 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:

-2042450243

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☒ (Primary Contact)

BIBLIOGRAPHY:

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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-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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 5B-9U-1C/2B-2U / FAC_NAME: / YR:)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2042450243**

Page 3

PROPERTY REPORT

Property ID: **-236033711**

Property Name: Eldorado Apartments
Address: 1200 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1200 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1892. The brick building has two mirrored, wood-framed commercial storefronts on the first floor, each with their own recessed entrance. A decorative storefront cornice sits above the first floor. Fenestration at the second floor consists of rectangular window openings with heavy brownstone lintels and brownstone sills. Fenestration on the third, fourth, and fifth floors consists of rectangular window openings with brick jack arch lintels and brownstone sills. The south elevation features two additional wood-framed storefronts with recessed wood doors with transoms and a decorative storefront cornice. The main entrance to the residential units is on the south elevation; the wood framed door features a transom above and is set within an elaborate pedimented brownstone porch with an entablature that reads "EL DORADO"; a below-grade entrance is located beneath the stoop of the apartment entrance. This elevation also features a small window with a brick jack arch lintel and stone sill, a window opening with a rusticated stone segmental arch lintel and stone sill, and a bricked-over door opening with a stone jack arch lintel and stone threshold. Fenestration on the upper floors of the south elevation mimics the facade, with heavy brownstone lintels at the second floor and brick jack arch lintels at the remaining floors, all with brownstone sills. A decorative wood cornice with brackets and a floral motif accentuates the flat roof. Additional decorative details include brownstone beltcourses and recessed brick paneling at window openings. Alterations include replacement window sashes, the bricked over south elevation entrance, and restored commercial storefronts. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-236033711

Page 1

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1200 Washington Street first appears on a 1904 bird's eye view image of Hoboken. Between 1909 and 1932 the one-story commercial addition at the rear of the building was constructed. On October 25, 1981, the building (then described as a tenement) was severely damaged by a fire that led to the death of 11 tenants. The tragedy is believed to have been the work of an arsonist and took place during a three-year period of suspicious fires in city tenement houses. Despite the damage, the building was restored and remains today as one of four buildings at 1200-1206 Washington Street part of a locally significant NR-listed district, as well-preserved examples of the work of Charles Fall, an architect best known for his apartment building designs. These properties are also significant as a representation of the rapid urbanization of Hoboken in the late 19th century and as an early example of the acceptance of apartments as a type of residence for the middle class.

Despite post-fire modifications, 1200 Washington Street retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; brownstone and jack arch lintels; mirrored storefronts; storefront cornice; and brownstone belt courses. The property contributes to the National Register-listed Eldorado and 1202, 1204, 1206 Washington Street Historic District (NR 3/9/1987; SR 12/3/1986; SHPO 6/24/1987). Thus, it is recommended that 1200 Washington Street be classified as a key-contributing resource to the Hoboken Historic District.

Setting:

Eldorado Apartments is sited on a corner, rectangular parcel (Block 247 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. The 1200 block of Washington Street is a high integrity collection of late 19th century mixed-use rowhouses with two 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:

Local Designation:

Other Designation:

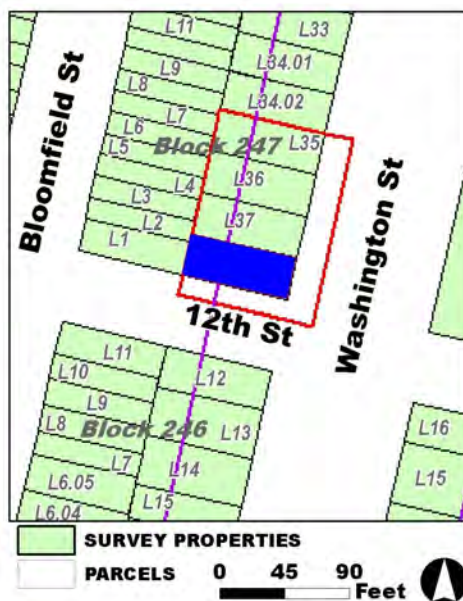
Other Designation Date:

☐ Eligibility Worksheet included 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)

-236033711

Page 2

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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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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Google	GoogleEarth Streetview		
Nationwide Environmental Title Research, LLC	Historic Aerials	1931	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Eldorado and 1202, 1204, 1206 Washington Street [Historic District]

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-236033711

Page 3

PROPERTY REPORT

Property ID: **-530786940**

Property Name: Yellow Flats
Address: 1201-1221 Washington ST
Apartment #:
Ownership:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	244	4.01

Property Photo:



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

Description:

The Yellow Flats, located at 1201-1221 Washington Street, are a five-story, 50-bay, Renaissance Revival-style residential complex constructed ca. 1898. The building complex, made up of eighteen buildings, runs the length of the block along Washington Street between Twelfth and Thirteenth Streets, and is approximately half a block deep. The foundation of the complex is a painted brownstone, the first floor is clad in red brick with lighter-colored raised brick band detailing, and the remainder of the exterior is clad in yellow-colored brick. There are thirteen similar entries evenly-spaced along the exterior of the building. Each entry consists of a modest covered porch with a flat roof. The porch roofs are supported by square brick columns, topped by terracotta capitals, which feature brick jack arches between them. Each porch has cast iron detailing, and the roofs are accented by a white terracotta cornice. Fenestration at the first floor consists of replacement one-over-one vinyl windows set within evenly-spaced original rectangular openings; these windows feature limestone sills. Fenestration on the second through fourth floors consists of replacement one-over-one vinyl windows set within regularly-spaced original openings; these openings feature limestone sills and carved limestone lintels. Fenestration on the fourth floor consists of replacement one-over-one vinyl windows set within regularly-spaced original arched openings; these openings feature a rounded-arch brick lintel with a limestone keystone and limestone sills. The flat roofs have a continuous parapet accented with a geometric, overlapping diamond pattern in red brick. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident. (See Building Attachment)

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-530786940

Page 1

In the early 1880's, Washington Street did not extend beyond Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. The Yellow Flats were constructed in the late 1890s as a replacement for a group of tenement buildings that had been destroyed by fire in 1897. They first appear on a bird's eye view of Hoboken from 1904, where its impressive form is presented clearly. In a subsequent 1909 Hopkins atlas, the complex is shown as a collection of eighteen separate brick buildings, all with irregular footprints, oriented in a U-shape opening up to the east. In addition, it is noted on a 1923 atlas that the collective property is owned by the Hoboken Land & Improvement Company. Later maps indicate that the complex measures five stories in height with a continuous parapet along the façade of the buildings; the original footprint of the building had not been altered at that time. Historic photographs also confirm that the exterior of the building had not been greatly altered. (See Property Eligibility Worksheet)

The Yellow Flats retain integrity as multi-family dwelling, and maintain significant features that contribute to the historic character of the greater Hoboken Historic District. In addition, this building is a contributing resource to the locally-designated Central Business/Washington Street Historic District. Character defining features include the brick detailing on the facade; irregular footprint; multiple points of entry; original openings; and yellow colored brick. Additional research suggests that the resource is potentially individually eligible for listing on the National Register of Historic Places. Therefore, it is recommended that the Yellow Flats be classified as a key contributing resource to the Hoboken Historic District. (See Property Eligibility Worksheet)

Setting:

59 Thirteenth Street is sited on a parcel (Block 244 Lot 4.01), 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

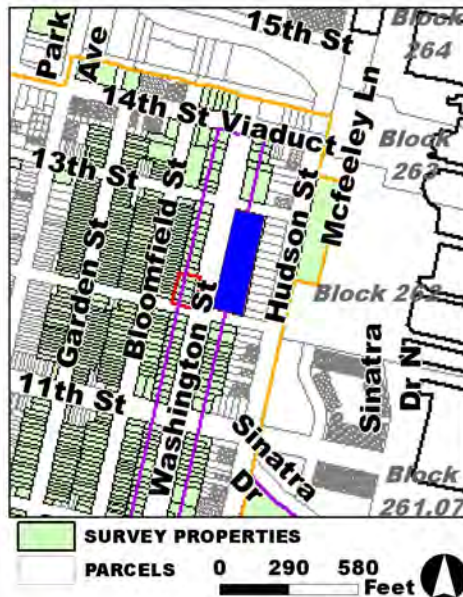
Other Designation:

Other Designation Date:

☒ Eligibility Worksheet included 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)

-530786940

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Burlington Free Press	"Hetty Green Quits Hoboken," May 6, 1908 (p. 3).	1908	
Skontra, Alan	Legendary Locals of Hoboken, New Jersey	2014	
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	
Montpelier Evening Argus	"Life in Hoboken: Hetty Green said to Yearn for it," October 15, 1908, 3.	1908	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Evening Journal	"Construction Begins," September 30, 1897, 7.	1897	
The Pittsburgh Press	"Hetty Green's Janitor Says She's No Spendthrift--- No Sir! Not Hetty Green!," March 22, 1908, 40.	1908	
Google	GoogleEarth Streetview		
The Tennessean	"Pet Cat Saves 140 Families," March 6, 1910, 14.	1910	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
The Twice-A-Week-Messenger	"Hetty Green's Home Seems to be Shifting," The Twice-A-Week-Messenger.	1915	
Slack, Charles	Hetty: The Genius and Madness of America's First Female Tycoon.	2004	
New York Times	"Mrs. Hetty Green Summoned," March 21, 1903, 7.	1903	
O'Connell, Deirdre	"Confounded: The Enigma of 'Blind Tom' Wiggins," [Blackpast].	2009	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
Evening Journal	"Hoboken Real Estate," January 21, 1898, 7.	1898	
Jersey City News	"Whole Block of Fire," May 21, 1879, 1.	1897	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Evening Journal	"Cursed Site," January 20, 1898, 7.	1898	
New York Sun	"Blind Tom Had Aged Little," June 16, 1908, 7.	1908	
Hudson County	Deeds, var.		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1923	
Rockford Republic	"Hetty Green's Cat," February 21, 1910, 1.	1910	
Hoboken Historical Museum	"Wiggins, Thomas."		
Jersey Journal	"Rescue Seven in Flat Fire in Hoboken," February 19, 1910, 1.	1910	
Hoboken Historical Museum	"Columbus Park"		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
The Montgomery Times	"Hetty Green's 'Satan' Aids Hundreds in Fire," February 23, 1910, 2.	1910	

Additional Information:**Survey Name:** Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM**Property ID:****-530786940**

Page 3

☒ (Primary Contact)

HPC LIST ID: 120

PARCEL DATA (BLDG_DESC: 5B-195U-H / FAC_NAME: URBAN RENEWAL / YR:)

NOTES: fmr. Eldorado Apartments, also # 235

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: 1/23/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-530786940

Page 4

PROPERTY REPORT

Property ID: 1990635664

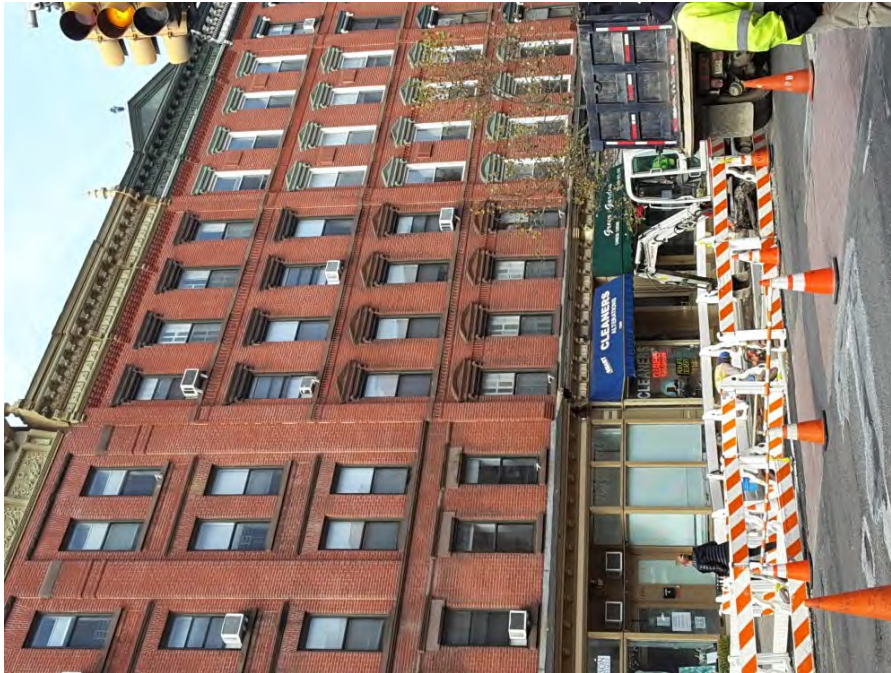
Property Name: 1202 Washington Street
Address: 1202 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1202 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1892. The brick building has two mirrored, wood-framed commercial storefronts on the first floor, each with their own recessed wood door entrance. A centered wood door, flanked by iron columns, sits between the storefronts; this door is used for access to upper level residential units. A decorative wood storefront cornice sits above the first floor. Fenestration at the second floor consists of squared window openings with arched pediment brownstone lintels; the third floor features squared window openings with triangular pediment brownstone lintels. Fenestration at the fourth and fifth floors consists of rectangular window openings with heavy brownstone lintels; all window openings on the facade feature brownstone sills. Decorative details include pilasters at either end of the facade and decorative brick and brownstone beltcourses between each of the upper floors. Ribbons of sawtooth brick travel across the facade at the second and third floor window lintels. A decorative cornice with brackets and finials at each end accentuates the flat roof. Alterations include replacement window sashes, and canvas awnings over the first floor storefront. Some concrete fill under the storefront windows for flood mitigation is present.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1202 Washington Street first

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1990635664

appears on a 1904 bird's eye view image of Hoboken. A 1909 fire insurance map shows the building as a masonry structure and indicates that there are two separate commercial entities. The four buildings at 1200-1206 Washington Street are part of a locally significant NR-listed district, as well-preserved examples of the work of Charles Fall, an architect best known for his apartment building designs. These properties are also significant as a representation of the rapid urbanization of Hoboken in the last late 19th century and as an early example of the acceptance of apartments as a type of residence for the middle class. 1202, 1204, and 1206 Washington Street were constructed together and designed to read as a single unit.

1202 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains significant integrity and maintains features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; classically-shaped brownstone window lintels; mirrored commercial storefronts; storefront cornice; and decorative brownstone elements. The property contributes to the National Register-listed Eldorado and 1202, 1204, 1206 Washington Street Historic District (NR 3/9/1987; SR 12/3/1986; SHPO 6/24/1987). Thus, it is recommended that 1202 Washington Street additionally be classified as a key-contributing resource to the Hoboken Historic District.

Setting:

1202 Washington Street is sited on a rectangular parcel (Block 247 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. The 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

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:

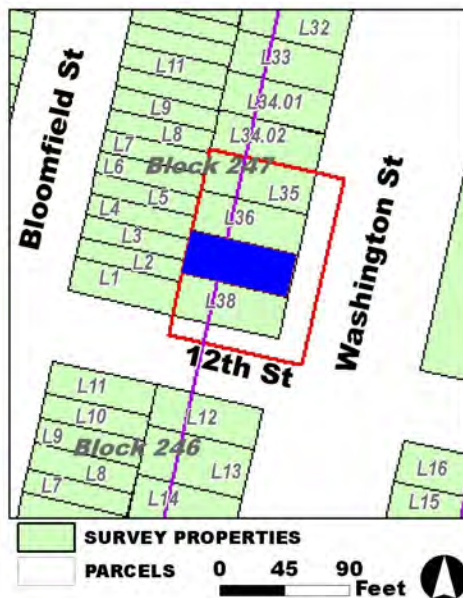
Other Designation Date:

☐ 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)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

1990635664

Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881
Matherly, Polly A.	National Register of Historic Places Nomination, "Eldorado and 1202,1204, 1206 Washington Street"	1987

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2,5B-16U-5C-HBA / 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: Eldorado and 1202, 1204, 1206 Washington Street [Historic District]

Status: Key Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1990635664

Page 3

PROPERTY REPORT

Property ID: **-97287381**

Property Name: 1204 Washington Street
Address: 1204 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1204 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1892. The brick building has mirrored, early wood-framed commercial storefronts, each with their own recessed entry. A centered wood and glass door, flanked by iron columns, sits between the windows. Each door is fronted by a bluestone threshold. A decorative wood storefront cornice sits above the first floor. Fenestration at the second floor consists of squared window openings with arched pediment brownstone lintels; the third floor features squared window openings with triangular pediment brownstone lintels. Fenestration at the fourth and fifth floors consists of rectangular window openings with heavy brownstone lintels; all window openings on the facade feature brownstone sills. Decorative details include pilasters at either end of the facade and decorative brick and brownstone beltcourses between each of the upper floors. Ribbons of sawtooth brick travel across the facade at the second and third floor window lintels. A decorative cornice with brackets, a centered pediment, and finials at each end accentuates the flat roof. Alterations include replacement window sashes, painted lintels, and air conditioning vents that pierce the facade. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1204 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 fire insurance map shows the building as a masonry structure and indicates

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

-97287381

Page 1

☒ (Primary Contact)

that there are two separate commercial entities. The four buildings at 1200-1206 Washington Street are part of a locally significant NR-listed district, as well-preserved examples of the work of Charles Fall, an architect best known for his apartment building designs. These properties are also significant as a representation of the rapid urbanization of Hoboken in the late 19th century and as an early example of the acceptance of apartments as a type of residence for the middle class. 1202, 1204, and 1206 Washington Street were constructed together and designed to read as a single unit.

1204 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains a high degree of architectural integrity and maintains features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; classically-shaped brownstone window lintels; an original or early commercial storefront system; storefront cornice; and decorative brownstone elements. The property contributes to the National Register-listed Eldorado and 1202, 1204, 1206 Washington Street Historic District (NR 3/9/1987; SR 12/3/1986; SHPO 6/24/1987). Thus, it is recommended that 1204 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1204 Washington Street is sited on a rectangular parcel (Block 247 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. The 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**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:

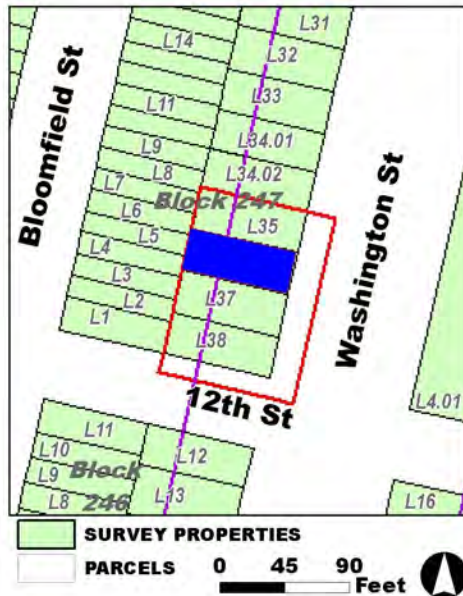
Other Designation Date:

☐ **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)
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	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

-97287381

Google	GoogleEarth Streetview	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891
Matherly, Polly A.	National Register of Historic Places Nomination, "Eldorado and 1202, 1204, 1206 Washington Street"	1987

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:

<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: Eldorado and 1202, 1204, 1206 Washington Street [Historic District]

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-97287381

Page 3

PROPERTY REPORT

Property ID: **-193387502**

Property Name: 1206 Washington Street

Ownership:

Address: 1206 Washington ST

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1206 Washington Street is a five-story, four-bay, Renaissance Revival-style mixed-use building constructed ca. 1892. The brick building has a modified first floor where the commercial storefronts have been removed and replaced with brick infill. Four modern, evenly-spaced windows are located at the first floor with stone sills and lintels. A centered wood door, flanked by iron columns, sits between the windows. A decorative wood storefront cornice sits above the first floor. Fenestration at the second floor consists of squared window openings with arched pediment brownstone lintels; the third floor features squared window openings with triangular pediment brownstone lintels. Fenestration at the fourth and fifth floors consists of rectangular window openings with heavy brownstone lintels; all window openings on the facade feature brownstone sills. Decorative details include pilasters at either end of the facade and decorative brick and brownstone beltcourses between each of the upper floors. Ribbons of sawtooth brick travel across the facade at the second and third floor window lintels. A decorative cornice with brackets and finials at regular intervals accentuate the flat roof. Alterations include replacement window sashes, painted lintels, and the modified first floor facade. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1206 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 fire insurance map shows the building as a masonry structure and indicates

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Courtney Clark

☐ (Primary Contact)

-193387502

Organization: AECOM

that there are two separate commercial entities. The four buildings at 1200-1206 Washington Street are part of a locally significant NR-listed district, as well-preserved examples of the work of Charles Fall, an architect best known for his apartment building designs. These properties are also significant as a representation of the rapid urbanization of Hoboken in the late 19th century and as an early example of the acceptance of apartments as a type of residence for the middle class. 1202, 1204, and 1206 Washington Street were constructed together and designed to read as a single unit.

1206 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. The building retains a high degree of architectural integrity and maintains features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; classically-shaped brownstone window lintels; storefront cornice; and brownstone and brick banding across the façade. The property contributes to the National Register-listed Eldorado and 1202, 1204, 1206 Washington Street Historic District (NR 3/9/1987; SR 12/3/1986; SHPO 6/24/1987). Thus, it is recommended that 1206 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1206 Washington Street is sited on a rectangular parcel (Block 247 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. The 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

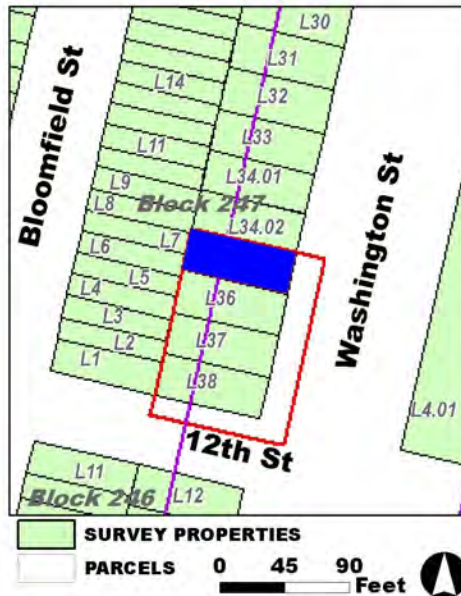
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Google	GoogleEarth Streetview		
Matherly, Polly A.	National Register of Historic Places Nomination, "Eldorado and 1202, 1204, 1206 Washington Street"	1987	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☐ (Primary Contact)

-193387502

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
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
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<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: Eldorado and 1202, 1204, 1206 Washington Street [Historic District]

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-193387502

Page 3

PROPERTY REPORT

Property ID: 1761355765

Property Name: 1208 Washington Street
Address: 1208 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	34.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1208 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door, which provides access to the residential units above. A decorative storefront cornice sits above the first floor. The upper floors feature a pair of rounded, four-story oriel windows topped by carved molding. Fenestration at the second and fourth floor consists of squared window openings; at the third floor there are round arched window openings; and the fifth floor features squared window openings topped by half-circle decorative motifs. Roman arch coarse stone lintels are located above the third and fifth floor window openings. Six painted stone beltcourses extend across the facade at various points. A decorative wood cornice with brackets accentuates the flat roof. Alterations include replacement window sashes, alterations to the first floor facade, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1208 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a mixed-use, masonry structure.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1761355765

Page 1

1208 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rusticated stone arch lintels; distinctive rounded multi-story oriel windows; storefront cornice; and brownstone accents. Thus, it is recommended that 1208 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1208 Washington Street is sited on a rectangular parcel (Block 247 Lot 34.02), 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

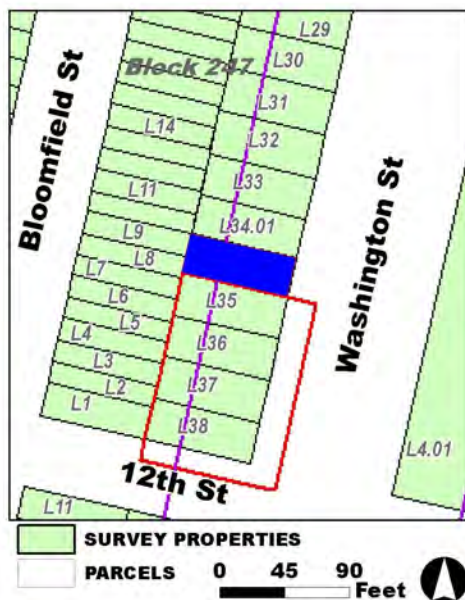
Other Designation Date:

☐ Eligibility Worksheet included 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)

1761355765

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1761355765

Page 3

PROPERTY REPORT

Property ID: 310481988

Property Name: 1210 Washington Street
Address: 1210 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	34.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1210 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door, which provides access to the residential units above. A decorative storefront cornice sits above the first floor. The upper floors feature a pair of rounded, four-story oriel windows topped by carved molding. Fenestration at the second and fourth floor consists of squared window openings; at the third floor there are round arched window openings; and the fifth floor features squared window openings topped by half-circle decorative motifs. Roman arch coarse stone lintels are located above the third and fifth floor window openings. Six painted stone beltcourses travel across the facade at various points. A decorative wood cornice with brackets accentuates the flat roof. Alterations include replacement window sashes, bricked over commercial space on the first floor, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1210 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a mixed-use, masonry structure.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

310481988

Page 1

1210 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rusticated stone arch lintels; distinctive, multi-story rounded oriel windows; storefront cornice; and stone banding across the façade. Thus, it is recommended that 1210 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1210 Washington Street is sited on a rectangular parcel (Block 247 Lot 34.01), 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

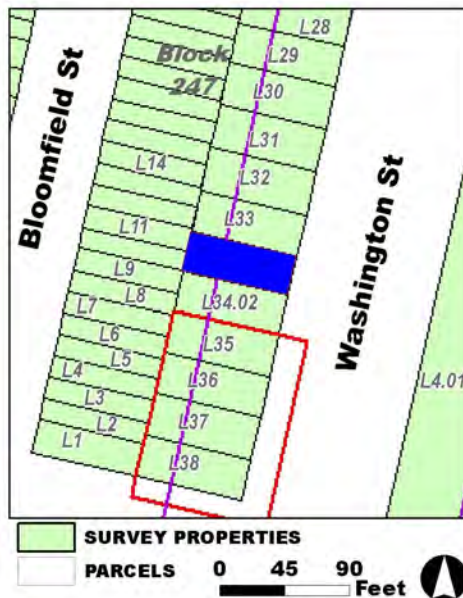
Other Designation Date:

☐ Eligibility Worksheet included 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)

310481988

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	
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: / FAC_NAME: / YR: 1900)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

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

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

Conversion Problem? ☐ **ConversionNote:***Date form completed:* 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****310481988**

Page 3

PROPERTY REPORT

Property ID: 1846139439

Property Name: 1212 Washington Street
Address: 1212 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1212 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, wood-framed commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door flanked by fluted columns, which provides access to the residential units above. A stone stoop fronts all three doors, and a decorative storefront cornice sits above the first floor. The upper floors feature a pair of rounded, four-story bay windows topped by carved molding. Fenestration at the second and fourth floor consists of squared window openings; at the third floor there are round arched window openings; and the fifth floor features squared window openings topped by half-circle decorative motifs. Roman arch coarse stone lintels are located above the third and fifth floor window openings. Six brownstone beltcourses travel horizontally across the facade at various points. A decorative wood cornice with brackets accentuates the flat roof. Alterations include replacement window sashes, alterations to the first floor facade, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1212 Washington Street first appears on a 1904 bird's eye view image of Hoboken, where it is noted as a business named Steljes & Steljes, a real estate and insurance company run by brothers George H. Steljes & John Steljes.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1846139439

Page 1

1212 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rusticated stone arch lintels; distinctive, multi-story rounded bay windows; commercial storefront; and brownstone elements. Thus, it is recommended that 1212 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1212 Washington Street is sited on a rectangular parcel (Block 247 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. The 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

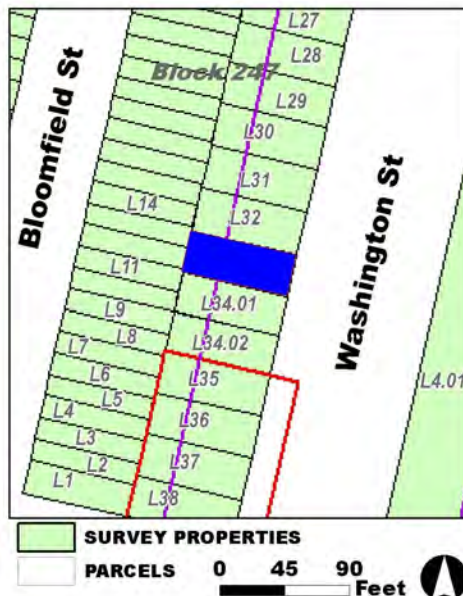
Other Designation Date:

☐ Eligibility Worksheet included 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:

1846139439

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
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	
Hoboken Historical Museum	"Columbus Park"		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1846139439**

Page 3

PROPERTY REPORT

Property ID: **-1713922650**

Property Name: 1214 Washington Street
Address: 1214 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1214 Washington Street is a five-story, three-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, modern commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door flanked by fluted columns, which provides access to residential units above. The central door is set within a wood surround and is topped by a transom. A decorative storefront cornice sits above the first floor. The upper floors feature a pair of three-sided, four-story oriel windows; the window openings at the fifth floor are flanked by fluted columns. The window openings at each floor sit on a band of molding with floral details surmounted by a dentil detail; between the sets of molding at each floor are panels with floral motifs, and each window opening is set within a floral-detail wood surround. Panels with garland details are located above the window openings on the fifth floor. Brick pilasters with carved brownstone bases vertically demarcate each bay. The flat roof is accentuated by a wood cornice with brackets, paneling, and dentils. Alterations include replacement window sashes, alterations to the first floor commercial storefronts, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1214 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a mixed-use, masonry structure. At the end of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1713922650

Page 1

the nineteenth century the dual commercial spaces housed Elysian Laundry and Fall & Maxson, a real estate and insurance company run by Charles Fall and William H. Maxson.

1214 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; central entry to residential units; multi-story oriel windows; storefront cornice; and brick detailing on the facade. Thus, it is recommended that 1214 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1214 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

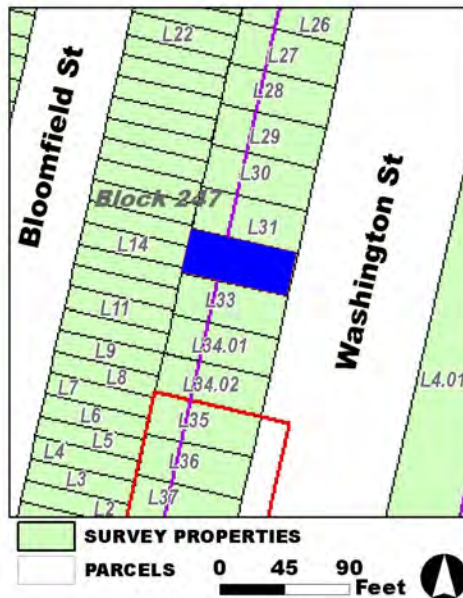
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1713922650

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
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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	
Hoboken Historical Museum	"Columbus Park"		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1713922650**

Page 3

PROPERTY REPORT

Property ID: 1643968601

Property Name: 1216 Washington Street
Address: 1216 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1216 Washington Street is a five-story, three-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, wood-framed commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door flanked by fluted columns, which provides access to the residential units above. The central door is set within a wood surround and is topped by a transom. A decorative storefront cornice sits above the first floor. The upper floors feature a pair of three-sided, four-story oriel windows; the window openings at the fifth floor are flanked by fluted columns. The window openings at each floor sit on a band of molding with floral details surmounted by a dentil detail; between the sets of molding at each floor are panels with floral motifs, and each window opening is set within a floral-detail wood surround. Panels with garland details are located above the window openings on the fifth floor. Brick pilasters with carved brownstone bases vertically demarcate each bay. The flat roof is accentuated by a wood cornice with brackets, paneling, and dentils. Alterations include replacement window sashes, and a canvas awning over one of the commercial entryways. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1216 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as a mixed-use, masonry structure. At the end of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☒ (Primary Contact)

1643968601

the nineteenth century the dual commercial spaces were inhabited by Girard Masseur, who sold cigars, and George A. Burchel, a newsdealer.

1216 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; central entry to residential units; multi-story oriel windows; commercial storefront spaces; storefront cornice; and brick detailing on the facade. Thus, it is recommended that 1216 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1216 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

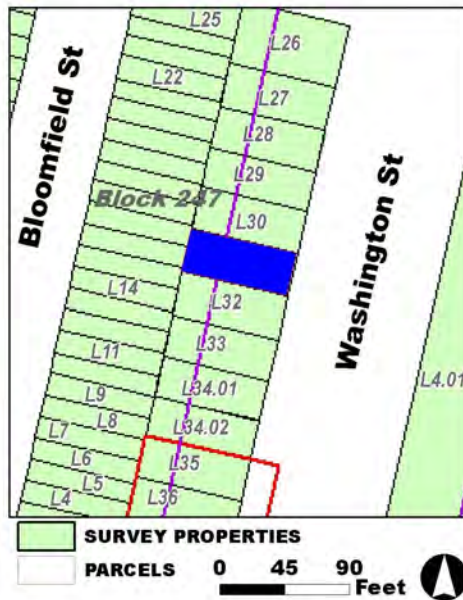
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

1643968601

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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	
Hoboken Historical Museum	"Columbus Park"		
Google	GoogleEarth Streetview		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
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: / FAC_NAME: / YR: 1905)

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1643968601**

Page 3

PROPERTY REPORT

Property ID: 1840425144

Property Name: 1218 Washington Street
Address: 1218 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1218 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1890. The buff-colored brick building has mirrored, metal-framed, commercial storefronts, each with their own entry, at the first floor. A wood door with a transom, flanked by metal fluted columns, is located at the center of the first floor and provides access to the residential units above. The second floor features rectangular window openings with painted flat stone sills and lintels. A dentiled wood cornice sits above the second floor. Fenestration on the third and fourth floors consists of rectangular window openings with rock-faced jack arch lintels and stone sills; at the fifth floor there are rounded-arch window openings with stone sills. The windows at the third through fifth floors are set within recessed brick roman arches that spring from brick piers with carved stone capital details. A dentiled wood cornice accentuates the flat roof. Alterations include replacement window sashes, alterations to the first floor facade, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend beyond Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1218 Washington Street first appears on an 1891 insurance map and is notated as 1230 Washington Street. The map indicates that the building was a five-story, mixed-use, masonry structure with two separate commercial sides. Sometime around 1900 the building was given its current address, 1218 Washington Street.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

1840425144

Page 1

1218 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rock-faced elements; three-story recessed roman arches; central entrance for the residential units; and mirrored commercial storefronts. Thus, it is recommended that 1218 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1218 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

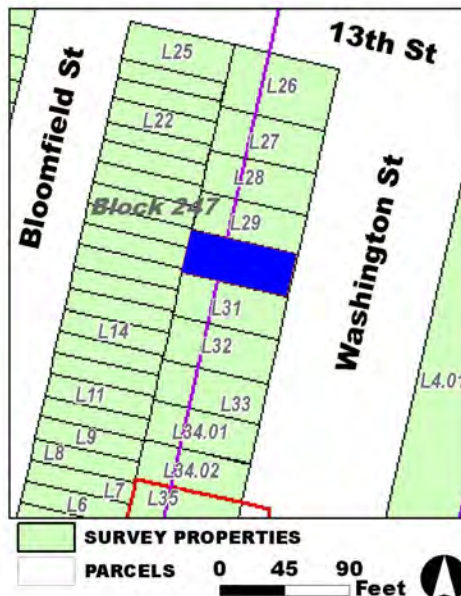
Other Designation Date:

☐ Eligibility Worksheet included 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:

1840425144

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
Sanborn-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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/7/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****1840425144**

Page 3

PROPERTY REPORT

Property ID: **-1089992198**

Property Name: 1220 Washington Street
Address: 1220 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	29

Property Photo:



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

Description:

The building at 1220 Washington Street is a five-story, five-bay, Renaissance Revival-style, mixed-use rowhouse constructed ca. 1890. The buff-colored brick building has a centered entrance flanked by pairs of modern windows. The second floor features rectangular window openings with stone sills and lintels. Dentiled wood cornices sit above the first and second floors. Fenestration on the third and fourth floors consists of rectangular window openings with rock-faced jack arch lintels and stone sills; at the fifth floor there are rounded-arch window openings with stone sills. The windows at the third through fifth floors are set within recessed brick roman arches that spring from brick pilasters with carved stone capital details. A denilted wood cornice accentuates the flat roof. Alterations include replacement window sashes and alterations to the first floor facade. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend beyond Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1220 Washington Street first appears on an 1891 insurance map and is notated as 1232 Washington Street. The map indicates that the building was a five-story, mixed-use, masonry structure with two separate commercial sides. Sometime around 1900 the building was given its current address, 1220 Washington Street. The commercial storefronts at the first floor of the building were bricked over sometime after 1978.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1089992198

1220 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rock-faced elements; three-story recessed roman arches; and cornices above the first and second floors. Thus, it is recommended that 1220 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1220 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

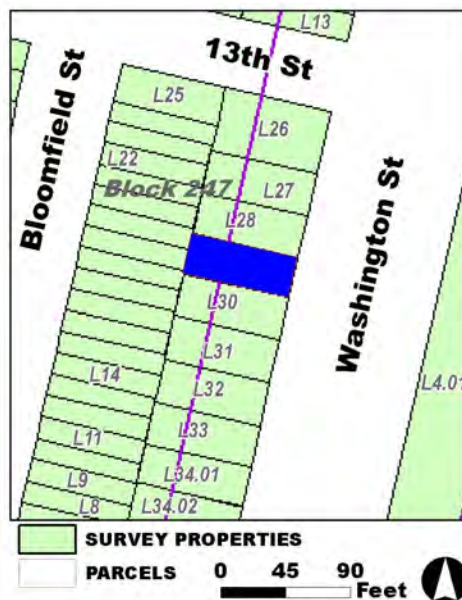
Other Designation Date:

☐ Eligibility Worksheet included 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:

-1089992198

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
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Hoboken Historical Museum	"Columbus Park"		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

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

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Kaitlin Pluskota**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1089992198**

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PROPERTY REPORT

Property ID: **-181141891**

Property Name: 1222 Washington Street
Address: 1222 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1222 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1890. The buff-colored brick building has mirrored, metal-framed, commercial storefronts, each with their own entry, at the first floor. A wood door with a transom, flanked by metal fluted columns, is located at the center of the first floor and provides access to the residential units above. The second floor features rectangular window openings with flat stone sills and lintels. Dentiled wood cornices sit above the first and second floors. Fenestration on the third and fourth floors consists of rectangular window openings with rock-faced jack arch lintels and stone sills; the fifth floor features rounded-arch window openings with stone sills. Windows at the third through fifth floors are set within recessed brick roman arches that include brick pilasters with carved stone capital details. A dentiled wood cornice accentuates the flat roof. Alterations include replacement window sashes, alterations to the first floor facade, and painted facade elements. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1222 Washington Street first appears on an 1891 insurance map and is notated as 1234 Washington Street. The map indicates that the building was a five-story, mixed-use, masonry structure with two separate commercial sides. Sometime around 1900 the building was given its current address,

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-181141891

Page 1

1222 Washington Street.

1222 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornice; rusticated jack arch lintels; three-story recessed roman arches; central entrance for the residential units, and mirrored commercial storefronts. Thus, it is recommended that 1222 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1222 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

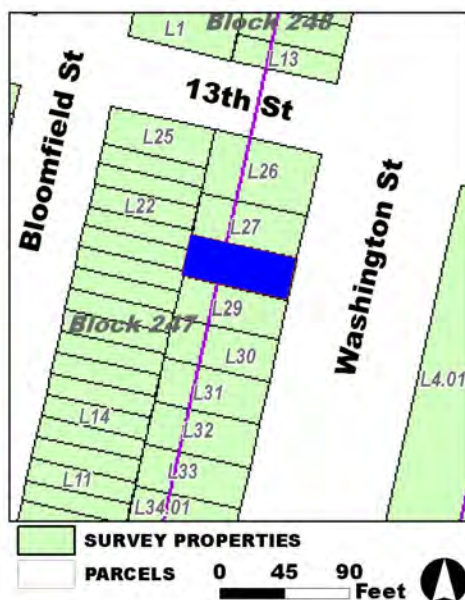
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-181141891

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
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	
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: 1900)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

-181141891

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PROPERTY REPORT

Property ID: 990126572

Property Name: 1224 Washington Street
Address: 1224 Street ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1224 Washington Street is a five-story, five-bay, Romanesque Revival-style mixed-use rowhouse constructed ca. 1895. The brick-clad building has two mirrored, wood-framed commercial storefronts on the first floor, each with their own door. Between the two storefronts is a centered door flanked by fluted columns, which provides access to the residential units above. A stone stoop fronts all three doors, and a decorative storefront cornice sits above the first floor. The upper floors feature two rounded, four-story bays topped by carved molding. Fenestration at the second and fourth floor consists of squared window openings, at the third floor there are round arched window openings, and the fifth floor features squared window openings topped by half-circle decorative motifs. Roman arch coarse stone lintels are located above the third and fifth floor window openings. Six brownstone bands travel horizontally across the facade at various points. A decorative wood cornice with brackets accentuates the flat roof. Alterations include replacement window sashes, and alterations to the first floor facade. No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend past its intersection with Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222) were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1224 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 fire insurance map shows the building as a masonry structure and indicated that there were two separate commercial entities; the footprint of the building is the same.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

990126572

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Despite modifications, 1224 Washington Street retains integrity and maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Character defining features include the decorative cornice; rusticated stone arch lintels; multi-story bays; commercial storefront; and brownstone banding across the façade. It is recommended that 1224 Washington Street be classified as a contributing resource to the Central Business & Washington Street Historic District and the greater Hoboken Historic District.

Setting:

1224 Washington Street is sited on a rectangular parcel (Block 247 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 1200 block of Washington Street is a high integrity collection of late 19th century mixed-use rowhouses, some 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:

Local Designation:

Other Designation:

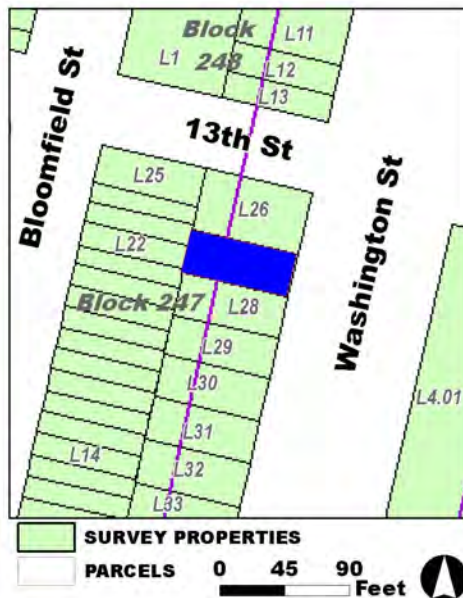
Other Designation Date:

☐ Eligibility Worksheet included 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)

990126572

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Google	GoogleEarth Streetview		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 5	1978	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Hoboken Historical Museum	"Columbus Park"		
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: 5B-9U-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: 11/30/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Kaitlin Pluskota

Organization: AECOM

☒ (Primary Contact)

Property ID:

990126572

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PROPERTY REPORT

Property ID: **-1910599817**

Property Name: 1228 Washington Street
Address: 1228 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	247	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1228 Washington Street is a five-story, five-bay, Renaissance Revival-style mixed-use rowhouse constructed ca. 1900. The tan-colored brick building's main entrance is on the side (north) elevation; the door is fronted by a covered porch supported by stone columns. The first floor of the facade has been modified and features four, evenly-spaced, modern windows. A decorative wood cornice runs between the first and second floors, surmounted by egg and dart stone detailing. The upper floors feature a pair of three-sided, four-story oriel windows; the center windows on the oriels are flanked by fluted pilasters and topped by a pediment at the second and fourth floors. Window openings with jack arch lintels and stone sills sit between the oriels at each floor on the facade; a recessed brick detail travels vertically along the center of the facade between these windows. The first floor on the north elevation features modified window openings with replacement windows. Fenestration on the upper floors of the north elevation consists of window openings with jack arch lintels and stone sills. A four-story oriel window identical to the ones on the facade is located above the main entrance on the north elevation. Two brick pilaster details with corbelled ends travel vertically on the north elevation. The flat roof is accented by a heavy bracketed wood cornice. Alterations include replacement window sashes, modern commercial storefront at the first floor, and alterations to several first floor window openings (including modified sizes and bricked-in openings). No exterior flood mitigation measures are evident.

In the early 1880's Washington Street did not extend beyond Eleventh Street. Over the next decade, Washington Street, along with several other streets, was extended to Fourteenth Street. The first buildings on the 1200 Block of Washington Street (1218, 1220, & 1222)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1910599817

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☐ (Primary Contact)

were erected by 1891. The remainder of the block was constructed between 1891 and 1904. 1228 Washington Street first appears on a 1904 bird's eye view image of Hoboken. A 1909 atlas shows the building as two separate masonry structures (1226 and 1228 Washington Street) with the same footprint the building has now. Atlases from the 1930s depict the building as a single structure with the main entrance in its current location on the north elevation, near the rear of the building. In the early 1900s the building housed a photography studio run by William Elmendorf and L. C. Brown.

1228 Washington Street is a contributing resource to the local Central Business and Washington Street Historic District. Despite modifications, the building retains integrity and maintains significant features that contribute to the historic character of Washington Street. Character-defining features include the decorative cornices at the roofline and above the first floor; multi-story oriel windows; jack arch lintels; and decorative brick elements on the building's exterior. Thus, it is recommended that 1228 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1228 Washington Street is sited on a corner rectangular parcel (Block 247 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 1200 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1910599817

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1938	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Hoboken Historical Museum	"Columbus Park"		

Additional Information:

HPC LIST ID: 0

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

NOTES: No entrance and no street # on Washington St. bldg.; NJACTB: Included w/ L25, but treat as separate 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: 12/6/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1910599817**

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PROPERTY REPORT

Property ID: 1659542687

Property Name: 1300 Washington Street
Address: 1300 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1300 Washington Street is a five-story tall, four-bay wide Italian Renaissance-style corner apartment building, shared with 1302 Washington Street, constructed ca. 1898. The façade is constructed of brick and features a wide band of continuous stone between the first and second floors. The entire first floor facade (facing Washington St.) is framed by a simple iron cornice and detailed iron posts at each corner of the façade. Both the façade and south sidewall (Thirteenth St.) are fronted by wrought iron fencing enclosing small areas of landscaping. A centralized entrance pierces the façade, framed by cast iron square posts. A former secondary entrance, with gabled portico, is noted along the sidewall. Fenestration includes a combination of single and paired one-over-one replacement windows throughout the building. The upper-level openings appear to be original. The majority of the window openings are framed by segmented brick lintels and plain stone sills. The fourth floor openings feature brick paneled detailing beneath the sill of each window opening. Continuous brick courses are also noted between the first-and-second, second-and-third, and fourth-and-fifth floors. The flat roof is accented by cornice detailing. Alterations include vinyl sash replacement windows throughout, a replacement entrance, brick infill across the majority of the first floor, and the infill of the secondary entrance. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

1659542687

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☐ (Primary Contact)

mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1300 Washington Street does not appear on the 1891 map of the area. However, by 1904 the building is illustrated along this block of Washington Street. The footprint of the building on a map from 1909 matches what is visibly present today.

With its decorative cornice detailing, window openings, and framed entrance-level ironwork, 1300 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1300 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1300 Washington Street is sited at the south end of the block, across two rectangular-shaped parcel (Block 248 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 5/20/1985

Local Designation:

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	
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

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☐ (Primary Contact)

1659542687

Sanborn-Perris Map Co. Insurance Maps of Hudson County, New Jersey. 1891
G. M. Hopkins Co. Atlas of Hudson County, New Jersey 1909

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1659542687

Page 3

PROPERTY REPORT

Property ID: **-1524228043**

Property Name: Hoboken-North Hudson YMCA
Address: 1301-1311 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	245	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Hoboken-North Hudson YMCA building, located at 1301-1311 Washington Street, is a four-story, eleven-bay brick building, built ca. 1928 with highlights of Colonial Revival detailing. Stone quoining and a tall stone water table across the ground/ basement level of the building are notable details on the façade and sidewall. Two entrances pierce the primary elevation (along Washington Street) and one on the south sidewall (along Thirteenth Street); each set within a pedimented stone door surround with arched transoms. Fenestration includes a combination of arched and squared original openings with replacement sash windows. A few of the window surrounds include decorative stone surrounds, but the majority include simple stone sills. Incised stonework stretches across the façade between third and fourth floors reading, "Young Men's Christian Association". Continuing across a portion of the south sidewall are the words "Spirit * Mind * Body". The flat roof is accented by a stone cornice topped by a simple brick parapet. Alterations include replacement window sashes and doors throughout, and a fifth floor addition. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1524228043

Page 1

☐ (Primary Contact)

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Only portions of this block were developed by 1891 which included the three properties on the northern end of Washington Street, six properties on Fourteenth Street, and three properties on Hudson Street. The addresses along Washington Street with development were: 1313, 1319, and 1321. The remainder of the block was primarily constructed between 1891 and 1909. The YMCA building first appears on a 1932 Sanborn map of the area, and is noted in newspaper clippings by 1934 at this location. The footprint of the building remains unchanged since its construction, matching what is visibly present today.

The Hoboken-North Hudson YMCA building is a key contributing resource to the Central Business and Washington Street Historic District, and was rendered a SHPO Opinion of Eligibility on April 20, 2007. Alterations are evident; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Washington Street and the greater Hoboken Historic District. Character-defining features include its size and scale; pedimented door surrounds; original openings, some with decorative surrounds; and stone quoining and water table. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1301-1311 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Hoboken-North Hudson YMCA building is sited on the northeast corner of Washington and Thirteenth Streets, on a large rectangular parcel (Block 245 Lot 1), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Washington is comprised of high-integrity, late-19th century, multi-use 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: 4/20/2007

Local Designation:

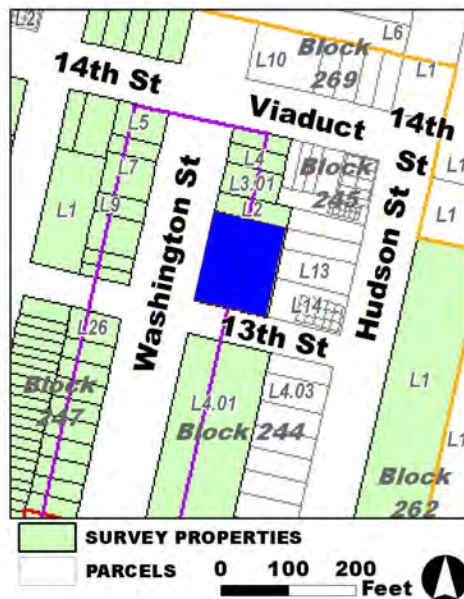
Other Designation:

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	1934	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

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☐ (Primary Contact)

-1524228043

Volumes, Volume One Containing Jersey City.

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

Additional Information:

HPC LIST ID: 152

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

NOTES: fmr. YMCA; Hoboken Community Center LLC

More Research Needed? ☐ (checked=Yes)

INTENSIVE-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: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1524228043

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PROPERTY REPORT

Property ID: 896393174

Property Name: 1302 Washington Street
Address: 1302 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1302 Washington Street is a five-story tall, four-bay wide Italian Renaissance-style corner apartment building, shared with 1300 Washington Street, constructed ca. 1898. The façade is constructed of brick and features a wide band of continuous stone between the first and second floors. The entire façade entrance floor (facing Washington St.) is framed by a simple iron cornice and detailed iron posts at each corner of the façade. Both the façade and sidewall (Thirteenth St.) of the building are fronted by wrought iron fencing enclosing small areas of landscaping. A centralized entrance pierces the façade, framed by cast iron square posts. A former secondary entrance, with gabled portico, is noted along the sidewall. Fenestration includes a combination of single and paired one-over-one replacement windows throughout the building. The upper-level openings appear to be original bays. The majority of the window openings are framed by segmented brick lintels and plain stone sills. The fourth floor openings feature brick paneled detailing beneath the sill of each window opening. Continuous brick courses are also noted between the first-and-second, second-and-third, and fourth-and-fifth floors. The flat roof is accented by wide overhanging cornice detailing. Alterations include vinyl sash replacement windows throughout, a replacement door with modern sidelight and transom, brick infill across the majority of the first-story, and the infill of the secondary entrance. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

896393174

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ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1302 Washington Street does not appear on the 1891 map of the area. However, by 1904 the building is illustrated along this block of Washington Street. The footprint of the building on a map from 1909 matches what is visibly present today.

With its decorative cornice detailing, window openings, and framed entrance-level ironwork, 1302 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1302 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1302 Washington Street is sited towards the south end of the block, across two rectangular-shaped parcel (Block 248 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. The 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

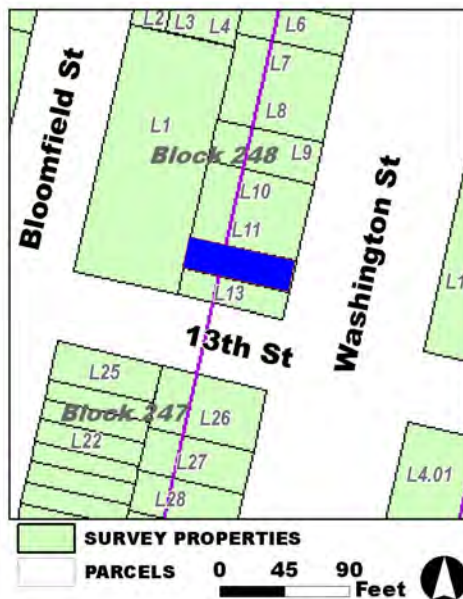
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

896393174

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BIBLIOGRAPHY:

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

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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****896393174**

Page 3

PROPERTY REPORT

Property ID: 712528201

Property Name: 1304-1306 Washington Street
Address: 1304-1306 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	10
HUDSON	Hoboken		Newark	248	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1304-1306 Washington Street is a five-story tall, six-bay wide Italian Renaissance-style apartment building constructed ca. 1898. The façade is constructed of both smooth and ashlar finished stone and features a wide band of continuous stone between the first and second floors. The entire entrance floor is framed by a simple iron cornice with detailed iron posts at each corner of the façade. The building is fronted by wrought iron fencing enclosing small areas of landscaping across the facade. Two centralized entrances pierce the two-unit massing. Both entries are topped by four-paned fixed transoms and flanked by fluted cast iron square posts. Fenestration includes paired one-over-one replacement windows flanking the entrances and single one-over-one replacement windows, set within the original openings, across the upper levels. The fourth floor openings are highlighted by fanlight lintels and stone paneled detailing. The flat roof is accented by a wide overhanging cornice. Alterations include vinyl sash replacement windows throughout, replacement doors and façade material modernization. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

712528201

Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1304-1306 Washington Street does not appear on the 1891 map of the area. However, by 1904 the building is illustrated along this block of Washington Street. The detailed footprint of the building on a map from 1909 matches what is visibly present today.

With its decorative cornice and window openings, stone façade, and framed entrance-level ironwork, 1304-1306 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1304-1306 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1304-1306 Washington Street is sited towards the southern end of the block, on a large rectangular-shaped parcel (Block 248 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

712528201

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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-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****712528201**

Page 3

PROPERTY REPORT

Property ID: **-1020489663**

Property Name: 1308 Washington Street
Address: 1308 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1308 Washington Street is a five-story tall, three-bay wide Italian Renaissance-style apartment building constructed ca. 1890. The façade is primarily constructed of brick and features a doubled band of continuous stone between the first and second floors. The entire first floor is framed by a simple iron cornice with detailed iron posts at each corner of the façade. The building is fronted by wrought iron fencing enclosing small areas of landscaping across the facade. The centralized entrance features a replacement door and is topped by a four-paned fixed transom. Fluted cast iron square posts flank the opening. Fenestration includes paired one-over-one replacement windows flanking the entrance and single one-over-one replacement windows, set within the original openings, across the upper levels. Window surrounds include decorative rectangular stone lintels and plain stone sills. The flat roof is accented by a decorative wood cornice. Alterations include vinyl sash replacement windows throughout, and a replacement entry door. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1020489663

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1308 Washington Street does not appear on the 1888 topographic map of the area. However, by 1891 the building is denoted on this end of the block; the footprint of the building remains unchanged since that time.

With its decorative cornice and lintels, single window openings, and framed entrance-level ironwork, 1308 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1308 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1308 Washington Street is sited in the middle of the block, on a rectangular-shaped parcel (Block 248 Lot 9), 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

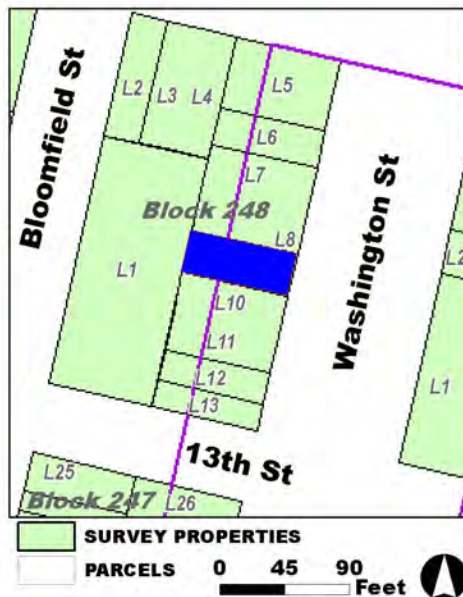
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1020489663

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1020489663**

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PROPERTY REPORT

Property ID: **-1990248128**

Property Name: 1310-1312 Washington Street
Address: 1310-1312 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	7
HUDSON	Hoboken		Newark	248	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1310-1312 Washington Street is a five-story tall, six-bay wide Italian Renaissance-style apartment building constructed ca. 1890. The façade is primarily constructed of brick with stone quoining at both corners and down the middle of the upper-level elevation. A doubled band of continuous stone stretches across the first and second floor. The entire first floor is framed by a simple iron cornice with detailed iron posts at each corner of the façade. The building is fronted by wrought iron fencing enclosing small areas of landscaping across the facade. The present-day entrance is located at the south end of the facade and flanked by cast iron square posts. Fenestration includes one-over-one replacement windows set within the original openings. Window surrounds include alternating (by floor) decorative triangular and segmental stone pediments and bracketed stone sills. The flat roof is accented by a decorative wood cornice. Alterations include vinyl sash replacement windows throughout, and a replacement glass-plate entry door topped by a large glass-plate transom. The original secondary entrance, north of the present-day main entrance, has also been infilled and converted to a window opening/bay. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1990248128

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mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1310-1312 Washington Street does not appear on the 1888 topographic map of the area. However, by 1891 the building is denoted on this end of the block; the footprint of the building remains unchanged since that time.

With its decorative cornice, single window openings with ornate lintels and sills, and framed entrance-level ironwork, 1310-1312 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1310-1312 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1310-1312 Washington Street is sited on the northern end of the block, on a large rectangular-shaped parcel (Block 248 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. The 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1990248128

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 7,5B-50U-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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1990248128**

Page 3

PROPERTY REPORT

Property ID: 216221522

Property Name: Engine Company #2 Firehouse
Address: 1313 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	245	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Engine Company No. 2 Firehouse building, located at 1313 Washington Street, is a three-story, two-bay construction, built ca. 1890 in the Romanesque Revival style. The building is constructed in both rusticated stone and light-colored brick. The building exhibits both vertical and horizontal masonry detailing. Terra cotta detailing is also noted in section of the third level. Centered above the centralized truck bay on the façade are the words, "Engine Co No 2". The centralized garage bay is sided to the south by a pedestrian entrance. Fenestration on the upper levels consists of three single window openings on the second floor and a single arched opening on the third floor. Surround details include transoms, stone sills, and one large augmented stone lintel. The building features a four-story tower on its south side; a centered gabled parapet; brick stepped detailing along the north roof ridge; and tall brick chimney rising from the interior of the gable roof ridge. Alterations include replacement window sashes and doors throughout. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

216221522

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Only portions of this block were developed by 1891 which included the three properties on the northern end of Washington Street, six properties on Fourteenth Street, and three properties on Hudson Street. The addresses along Washington Street with development were: 1313, 1319, and 1321. The remainder of the block was primarily constructed between 1891 and 1909. The Engine Company No. 2 Firehouse building first appears on the 1891 map of the area. The footprint of the building remains unchanged since its construction, matching what is visibly present today.

The Engine Company No. 2 Firehouse building 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 is therefore considered a key contributing resource to the NR-eligible Hoboken Historic District. Alterations are evident; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Washington Street and the greater Hoboken Historic District. Character-defining features include its combination of masonry detail in both stone and brick; original openings with stone lintels and sills; terra cotta detailing; tower; and rooftop details. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1313 Washington Street retain classification as a contributing resource to the Hoboken Historic District.

Setting:

The Engine Company No. 2 Firehouse building located at 1313 Washington Street is sited on the west side of Washington Street, on a rectangular parcel (Block 245 Lot 2), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The 1300 block of Washington is comprised of high-integrity, late-19th century, multi-use 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: 3/30/1984

New Jersey Register: 2/9/1984

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

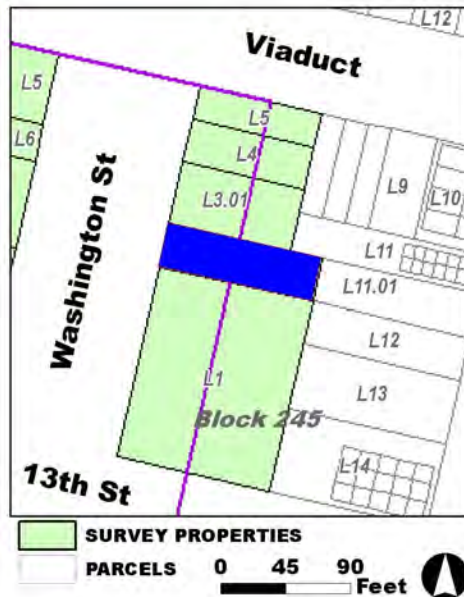
Other Designation Date:

☐ 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		

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

216221522

Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891

Additional Information:

HPC LIST ID: 124

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

NOTES: Engine Company #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:* 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****216221522**

Page 3

PROPERTY REPORT

Property ID: **-1454846821**

Property Name: 1314 Washington Street
Address: 1314 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1314 Washington Street is a four-story tall, multi-use building constructed ca. 1915. The façade is primarily constructed of brick with an iron-front commercial space occupying the majority of the first floor. A side entrance is located at the north corner of the building for residential use and access, framed by fluted iron posts with decorative motifs. The entire first floor is framed by a cornice with detailed iron posts at each corner of the façade. Metal fencing encloses a small area to the front of the commercial entity, accommodating for outdoor seating/eating. The commercial entity features large glass-plate windows with an inset centralized glass-plate entrance. Fenestration across the upper floors includes one-over-one replacement windows set within the original openings. Window surrounds include paired stone lintels and sills, and continuous brick corbeling is highlighted between each level. The flat roof is accented by a plain stepped parapet roofline. Alterations to the building include vinyl sash replacement windows throughout the upper level, replacement commercial windows and doors at the first floor, and a replacement cornice over the first floor. Concrete fill spans the front of the façade.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1454846821

Page 1

portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1314 Washington Street does not appear on the 1888 topographic map of the area. Maps from 1891 and 1909 illustrates a five-story brick building at this location, matching an almost identical footprint as that of its neighboring properties, 1310 and 1312 Washington Street. However, by the early 1920s the building is described in newspaper clippings and denoted on mapping as a four-story brick building. The footprint of this later description matches what is visibly present today.

With its façade detailing, narrow window openings, and entrance-level ironwork, 1314 Washington Street exhibits features common to early 20th century mixed-use construction. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1314 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1314 Washington Street is sited at the northern end of the block, on a narrow rectangular-shaped parcel (Block 248 Lot 6), 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

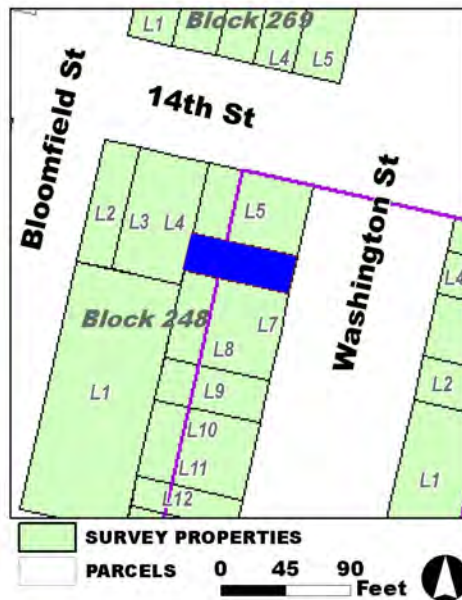
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1454846821

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
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-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1454846821**

Page 3

PROPERTY REPORT

Property ID: 814167403

Property Name: 1315 Washington Street
Address: 1315 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	245	3.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1315 Washington Street is a five-story, four-bay, Neo-Grec-style building constructed ca. 1900. The facade is clad in brick at the upper floors while the first floor is occupied by a continuous storefront. The storefront includes wood paneled bulkheads with inset entrances and display windows with transoms; the storefront cornice includes a dentil row and brackets. The upper floors include two oriel windows that rise from the second through fifth floors with decorative work between the floors. A modern fire escape is affixed to the facade between the oriels. Fenestration includes one-over-one, double-hung replacement sash throughout. Windows on the upper floors of the facade are topped by classically-inspired hoods supported by brackets: pedimented hoods at the second and third floors and straight molded hoods on the fourth and fifth floors. Additional decorative details at the upper floors include brick quoins and stone belt coursing. The flat roof is accented by a heavy, decorative cornice. Alterations are limited to replacement window sash and some storefront updates. No exterior flood mitigation measures are evident.

1315 Washington Street is not depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. The building appears on G. M. Hopkins Co.'s 1909 Atlas of Hudson County, New Jersey as a masonry building sitting adjacent to Engine House No. 2. On subsequent Sanborn fire insurance maps, including the 1938 and 1951 revisions, the building is denoted as a store.

1315 Washington Street retains a high degree of architectural integrity with character-defining features such as the storefront cornice and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

814167403

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inset entrances; original oriel windows; intact window openings with classical hoods; and imposing cornice. The building contributes to the eclectic historic character of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 1315 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1315 Washington Street is sited on a mid-block parcel (Block 245 Lot 3.01), 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

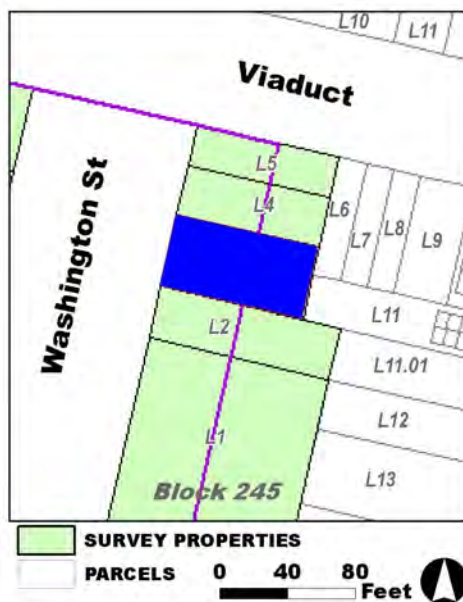
Other Designation Date:

☐ **Eligibility Worksheet included 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)

814167403

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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		
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: 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**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****814167403**

Page 3

PROPERTY REPORT

Property ID: 1222207810

Property Name: 1316-1318 Washington Street
Address: 1316-1318 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	248	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1316-1318 Washington Street is a four-story tall, six-bay wide Italian Renaissance-style corner commercial/apartment building, constructed ca. 1890. The building is primarily constructed of brick with iron-front commercial space occupying the majority of the first floor. Fluted iron posts support the decorative cornices over the commercial entities on the first floor. Cast iron fencing encloses small areas of outdoor eating space across the façade and north sidewall (Fourteenth St.) of the building. Several double-door entrances pierce the entrance level, as well as a single corner entrance, each opening framed by circular cast iron columns. Fenestration across the first floor include large glass-plate replacement commercial windows topped by transom lights. The upper-level openings appear to be original; each framed by boxed stone lintels and bracketed stone sills. Brick corbeling is noted above the fourth floor. The flat roof is accented by wide overhanging cornice detailing. Alterations include vinyl sash replacement windows throughout the upper levels, replacement commercial windows across the first floor, and replacement doors. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Courtney Clark

Organization: AECOM

☒ (Primary Contact)

Property ID:

1222207810

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portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. Half of the 1300 block was developed by 1891 and included the following six addresses: 1308, 1310, 1312, 1314, 1316, and 1318. The remainder of the block was constructed between 1891 and 1904. 1316-1318 Washington Street does not appear on the 1888 topographic map of the area. However, by 1891 the building is denoted on this end of the block; the footprint of the building remains unchanged since that time. Local newspaper clippings as early as 1897 reference part of the building used as a saloon.

With its low-profile roof, decorative cornice detailing, window openings, and framed entrance-level ironwork, 1316-1318 Washington Street exhibits common late 19th century features of the Italian Renaissance style as applied to a mixed-use building. This building is a contributing resource to the local Central Business and Washington Street Historic District. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1316-1318 Washington Street additionally be classified as a contributing resource to the Hoboken Historic District.

Setting:

1316-1318 Washington Street is sited at the north end of the block, on a large rectangular-shaped parcel (Block 248 Lot 5), located at the southwest corner of Washington and 14th Streets in the City of Hoboken, Hudson County, New Jersey. The building's primary elevation faces east. The 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

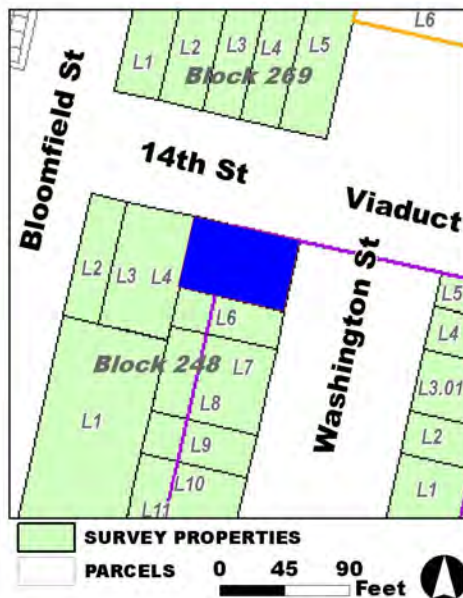
Other Designation Date:

☐ Eligibility Worksheet included 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)

1222207810

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-2C-9U-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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Courtney Clark**Organization:** AECOM☒ (Primary Contact)**Property ID:****1222207810**

Page 3

PROPERTY REPORT

Property ID: **-2055043632**

Property Name: 1319 Washington Street
Address: 1319 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	245	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1319 Washington Street is a five-story, four-bay, Italianate-style building constructed ca. 1885. The facade is clad in brick at the upper floors while the first floor is occupied by a continuous storefront. The storefront includes wood paneled bulkheads with inset entrances and display windows topped by a simple wood storefront cornice. The upper floors include brownstone beltcourses between the floors. Fenestration includes two-over-two, double-hung replacement sash throughout. Windows at the second floor are topped by brownstone hoods while the third, fourth, and fifth floors include flat brownstone surrounds. The flat roof is accented by a heavy, decorative cornice with a paneled fascia. Alterations are limited to replacement window sash and some storefront updates. No exterior flood mitigation measures are evident.

1319 Washington Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. Along with Engine House No. 2 and 1321 Washington Street, it is one of the earliest buildings on the east side of the 1300 block of Washington Street. The building is subsequently denoted as a store and laundry on the 1932 update of the Sanborn fire insurance map and a store and office on the 1951 update map.

Despite some alterations, 1319 Washington Street retains character-defining features such as intact window openings with original brownstone surrounds and the original cornice. The building contributes to the eclectic historic character of Washington Street and the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2055043632

Page 1

greater Hoboken Historic District. Therefore, it is recommended that 1319 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

1319 Washington Street is sited on a mid-block parcel (Block 245 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

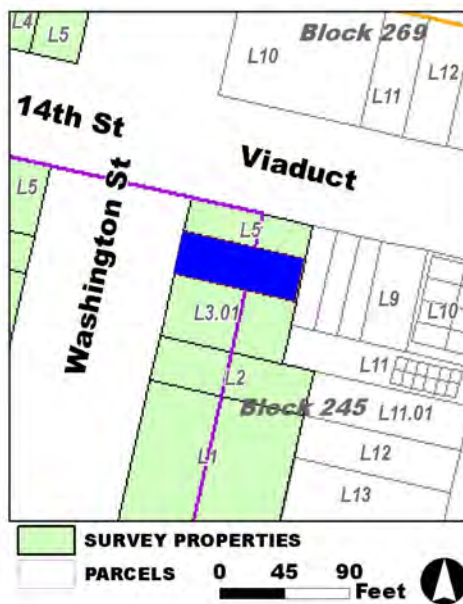
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

-2055043632

Page 2

☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn 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: 5B-9U-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:** 12/16/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Emily P. Everett**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2055043632**

Page 3

PROPERTY REPORT

Property ID: 539649425

Property Name: 1321 Washington Street
Address: 1321 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	245	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1321 Washington Street is a five-story, three-bay, Italianate-style building constructed ca. 1885. The facade is clad in brick at the upper floors while the first floor is occupied by a continuous modern storefront along both the Washington and Fourteenth Street elevations. The upper floors include painted stone beltcourses between the floors. Fenestration includes one-over-one, double-hung replacement sash throughout. Windows surrounds are a combination of projecting stone hoods and flat stone surrounds. The flat roof is accented by a heavy, decorative cornice with a paneled fascia. Alterations include replacement window sash and the modern storefront. No exterior flood mitigation measures are evident.

1321 Washington Street is depicted on the 1891 Sanborn-Perris Insurance Maps of Hudson County, New Jersey. Along with Engine House No. 2 and 1319 Washington Street, it is one of the earliest buildings on the east side of the 1300 block of Washington Street. The building is subsequently denoted as the "Columbia Trust Company" on the 1932 and 1938 updates of the Sanborn fire insurance map and a store on the 1951 update map.

Despite the altered first floor, 1321 Washington Street retains character-defining features such as intact window openings with stone surrounds and the original cornice. The building contributes to the eclectic historic character of Washington Street and the greater Hoboken Historic District. Therefore, it is recommended that 1321 Washington Street be classified as a contributing resource to the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

539649425

Page 1

☐ (Primary Contact)

Hoboken Historic District.

Setting:

1321 Washington Street is sited on a corner parcel (Block 245 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 1300 block of Washington Street is part of the northern half of Hoboken's main commercial corridor, a dense streetscape composed primarily of mixed-used properties with ground floor retail.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

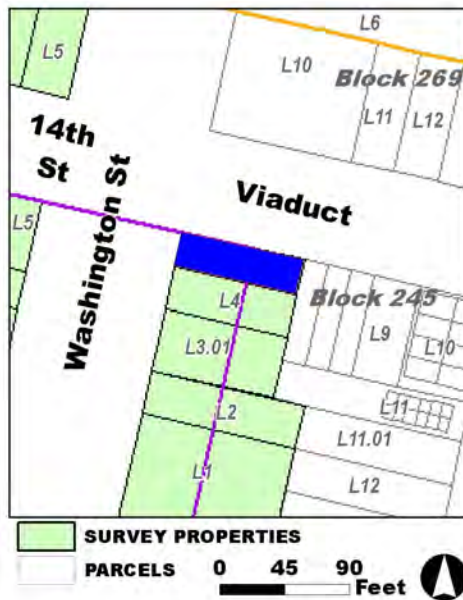
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

539649425

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		
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-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:* 12/16/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****539649425**

Page 3

PROPERTY REPORT

Property ID: 1821251501

Property Name: The Up-Town Bank
Address: 1400 Washington ST

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	269	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Up-Town Bank building, located at 1400 Washington Street, is a two-story, six-bay stone construction, built ca. 1904 in the Classical Revival style. Stone columns flanking the corner entrance and stone pilasters rising between each bay are notable details on the façade and sidewall. A stone entablature with large copper framed clock sits above the corner opening, atop the columns. Fenestration consists of large rectangular bays with replacement sash windows. Stone detailing is noted in panels between the first and second level windows. Incised stonework located above the corner clock reads, "Up-Town Bank". The flat roof is accented by a stone paneled parapet. Alterations include replacement window sashes and doors throughout. No exterior flood mitigation measures are evident.

Washington Street developed in the mid-19th century, originally part of the Paterson Plank Road connecting Paterson, New Jersey to Jersey City, New Jersey. By 1856, the corridor was a thriving mix of commercial, social, residential, and industrial properties between the ferry terminal and Seventh Street. Development extended beyond the northern boundary in the 1870s, adding religious resources to the mix of properties found along the Washington Street corridor; expansion continued into the 1890s with buildings populating the formerly Hoboken Land and Improvement Company owned lots between Eighth and Fourteenth Streets. By the turn of the century, the northern portion of Washington Street was a rapidly developed component of Hoboken's socioeconomic landscape. The Up-Town Bank building first appears on the 1904 bird's eye view image of the area, and again in a more detailed map in 1909 (denoted as Hoboken Trust Co.). The footprint of the building remains unchanged since its construction, matching what is visibly present today.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1821251501

Page 1

☐ (Primary Contact)

Alterations are evident to the building at 1400 Washington Street; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Washington Street and the greater Hoboken Historic District. Character-defining features include its size and scale; pedimented door surround; original openings, some with decorative surrounds; and stone columns and pilasters. The resource was previously determined ineligible for listing on the National Register; however, given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 1400 Washington Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Up-Town Bank building is sited on the northwest corner of Washington and Fourteenth Streets, on a rectangular parcel (Block 269 Lot 5), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 1400 block of Washington is comprised of high-integrity, late-19th and early-20th century, multi-use 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:

Local Designation:

Other Designation:

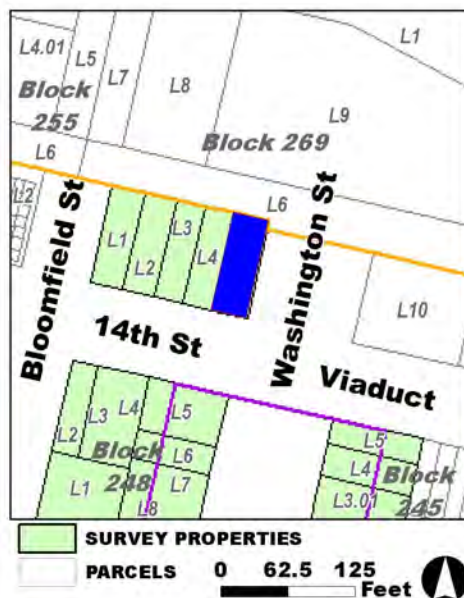
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1821251501

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934	
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	

Additional Information:

HPC LIST ID: 227

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

NOTES: fmr. Up-town Bank, Hoboken Trust, Hudson Reporter

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****1821251501**

Page 3

PROPERTY REPORT

Property ID: **-308317850**

Property Name: Church of Our Lady of Grace, Hoboken
Address: 400 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Church Square	Newark	63	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Roman Catholic Church of Our Lady of Grace, Hoboken, which is located along with its associated parish buildings, at 400 Willow Avenue is a late Gothic Revival-style church constructed between 1874 and 1878. The church features a large bell tower and is clad in red brick with stone detailing and supported by brick buttresses. The church facade is fronted by a gated, cast iron fence, which encloses a small lawn with shrubs. The main entrance features a two-story stone surround elaborately decorated in a high ecclesiastical Gothic style and terminating in a large rose window. The entrance contains a double-leaf, wood door with decorative hinges and a Gothic arched stained glass transom. The flanking bays each feature secondary entrances with stone Gothic surrounds and double-leaf, wood doors. Fenestration includes the aforementioned rose window, as well as two Gothic arched windows filled with stained glass on the flanking bays and a grouped Gothic arched window on the tower. The facade gable end of the roof is clad in copper and the bell tower's spire is clad in slate shingles with copper flashing.

The south elevation of the church fronts on Fourth Street, features a projecting transept, and is clad in red brick with stone detailing and foundation and is supported by brick buttresses. It is fronted by a gated, cast iron fence, which encloses a small lawn with shrubs. A secondary, Gothic arched entrance on the transept features a stone surround and a halved stone Gothic entry hood. The entrance contains a double-leaf, wood door with decorative hinges. Fenestration includes a rose window on the transept; as Gothic arched windows filled with stained glass; and grouped Gothic arched windows on the tower and transept. The hipped roof is clad in slate shingles and

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-308317850

Page 1

features jerkinhead dormers. A fleche is located at the crossing of the transept and nave.

The rear (west) elevation fronts on Clinton Street, features a central apse flanked by two smaller apses, and is clad in red brick with stone detailing and foundation and is supported by brick buttresses. It is fronted by a gate, cast iron fence, which encloses a small lawn with shrubs. The apses feature large Gothic arched windows containing stained glass, and the rooflines feature courses of decorative brickwork. A one-story, 20th century garage addition to the north side of the rear elevation features two garage doors with its flat roof accented by a crenelated parapet topped by a centered stone cross. No exterior flood mitigation measures are evident.

The Our Lady of Grace Rectory fronts on Willow Avenue and is a two-and-one-half-story, three-bay dwelling built in the Gothic Revival-style ca. 1881 and clad in brick with brownstone beltcourses. It is fronted by a gated, cast iron fence, which encloses a small lawn with shrubs. A set of stone steps leads to the centralized, Gothic arched, main entry, which contains a wood and glass door with a stone surround featuring geometric ornamentation. Fenestration consists of windows containing replacement, one-over-one, double-hung sashes, all of which have brownstone sills, with the sills on the first and second floors continuing as beltcourses. The basement, first floor, and dormer windows feature brownstone lintels, with those on the first floor continuing as a beltcourse. Windows on the second floor feature brick splayed arch lintels. A centralized gable pierces the slate-clad mansard roof and features brownstone coping. The roof is also pierced by flanking dormers with flat roofs accented by cornices. The mansard roof is accented by a bracketed cornice.

The north elevation of the rectory is clad in brick, features two interior brick chimneys, and sports a projecting addition with a brick parapet on its flat roof. Fenestration consists of windows containing replacement, one-over-one sashes and featuring flat stone lintels and sills. The addition features a replacement bay window and windows with stone sills and lintels containing either one-over-one or 12-over-12 replacement sashes. Alterations include the side and rear additions; replacement entry; and replacement sashes. No exterior flood mitigation measures are evident.

A one-story brick boiler house features an entry flanked by windows on its south elevation and a bricked up window on its east elevation. A brick smokestack is located at the southwest corner of the building. No exterior flood mitigation measures are evident.

The School of Our Lady of Grace fronts on Willow Avenue and is a four-story, four-bay, brick school building built in the Italian Renaissance-style in 1891 with significant reconstruction in 1958 according to adatestone. It features a squared tower on its northeast corner. It is clad in brick with terra cotta detailing. The centralized replacement entry is accessed by concrete steps and features a large, plain stone surround and contains double-leaf, glass plate doors with sidelights and transoms. The replacement entry and surround are capped by a terra cotta entablature with a bracketed cornice. A similar entablature is located on the tower, supported by brick pilasters. Fenestration includes basement windows with replacement hopper sashes; possibly modified first floor windows with replacement one-over-one sashes; windows with segmental arch brick lintels and brownstone sills containing replacement, one-over-one sashes with transoms on the second and third floors; and fourth floor windows with replacement one-over-one sashes and transoms with brick splayed arch lintels and arched windows with replacement one-over-one sashes and brick arched lintels capped by terra cotta ornamentation. The tower features two elongated windows with replacement sashes. Both have brownstone lintels, though while the lower window features a brownstone lintel, the upper has a brick arched lintel capped by terra cotta ornamentation. The hipped roof is accented by a dentiled, copper cornice with acanthus leaf brackets. The roof is pierced by a gable with a dentiled, copper cornice with acanthus leaf brackets. The belfry of the tower features arched windows filled with vents and capped by terra cotta ornamentation. The tower's pyramidal roof is accented by a dentiled, copper cornice with acanthus leaf brackets.

The north elevation of the school fronts on Fifth Street, is clad in brick, and features three secondary entries containing metal doors and featuring stone lintels. Fenestration consists of arched windows containing replacement one-over-one sashes and transoms, brick arch lintels and stone sills extending as a beltcourse on the first floor; and windows containing replacement one-over-one sashes and transoms, stone lintels and stone sills extending as a beltcourse on the second, third, and fourth floors. The roof is accented by a dentiled, copper cornice with acanthus leaf brackets.

The south elevation of the school is clad in brick and features two projecting stairwells. Fenestration includes arched windows containing replacement one-over-one sashes and transoms, brick arch lintels, and stone sills extending as a beltcourse on the first floor; and windows containing replacement one-over-one sashes and transoms, stone lintels and stone sills extending as a beltcourse on the second, third, and fourth floors. Windows on the stairwells contain replacement, one-over-one sashes and feature stone lintels and sills. The roof is accented by a dentiled, copper cornice with acanthus leaf brackets.

The rear (west) elevation of the school fronts on Clinton Street, is clad in brick, and features a projecting stairwell and an exterior brick chimney. Two secondary entrances contain metal doors and feature stone lintels. Fenestration includes arched windows containing replacement one-over-one sashes and transoms, brick arch lintels, and stone sills extending as a beltcourse on the first floor; and windows containing replacement one-over-one sashes and transoms, stone lintels and stone sills extending as a beltcourse on the second, third, and fourth floors. Windows on the stairwells contain replacement, one-over-one sashes and feature stone lintels and sills. The roof is accented by a dentiled, copper cornice with acanthus leaf brackets. Alterations include historic replacement entry and replacement sashes. No exterior flood mitigation measures are evident.

The convent fronts on Clinton Street and is a three-story, seven-bay building built in the Classical Revival-style in 1915 and is clad in brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

-308317850

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with brick quoins and stonebeltcourses and a watertable. It is fronted by a gated, cast iron areaway fence. A centralized entrance is fronted by a stone portico with a classical entablature topped with a balcony featuring a balustrade supported by stone columns and pilasters with Doric capitals. The entry features a stone surround and contains a double-leaf, wood with a transom. Basement fenestration includes windows containing one-over-one sashes featuring flat arched brick lintels. The first floor fenestration consists of arched windows with brick arches and stone keystones containing either stained glass or one-over-one replacement sashes with flat arch brick lintels and stone transoms; windows on the second floor consists windows with stone sills and brick and stone splayed arch lintels of six of which are single windows containing one-over-one replacement sashes and a central picture window containing three one-over-one replacement sashes; and windows on the third floor contain one-over-one replacement sashes with brick flat arch lintels and stone sills which continue as a beltcourse. The flat roof is accented by a dentiled cornice above which is a brick parapet topped with a centered stone cross.

The south elevation of the convent is clad in brick with brick quoins and features a stonebeltcourse. The first floor features a bump out with a stone cornice and a brick parapet with stone coping. Fenestration on the second floor consists of three windows containing 12-over-one replacement sashes with brick and stone splayed arch lintels; while the third floor is pierced by a single, centered window containing a replacement one-over-one sash with a brick flat arch lintel. The flat roof is accented by a dentiled cornice above which is a brick parapet.

The north elevation of the convent is clad in brick with brick quoins, features a stonebeltcourse, and features a three-story fire escape. The structure has a centered door on each floor containing a metal door with a transom. The first floor door has a flat brick arch lintel above which is a stone panel and a brick arch with a keystone; while the second floor door has brick and stone splayed arch lintel. The flat roof is accented by a dentiled cornice above which is a brick parapet.

The rear (east) elevation of the convent is clad in brick and features a centered rear wing. The wing has a centered window with a stone sill on each of its three floors, each of which containing a replacement, one-over-one sash. Alterations include replacement sashes and door. No exterior flood mitigation measures are evident. The Our Lady of Grace congregation was founded in the early 1850s as St. Mary's, and a brick church was dedicated in 1855. This structure is depicted in the 1856 map produced byHufnagel and Hexamer as well as the bird's eye views published by John Bachmann in 1860 and 1865. The parish's name was changed to Church of Our Lady of Grace, Hoboken in 1864. In 1874, construction began on the present church, which was designed by local architect Francis G. Himpler and built by William J. Whyte, with the structure being consecrated as a church in 1878. The present rectory was depicted in an 1881 bird's eye view of Hoboken, and in 1891 the old rectory, old church, and old school were demolished to make way for the construction of the present school structure at the southwest corner of Willow Avenue and Fifth Streets. An orphanage was built between the school and the rectory in 1902 (and demolished in 1974) and the convent on Clinton Street was built in 1915. Ground-level and aerial photographs along with Sanborn fire insurance atlases indicate that the present spire was added between 1951 and 1979.

The buildings of the Church of Our Lady of Grace, Hoboken at 400 Willow Avenue retain a high degree of architectural integrity. Despite historic and recent alterations, the facades maintain characteristics of the Gothic Revival, Italian Renaissance, and Classical Revival-styles. Due to its historical and architectural significance meriting its listing in the National Register of Historic Places, it is recommended that the buildings of the Church of Our Lady of Grace, Hoboken at 400 Willow Avenue be classified as a key contributing resource to the Hoboken Historic District.

Setting:

The buildings of the Church Of Our Lady Of Grace, Hoboken is sited on a parcel (Block 63 Lot 1), located on the block bounded by Fifth Street, Willow Avenue, Fourth Street, and Clinton Street in the City of Hoboken, Hudson County, New Jersey. Most of the buildings are oriented with their primary elevation facing east, except the convent, which is oriented, facing west. The block is surrounded by Church Square Park to the east, a hospital to the south, and mid-20th century, 10-story apartments to the north and west.

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

Dates: **National Register:** 5/31/1996

New Jersey Register: 4/10/1996

Determination of Eligibility:

Certification of Eligibility: 12/15/1994

SHPO Opinion:

Local Designation: 8/15/2012

Other Designation:

Other Designation Date:

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

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

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

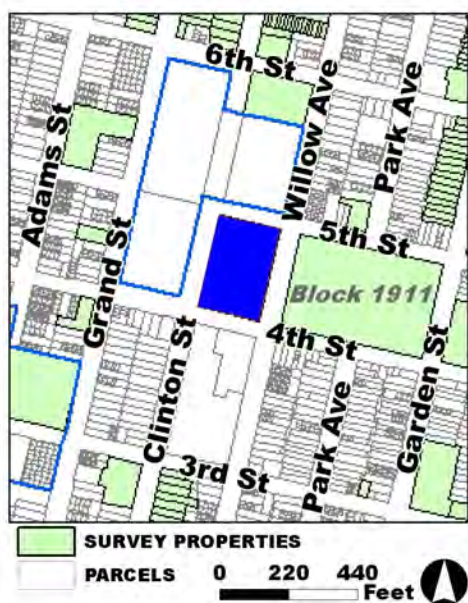
☒ (Primary Contact)

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-308317850

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Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Nationwide Environmental Title Research, LLC	Historic Aerials	1954	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
Bachmann, John	Birds Eye View of Hoboken	1860	
Carrington, Manogue, Richard, Helen	National Register of Historic Places Nomination, "The Church of Our Lady of Grace, Hoboken"	1996	
B. Hufnagel & E. Hexamer	Map of the City of Hoboken situated in the County of Hudson, New Jersey	1856	
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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	
Nationwide Environmental Title Research, LLC	Historic Aerials	1979	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932	

Additional Information:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

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HPC LIST ID: 175

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

NOTES: Our Lady of Grace R.C. Church and Rectory (shared address) listed indiv. also # 176 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 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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

-308317850

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PROPERTY REPORT

Property ID: 94874628

Property Name: Church of the Holy Innocents

Ownership:

Address: 524-534 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	157	2.02
HUDSON	Hoboken		Newark	157	2.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Episcopal Church of the Holy Innocents, which is located along with its associated parish buildings at Willow Avenue and Sixth Streets, is a Gothic Revival-style church constructed between 1872 and 1874 with significant additions completed in 1895, 1913, and 1932. The facade is clad in dark stone with brownstone coping and beltcourses, and is supported by stone buttresses. It is fronted by a wrought iron fence which encloses a small grassy yard. Fenestration on the ground floor of the facade consists of Gothic arched windows with ornate brownstone and sandstone surrounds containing stained glass windows. Above this in the nave is a large, Gothic arched traceried window filled with stained glass.

The east elevation of the church faces Willow Avenue, and is clad in dark stone with brownstone coping and beltcourses, and is supported by stone buttresses. The church features a centralized, square belltower clad in stone with stone quoins and topped by a crenelated parapet. The elevation is fronted by a gated, wrought iron fence, behind which is a grassy yard. A projecting entry is located toward the south end of the elevation, and contains wood doors with a stained glass transom in a Gothic arch stone surround. Fenestration on the ground floor of the elevation consists of Gothic arched windows containing stained glass with trefoil tops featuring ornate brownstone and sandstone surrounds. Additionally, toward the rear is a traceried Gothic arched window containing stained glass. Grouped Gothic arched windows along the clerestory contain stained glass with trefoil tops and feature ornate brownstone and sandstone surrounds. The original

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

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Researcher: Samuel Pickard

☒ (Primary Contact)

94874628

Organization: AECOM

portion of the nave roof is clad in slate, while the rear, addition portion is clad in asphalt shingles.

The west elevation of the church is clad in dark stone with brownstone coping and belt courses, and is supported by stone buttresses. An octagonal stone tower with a sandstone parapet is located off center on the elevation. A Gothic arched entry is located toward the north end of the elevation and contains a replacement wood door with wood fill and features a decorative brownstone and sandstone Gothic arched surround. Fenestration on the ground floor of the elevation consists of Gothic arched windows containing stained glass with trefoil tops featuring ornate brownstone and sandstone surrounds. Grouped Gothic arched windows along the clerestory contain stained glass with trefoil tops and feature ornate brownstone and sandstone surrounds.

The rear (south) elevation of the church is clad in dark stone with brownstone coping and belt courses, and is supported by stone buttresses. It features a ca. 1932 octagonal baptistery with a metal-clad roof which projects from the southeast corner. The nave terminates in a large, Gothic arched traceried window filled with stained glass. The church features numerous historic alterations, as well as a modern replacement door on the west elevation. No exterior flood mitigation measures are evident.

The rectory fronts on Sixth Street and is a two-and-one-half-story, two-bay dwelling built circa 1890 and the facade is clad in aluminum siding and asbestos shingles with a brick and stone foundation. It is fronted by a gated, cast iron fence, which encloses a small lawn with shrubs. The main entry is located to the east side of the facade and contains a replacement wood panel and glass door with a wood surround and small sidelights. The entry is covered by a shed roof clad in asbestos shingles. Fenestration on the first floor consists of a picture window containing three replacement one-over-one sashes. Fenestration on the second floor consists of two windows containing paired, replacement one-over-one sashes. Pent roofs clad in asbestos shingles span the facade above the first and second floor openings. The front gable is clad in asbestos shingles and pierced by a centered window containing a replacement, one-over-one awning sash.

The east and west elevations of the rectory are clad in aluminum siding with a brick and stone foundation. They feature irregular fenestration with windows containing replacement sashes. Alterations include the installation of aluminum siding and asbestos shingles; the asphalt shingle cladding on the roof; replacement entry; and replacement sashes. No exterior flood mitigation measures are evident.

The school is situated at the southeast corner of Clinton and Sixth Streets and is a two-and-one-half-story structure built circa 1890 in the Shingle-style. The facade is oriented toward the east and is clad in stone and brick on the first floor and slate shingles on the second floor. A main entry is roughly centered on the facade and contains a wood panel and glass door. It is surrounded by sidelights and transoms and capped by a shed-roof clad in slate shingles and supported by wood brackets. The facade features at least three secondary entries, two of which contain wood panel and glass doors capped with transoms in recessed coffered arches and one of which contains a fiberglass panel door and is accessed by brick and stone steps. First floor fenestration consists of arched windows with brick surrounds and stone sills containing four-over-four sashes. The second floor is pierced by multiple front-gable dormers clad in slate shingles and featuring wood-framed windows containing paired, one-over-one sashes and paired 16-light transom sashes. The building's side gable roof is clad in slate shingles and accented by a bracketed cornice and the facade features an exterior, concrete block chimney.

The north elevation of the school fronts on Sixth Street and is clad in stone and brick on the first floor and slate shingles on the bay window and the second and third floor. It is fronted by a wrought iron fence behind which is a foliated lawn. Fenestration consists of a two-story, centralized bay with three windows on the first floor containing irregular five-over-five sashes and three oval windows on the second floor containing irregular ten-light sashes; and a centralized circular window on the third floor containing an irregular nine-light sash.

The south elevation of the school is clad in stone and brick on the first floor and slate shingles on the bay window and the second and third floor. It is fronted by an asphalt driveway. Fenestration consists of a two-story, centralized bay with three windows on the first floor containing replacement one-over-one sashes and three oval windows on the second floor containing irregular ten-light sashes; and a centralized circular window on the third floor containing an irregular nine-light sash.

The rear (west) elevation of the school fronts on Clinton Street is clad in stone and brick on the first floor and slate shingles on the second floor. The elevation is fronted by a wrought iron fence behind which is a small foliated yard. First floor fenestration consists of arched windows with brick surrounds and stone sills containing four-over-four and four-over-one sashes. A pent roof clad in slate shingles spans the elevation. The second floor fenestration consists of single windows containing six-over-six and one-over-one sashes as well as multiple front-gable dormers clad in slate shingles and featuring wood-framed windows containing paired, one-over-one sashes and paired 16-light transom sashes. The building's side gable roof is accented by a bracketed cornice. The roof itself is pierced by a large gable on the south end of the elevation, clad in slate shingles and featuring grouped, Gothic arch windows with one-over-one sashes. The elevation features an interior brick chimney. Alterations include replacement sashes and doors. No exterior flood mitigation measures are evident.

The Church of the Holy Innocents was endowed by philanthropist Martha Bayard Stevens in 1872 in honor of her recently deceased child, Julia. The church was designed by noted church architect Edward Tuckerman Potter and construction began that year and in August 1874 Episcopal bishop William Henry Odenheimer consecrated the completed church. It was built to the north of Shippenville, several rows of frame houses that had been constructed by the Stevens family-controlled Hoboken Land & Improvement Company in the 1840s. By 1891 the frame rectory and frame school building - designed by William Halsey Wood - had been erected. Further additions to the church were made in 1895 (designed by Henry Vaughan), 1913, and 1932.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

☒ (Primary Contact)

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The buildings of the Church of the Holy Innocents, which is located at Willow Avenue and Sixth Streets, generally retain a high degree of architectural integrity. Despite historic and recent alterations, the facades of the church and school maintain characteristics of the Gothic Revival and Shingle-styles respectively. Due to its historical and architectural significance - evidenced by inclusion on National and State Registers of Historic Places (NR 5/24/77; SR 2/4/1977) and a local designation (8/15/2012) - it is recommended that the Church of the Holy Innocents, its associated buildings including the Rectory, and its green lawn landscape retain classification as a key contributing resource to the Hoboken Historic District.

Setting:

The buildings associated with the Church of the Holy Innocents is sited on a parcel (Block 157 Lot 2.02), located on the south side of Sixth Street in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. It is bordered to the south and west by modern development, but to the east and north by contemporaneous residential development, including the Martha Bayard Steven's sponsored Odenheimer House model tenement.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register: 5/24/1977

New Jersey Register: 2/4/1977

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 8/15/2012

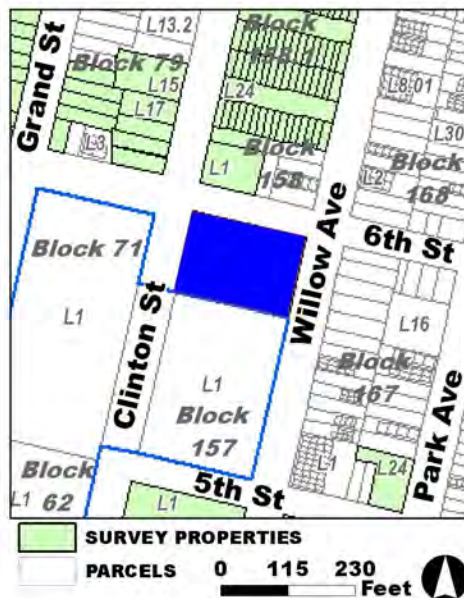
Other Designation:

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	
Karschner, Terry	National Register of Historic Places Nomination, "Church of Holy Innocents"	1976	
Karschner, Terry	"Church of Holy Innocents"	1976	
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 &	1873	

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samuel Pickard

Organization: AECOM

Property ID:

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	Private Plans	
Google	GoogleEarth Streetview	
Hoboken Historical Museum	"Church bulletin: The Record. Nov., 1930. Church of the Holy Innocents, Hoboken. Sermon for Tercentenary Celebration, Oct. 5, 1930"	1930
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932

Additional Information:

HPC LIST ID: 110, 111

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

NOTES: also rectory 311 6th Street # 111

AECOM 2019: Property spans two parcels: Block 157, Lot 2.01 / 524-534 Willow Avenue; Block 157, Lot 2.02 / 315 Sixth Street)

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: Samuel Pickard

Organization: AECOM

☒ (Primary Contact)

Property ID:

94874628

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PROPERTY REPORT

Property ID: **-1389257841**

Property Name: Willow Avenue Apartments

Ownership:

Address: 800-812 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	20
HUDSON	Hoboken		Newark	160	16
HUDSON	Hoboken		Newark	160	18
HUDSON	Hoboken		Newark	160	17
HUDSON	Hoboken		Newark	160	21
HUDSON	Hoboken		Newark	160	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Willow Avenue Apartments building, located at 800-812 Willow Avenue, is a five-story, twenty-four bay, Italianate style rowhome construction, built ca. 1893. Each unit is constructed of brick. With the exception of a few alterations, the entrance opening for each unit is a centralized single door entry, accented by a single pane transom, and simple hood. A simple stoop with wrought iron hand railing fronts each entrance, as well as fencing across the front of each house, enclosing a small concrete patio area. Fenestration includes single one-over-one replacement windows set within original bay openings. All window openings are framed by simple wood lentils and stone sills. The basement level openings feature flat stone lintels and sills. The flat roof is accented by notable wood cornice detailing that trims the façade and south sidewall of the end unit (at the northwest corner of Willow Avenue and Eighth Street), whereas the remaining rowhomes feature a notable brick panel detail across the roofline. Alterations include vinyl sash replacement windows and replacement doors throughout; the application of replacement siding across a portion of the façade to unit 800; entry alterations to unit 804; and modern infill to unit 812. Exterior flood mitigation measures are noted with the brick infill of the all the basement level openings.

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

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Surveyor: Kaitlin Pluskota

☐ (Primary Contact)

-1389257841

Organization: AECOM

This area was included in the original tracts of the Hoboken Land and Improvement Company, founded by the Stevens family in 1838. Portions of the Willow and Clinton thoroughfares formed the western dividing line between the higher ground and former salt marsh landscapes. This block remained rural well into the late 19th century. Development coincided with immigrants who settled in Hoboken.

This particular block of Willow Avenue appears to have developed during the late-19th to early-20th centuries. Local newspaper clippings reference occupancy at these addresses as early as 1894. The buildings are first noted on a 1904 bird's eye view of the area. The buildings appear in more detail on the 1909, 1923, and 1932 maps of the area. The end unit (#800) appears to have historically functioned as a store as of the 1930s. The footprints of these buildings appear unchanged since their construction.

The Willow Avenue Apartments building is a key contributing resource to the Hoboken Historic District, and was designated individually eligible for the National Register of Historic Places on June 11, 1982. Alterations are evident; however, the building continues to retain a high degree of architectural integrity and maintains features that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Character-defining features include its size and scale; original openings with surround details; and roofline detailing. Given its retention of character-defining features that contribute to the historic character of the greater Hoboken Historic District, it is recommended that 800-812 Willow Avenue be classified as a key contributing resource to the Hoboken Historic District.

Setting:

The Willow Avenue Apartments building is sited on the northeast corner of Willow Avenue and Eighth Street, on a large rectangular parcel (Block 160 Lot 20), in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The 800 block of Willow is comprised of late-19th century residential rowhomes, primarily with brick exteriors.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

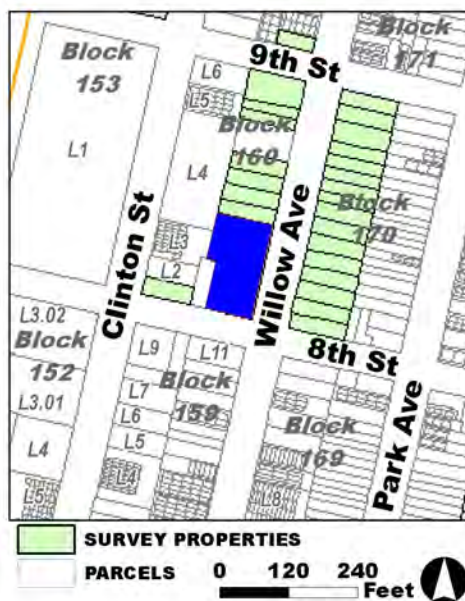
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

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	

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

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-1389257841

Hughes & Bailey

City of Hoboken, New Jersey, 1904

1904

Additional Information:

HPC LIST ID: 211

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

NOTES: 810 Willow Avenue; also streetscape # 67

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 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: 1/16/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1389257841

Page 3

PROPERTY REPORT

Property ID: **-1376673658**

Property Name: 800-812 Willow Avenue
Address: 800-812 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

800-812 Willow Avenue is a complex of six identical five-story tall, four-bay wide, flat-front, masonry Italianate buildings constructed ca. 1900 that have been consolidated into one apartment complex. A seventh building towards mid-block has also been consolidated into the complex, and does not have an exterior entrance. The typical facade features a centralized entrance with a transom capped by a boxed lintel. The first floor features the centered door flanked by two windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. The garden-level windows have been covered in brick. Metal railings run along the perimeter of the facade. Fenestration includes replacement one-over-one windows set within the original window openings exhibiting boxed lintels and stone sills. The corner unit retains the original cornice which features a wide overhang with heavy brackets. The remaining unit cornices have been removed, but retain their original height and now feature brick panels. The corner unit historically featured a storefront that has been enclosed and is now used for residential purposes. The far, mid-block unit has been resided in modern brick, no longer retains original lintel and sills, and no longer features an exterior entrance. Tan-colored brick work exhibits an "S" near the cornice. Alterations include replacement windows and doors; encasing of garden-level windows in brick; removal of original cornices on all but one unit; and the exterior modifications of the mid-block end unit. No exterior flood mitigation measures are evident.

The units comprising 800-812 Willow Avenue were built ca. 1900, and are depicted in the 1909 Hopkins' Atlas of Hudson County, along

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1376673658

with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 800-812 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development, primarily of commercial and public development. The 1932 and 1951 Sanborn Insurance Maps labels the corner unit as a store.

While the buildings comprising the apartment complex at 800-812 Willow Avenue have been consolidated into one entity, the majority of the units retain character-defining features including the original massing; original window openings; and window and door lintels and sills that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 800-8126 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

800-812 Willow Avenue is sited on what was historically multiple rectangular parcels (Block 160 Lot 15) stretching from the corner of Eighth Street to mid-block. The multiple buildings have been consolidated under 804 Willow Avenue, located on the west side of Willow Avenue 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 masonry buildings. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western 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:

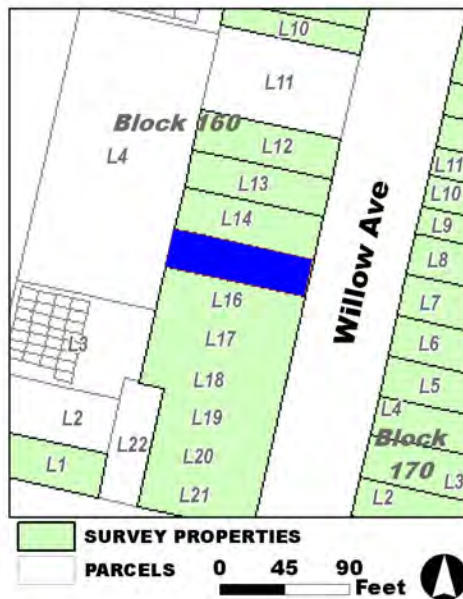
Other Designation Date:

☐ 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: Samantha Kuntz

Organization: AECOM

Property ID:

-1376673658

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 211

PARCEL DATA (BLDG_DESC: 6,5B-6OU-H / FAC_NAME: URBAN RENEWAL / YR:)

NOTES: 812 Willow Avenue; also streetscape # 67

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1376673658**

Page 3

PROPERTY REPORT

Property ID: **-889964230**

Property Name: 801 Willow Avenue / 260 Eighth Street
Address: 801 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

801 Willow Avenue/260 Eighth Street is a five-story tall, four-bay wide, flat-front, Italianate masonry building constructed ca. 1895. The facade faces Willow Avenue, and the first floor appears to have been altered with stucco scored to resemble ashlar blocks; in addition, the original window openings have been altered so that only one first floor window is present and an air conditioning vent is now present in the center of the floor. The facade features an offset entrance accessed by a stone stoop with iron railings that appear to be original. A modern canvas hood has been installed over the door, and the original transom has been infilled with wood. A stucco and brick belt course delineates the second floor. Fenestration includes replacement six-over-six windows set within the original window openings. The central windows exhibit brick arches and stone sills, while the side windows exhibit boxed lintels and stone sills. The windows facing Eighth Street feature the same brick arches and boxed lintels with stone sills, but alternate between arches and boxed lintels. Air conditioning vents are also present on that elevation. Wrought iron fire escape stairs are also present on the Eighth Street elevation. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include replacement windows; replacement door; addition of air conditioners; and the exterior treatment on the first floor of the facade. No exterior flood mitigation measures are evident.

801 Willow Avenue/260 Eighth Street was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

-889964230

Page 1

with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 801 Willow Avenue/260 Eighth Street, and consisted mostly of multi-family brick tenement buildings.

The building at 801 Willow Avenue/260 Eighth Street retains character-defining features including the original cornice; window lintels and sills; and decorative stone and brick details. The building retains its original massing; majority of original window openings; and stone stoop that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 801 Willow Avenue/260 Eighth Street be classified as a contributing resource to the Hoboken Historic District.

Setting:

801 Willow Avenue / 260 Eighth Street is sited on a rectangular corner parcel (Block 170 Lot 1), located on the east side of Willow Avenue at the intersection of Eighth Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

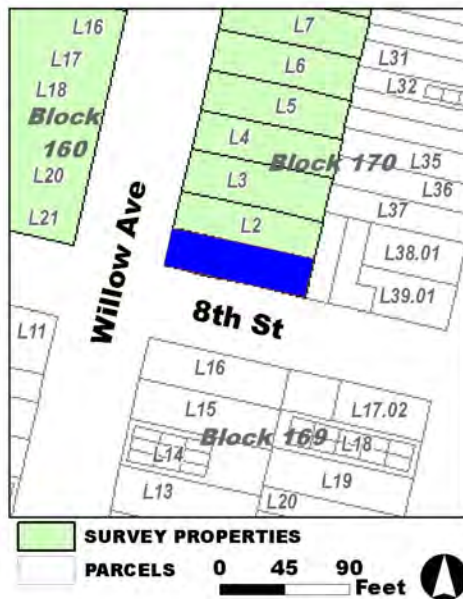
Other Designation Date:

☐ 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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-889964230

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

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

AECOM 2019:

Alterative Address: 260 Eighth Street

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-889964230**

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PROPERTY REPORT

Property ID: **-1352959150**

Property Name: 803 Willow Avenue
Address: 803 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

803 Willow Avenue is a five-story tall, four-bay wide, flat-front, Italianate masonry building constructed ca. 1895. The facade features a centralized entrance with a rectangular transom capped by a decorative boxed stone lintel. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. A brick belt course delineates the second floor and a brick water table runs above the garden level. Metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings. The central windows exhibit brick arches and stone sills, while the side windows exhibit boxed lintels and stone sills. The windows on the first floor are paired and also exhibit boxed lintels and stone sills. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include replacement windows; replacement door; replacement railings; and the addition of air conditioners under the windows. No exterior flood mitigation measures are evident.

803 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1352959150

Page 1

the block developed by 1909, including 803 Willow Avenue, and consisted mostly of multi-family brick tenement buildings.

The building at 803 Willow Avenue retains character-defining features including the original cornice; door treatment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 803 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

803 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 2), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

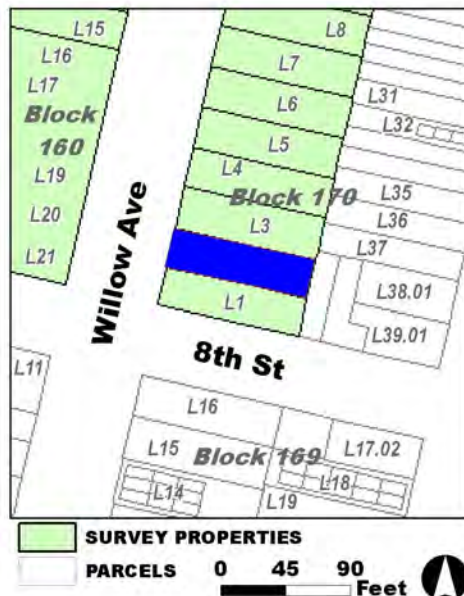
Other Designation:

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1352959150

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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	1951		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 211

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1885)

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1352959150**

Page 3

PROPERTY REPORT

Property ID: **-1100981909**

Property Name: 805 Willow Avenue
Address: 805 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

805 Willow Avenue is a five-story tall, four-bay wide, flat-front, Italianate masonry building constructed ca. 1895. The facade features a centralized entrance with a rectangular transom capped by a decorative boxed stone lintel. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. A brick belt course delineates the second floor and a brick water table runs above the garden level. Metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement two-over-two windows set within the original window openings. The central windows exhibit brick arches and stone sills, while the side windows exhibit boxed lintels and stone sills. The windows on the first floor are paired and also exhibit boxed lintels and stone sills. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include replacement windows; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

805 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 805 Willow Avenue, and consisted mostly of multi-family brick tenement buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1100981909

Page 1

The building at 805 Willow Avenue retains character-defining features including the original cornice; door treatment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 805 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

805 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 3), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

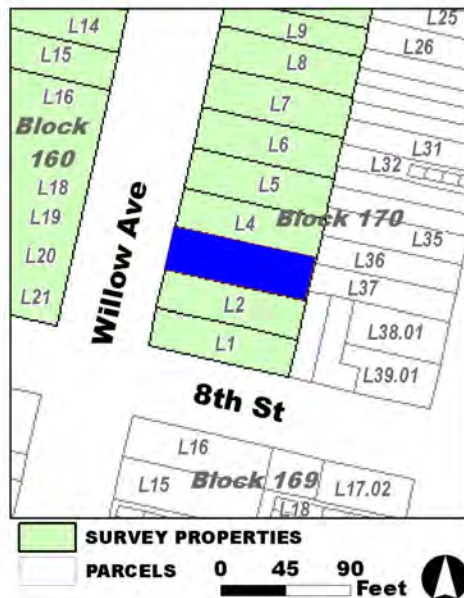
Other Designation Date:

☐ 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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1100981909

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		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1100981909**

Page 3

PROPERTY REPORT

Property ID: **-1962550832**

Property Name: 807 Willow Avenue
Address: 807 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

807 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized entrance with sidelights and transom capped by pediment door hood. The front door is accessed by a stone stoop that rises above two garden-level entrances. Brick belt courses delineate the second, third, and fifth floors. A brick water table runs above the garden level. Iron railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement six-over-one metal-sash windows set within the original window openings exhibiting decorative brick arches and stone sills on the second and fifth floors and decorative stone lintels and sills on the first, third, and fourth floors. Decorative wreaths and garland are located within the brick arches of the second floor windows. There are brick panels set between the second and fifth floor windows and beneath the first floor windows. The cornice has been altered and now features an arch with a semi-circular window flanked by semi-circular hoods and wreaths, with Roman numerals "XII" detailed in brick. Alterations include replacement windows; replacement door; replacement railings; and altered cornice. No exterior flood mitigation measures are evident.

807 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1962550832

Page 1

the block developed by 1909, including 807 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

The building at 807 Willow Avenue retains character-defining features including the door treatment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrances that contribute to the historic character of Willow Avenue and the Hoboken Historic District. Therefore, it is recommended that 807 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

807 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 4), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

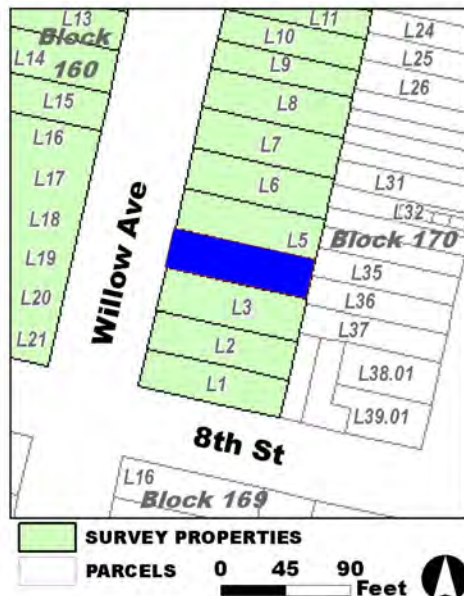
Other Designation:

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1962550832

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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1962550832**

Page 3

PROPERTY REPORT

Property ID: 364390801

Property Name: 809 Willow Avenue
Address: 809 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

809 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized entrance with a rectangular transom capped by pediment door hood. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Brick belt courses delineate the second, third, and fifth floors. A brick water table runs above the garden level. Iron railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one metal-sash windows set within the original window openings exhibiting decorative brick arches and stone sills on the second and fifth floors and decorative stone lintels and sills on the first, third, and fourth floors. Decorative wreaths and garland are located within the brick arches of the second floor windows. There are brick panels set between the second and fifth floor windows. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include replacement windows; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

809 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

364390801

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the block developed by 1909, including 809 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

The building at 809 Willow Avenue retains character-defining features including the original cornice; door treatment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 809 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

809 Willow Avenue is sited on a mid-block rectangular parcel (Block 170 Lot 5), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

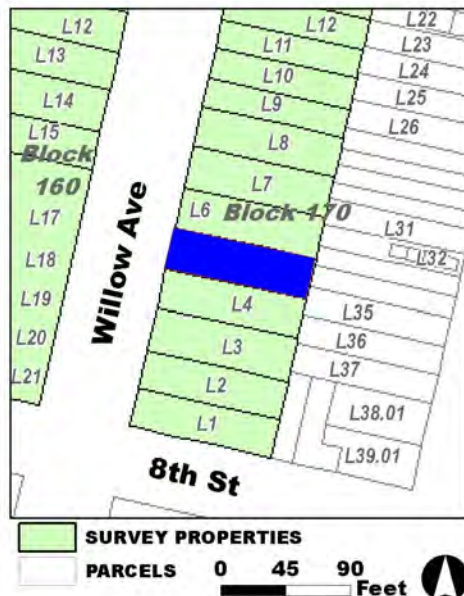
Other Designation Date:

☐ **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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

364390801

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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		

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****364390801**

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PROPERTY REPORT

Property ID: **-1778936706**

Property Name: 811 Willow Avenue
Address: 811 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

811 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized entrance with a rectangular transom capped by pediment door hood. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Brick belt courses delineate the second, third, and fifth floors. A brick water table runs above the garden level. Iron railings are present around the perimeter of the facade and up the stoop steps, and it appears that the banisters on the steps are original. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings exhibiting decorative brick arches and stone sills on the second and fifth floors and decorative stone lintels and sills on the first, third, and fourth floors. Decorative wreaths and garland are located within the brick arches of the second floor windows. There are brick panels set between the second and fifth floor windows. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include replacement windows; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

811 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1778936706

Page 1

☐ (Primary Contact)

the block developed by 1909, including 811 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

The building at 811 Willow Avenue retains character-defining features including the original cornice; door treatment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 811 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

811 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 6), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

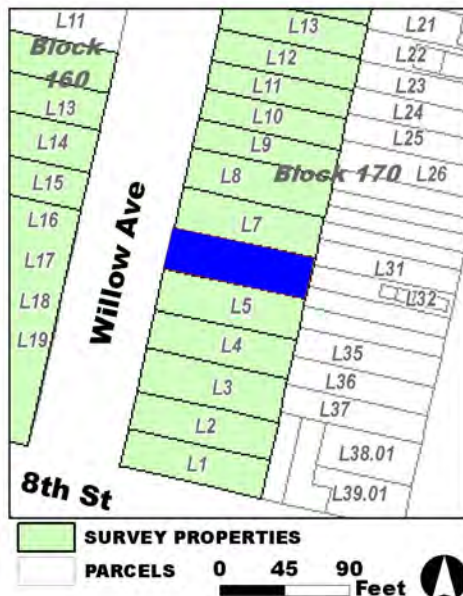
Other Designation:

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: Melanie Fuechsel

Organization: AECOM

Property ID:

-1778936706

☐ (Primary Contact)

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1778936706**

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PROPERTY REPORT

Property ID: **-177320409**

Property Name: 813 Willow Avenue
Address: 813 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

813 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized entrance with glass block sidelights and transom capped by a pedimented hood. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Brick belt courses delineate the second, third, and fifth floors. A brick water table runs above the garden level. Iron railings are present around the perimeter of the facade and up the stoop steps, and it appears that the banisters on the steps are original. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings exhibiting decorative brick arches and stone sills on the second and fifth floors and decorative stone lintels and sills on the first, third, and fourth floors. Decorative wreaths and garland are located within the brick arches of the second floor windows. There are brick panels set between the second and fifth floor windows. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include the glass block surrounding the front door; replacement windows; replacement door; and replacement railings. No exterior flood mitigation measures are evident.

813 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-177320409

Page 1

☐ (Primary Contact)

occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 813 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

The building at 813 Willow Avenue retains character-defining features including the original cornice; door pediment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 813 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

813 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 7), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

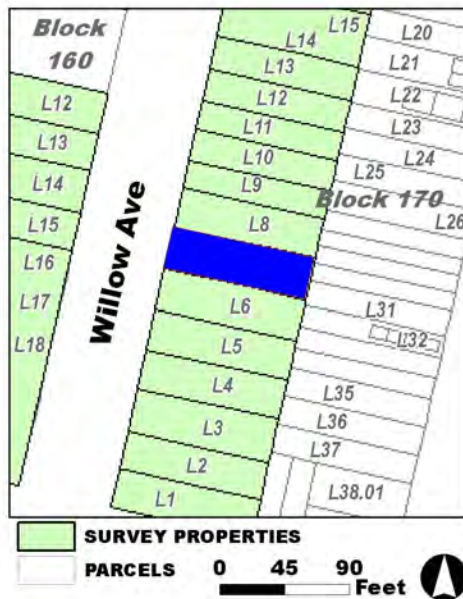
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-177320409

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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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-177320409**

Page 3

PROPERTY REPORT

Property ID: **-1409240391**

Property Name: 814 Willow Avenue
Address: 814 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

814 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry Italianate building constructed ca. 1900. The facade features a centralized recessed entrance with a transom. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stoop that has been altered, but still rises above the garden-level entrance. However, the garden-level entrance is now located to the side of the stoop instead of underneath it. The first floor facade has been altered by the addition of an applied cornice above the first floor and a wood surround around the front door. There is a stone belt course delineating the fifth floor. Modern metal railings are present around the perimeter of the facade and up the stoop steps. The facade features a central brick recess that runs from the second to fifth floors. Fenestration includes replacement one-over-one metal-sash windows set within the original window openings exhibiting stone lintels and sills on the second through fourth floors. The fifth floor windows feature brick arch lintels with decorative tracery work. The first floor windows are covered by metal bars and feature original stone sills, but modern wood lintels. The original cornice is present and features a wide overhang with heavy brackets, dentils, medallions, and tracery work with two pediments rising above. Alterations include replacement windows and door, and replacement railings, and the first floor facade modifications. No exterior flood mitigation measures are evident.

814 Willow Avenue was built ca. 1900, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 814 Willow Avenue is located, was mostly developed and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

-1409240391

Page 1

☐ (Primary Contact)

consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development, primarily of commercial and public development.

The building at 814 Willow Avenue retains character-defining features including the original cornice; window and door lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 814 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

814 Willow Avenue is sited on a mid-block, rectangular parcel (Block 160 Lot 14), located on the west side of Willow Avenue 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 masonry buildings. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western side of the block.

Registration
and Status
Dates:

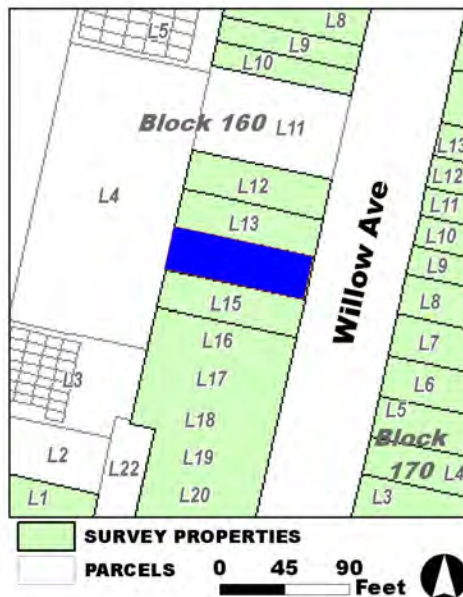
National Historic Landmark?: ☐
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

☐ (Primary Contact)

Property ID:

-1409240391

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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	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1409240391**

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PROPERTY REPORT

Property ID: 1163577052

Property Name: 815 Willow Avenue
Address: 815 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

815 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized entrance with an infilled wood panel transom capped by a pedimented hood. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Brick belt courses delineate the second, third, and fifth floors. A brick water table runs above the garden level. Iron railings are present around the perimeter of the facade and up the stoop steps, and it appears that the railings are original. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings exhibiting decorative brick arches and stone sills on the second and fifth floors and decorative stone lintels and sills on the first, third, and fourth floors. Metal grates have been installed over the garden-level windows. Decorative wreaths and garland are located within the brick arches of the second floor windows. There are brick panels set between the second and fifth floor windows. The original cornice is present and features a wide overhang with brackets and decorative garland panels. Alterations include the infilled transom; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

815 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

1163577052

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occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 815 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

The building at 815 Willow Avenue retains character-defining features including the original cornice; door pediment; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 815 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

815 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 8), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

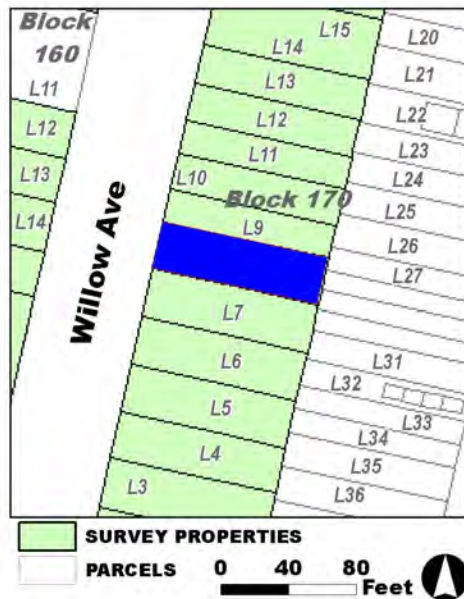
Other Designation:

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: Melanie Fuechsel

Organization: AECOM

Property ID:

☐ (Primary Contact)

1163577052

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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	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****1163577052**

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PROPERTY REPORT

Property ID: **-1994053480**

Property Name: 816 Willow Avenue
Address: 816 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

816 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry Italianate building constructed ca. 1900. The facade features a centralized entrance with a transom capped by a stone lintel. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Stone belt courses delineate the second and fifth floors, and a stone water table runs above the garden level. Original iron railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one metal-sash windows set within the original window openings exhibiting stone lintels and sills. The fifth floor windows feature brick arch lintels with decorative tracery work. The original cornice is present and features a wide overhang with heavy brackets, dentils, medallions, and tracery work. Alterations include replacement windows and door. No exterior flood mitigation measures are evident.

816 Willow Avenue was built ca. 1900, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 816 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development, primarily commercial and public development.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1994053480

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The building at 816 Willow Avenue retains character-defining features including the original cornice; window and door lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 816 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

816 Willow Avenue is sited on a mid-block, rectangular parcel (Block 160 Lot 13), located on the west side of Willow Avenue 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 masonry buildings. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western side of the block.

Registration **National Historic Landmark?:** ☐

and Status **National Register:**

Dates: **New Jersey Register:**

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

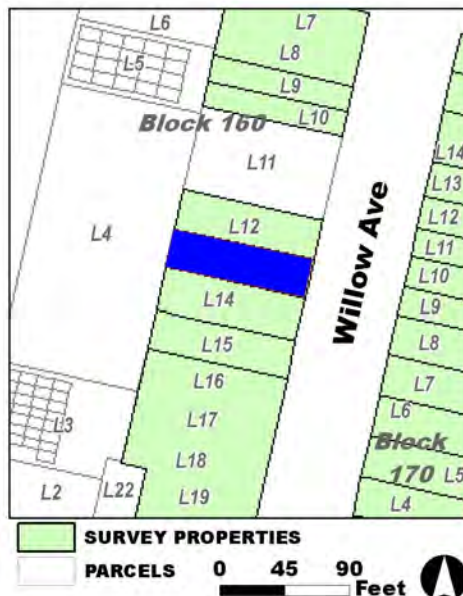
Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1994053480

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

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1994053480**

Page 3

PROPERTY REPORT

Property ID: 962701395

Property Name: 818 Willow Avenue
Address: 818 Willow AVE

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

818 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry Italianate building constructed ca. 1900. The facade features a centralized entrance with a transom capped by a stone lintel. The first floor features the centered door flanked by paired windows, while the remaining floors contain four window bays. The front door is accessed by a stone stoop that rises above the garden-level entrance. Stone belt courses delineate the second and fifth floors, and a stone water table runs above the garden level. Metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings exhibiting stone lintels and sills. The fifth floor windows feature brick arch lintels with decorative tracery work. Fire escape platforms and stairs are present on the facade. The original cornice is present and features a wide overhang with heavy brackets, dentils, medallions, and tracery work. Alterations include replacement windows and door, and replacement railings. No exterior flood mitigation measures are evident.

818 Willow Avenue was built ca. 1900, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 818 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development,

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

962701395

Page 1

primarily of commercial and public development.

The building at 818 Willow Avenue retains character-defining features including the original cornice; window and door lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 818 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

818 Willow Avenue is sited on a mid-block, rectangular parcel (Block 160 Lot 12), located on the west side of Willow Avenue 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 masonry buildings, and a parking lot immediately to the north. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western 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:

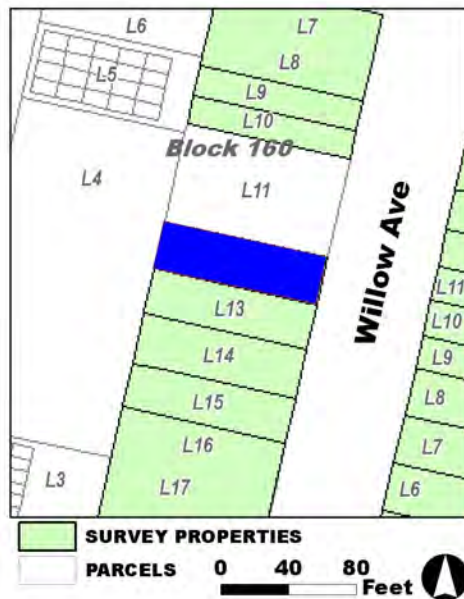
Other Designation:

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:

962701395

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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		
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: 211

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

NOTES: streetscape

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****962701395**

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PROPERTY REPORT

Property ID: 715037869

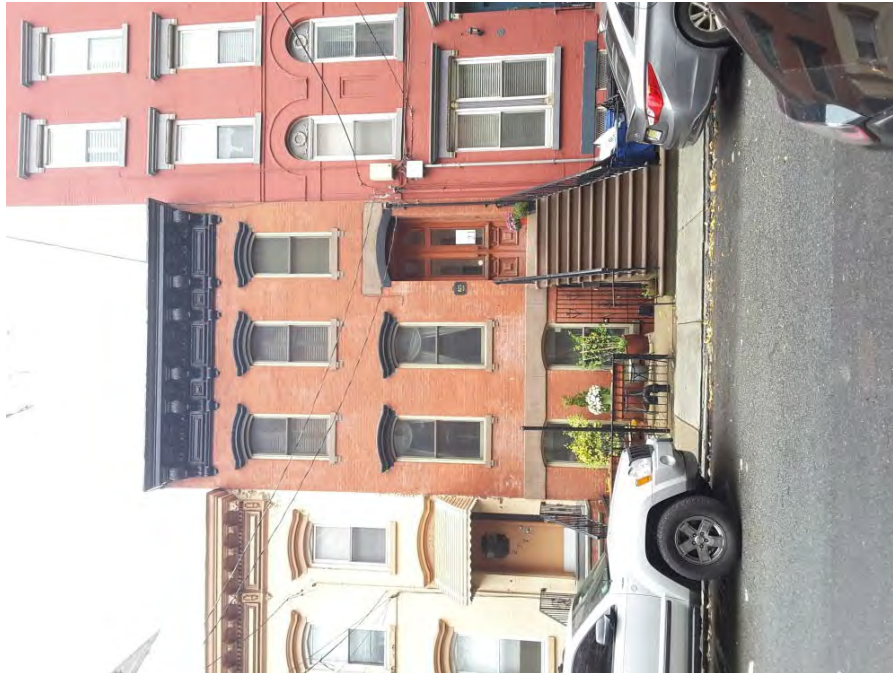
Property Name: 825 Willow Avenue
Address: 825 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

825 Willow Avenue is a two-story tall, three-bay wide, flat-front, Italianate masonry building constructed ca. 1880. The facade features an off-set entrance with a decorative arched stone lintel. The front door is accessed by a stone stoop that rises above the garden-level, and shelters the garden-level entrance. The front door is original and consists of a double door with decorative wood panels and glass panes. A stone water table runs above the garden level. Modern metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one windows set within the original arched window openings exhibiting stone sills and decorative arched lintels. The original cornice is present and features a wide overhang with heavy brackets, dentils, and decorative panels. Alterations include replacement windows and replacement railings. No exterior flood mitigation measures are evident.

825 Willow Avenue was built ca. 1880, and is depicted in an 1891 Sanborn Insurance Map as a two-story brick tenement house. At that time, 825 Willow Avenue was one of six brick buildings constructed on the western side of the block, with the adjacent building to the north (827 Willow Avenue) being of the same configuration. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, including 825 Willow Avenue, with the majority of those buildings consisting of single-family rowhouses on the east side and multi-family tenements on the west side of the block.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

715037869

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The building at 825 Willow Avenue retains character-defining features including the original cornice; original door; and window and door lintels and sills. The building retains its original massing; original window and door openings; stoop; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 825 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

825 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 9), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

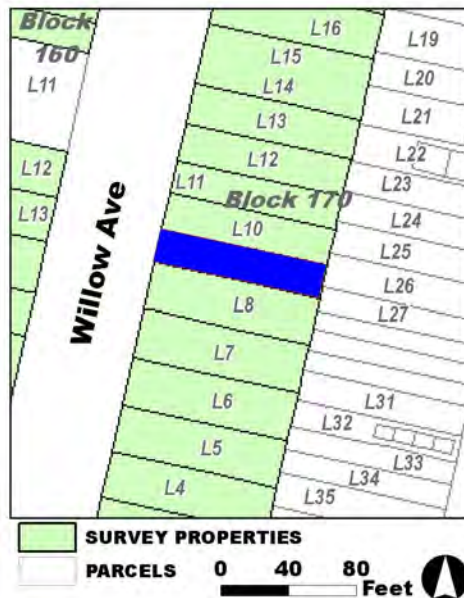
Other Designation Date:

☐ **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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

715037869

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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		
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: 211

PARCEL DATA (BLDG_DESC: 2B-1U-H-BA / FAC_NAME: / YR: 1885)

NOTES: streetscape

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

Historic District ? ☒**District Name:** 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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****715037869**

Page 3

PROPERTY REPORT

Property ID: **-992466125**

Property Name: 827 Willow Avenue
Address: 827 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

827 Willow Avenue is a two-story tall, three-bay wide, flat-front, Italianate masonry building constructed ca. 1880. The facade features an off-set entrance with a decorative arched lintel and a modern metal awning. The front door is accessed by a brick stoop that rises above the garden-level, and shelters the garden-level entrance. A stone water table runs above the garden level. Modern metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one windows set within the original window openings exhibiting stone sills and decorative arched lintels. The original cornice is present and features a wide overhang with brackets, dentils, and decorative panels. Alterations include replacement windows; replacement door; replacement railings; and the metal awning over the front door. No exterior flood mitigation measures are evident.

827 Willow Avenue was built ca. 1880, and is depicted in an 1891 Sanborn Insurance Map as a two-story brick tenement house. At that time, 827 Willow Avenue was one of six brick buildings constructed on the western side of the block, with the adjacent building to the south (825 Willow Avenue) being of the same configuration. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, including 827 Willow Avenue, with the majority of those buildings consisting of single-family rowhouses on the east side and multi-family tenements on the west side of the block.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-992466125

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The building at 827 Willow Avenue retains character-defining features including the original cornice; and window and door lintels and sills. The building retains its original massing; original window and door openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 827 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

827 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 10), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

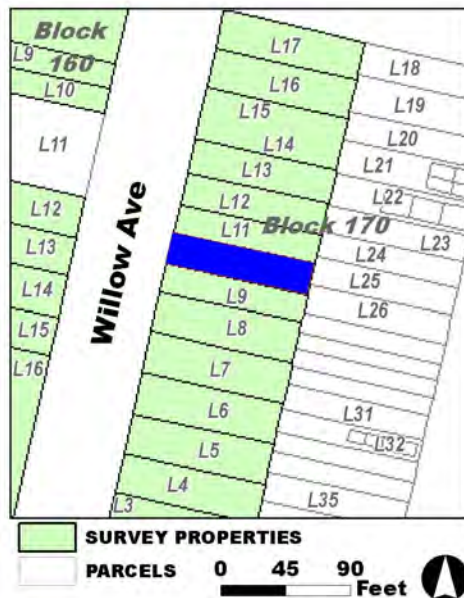
Other Designation:

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-992466125

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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		
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: 211

PARCEL DATA (BLDG_DESC: 2B-3U-H-BA / FAC_NAME: / YR: 1885)

NOTES: streetscape

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-992466125**

Page 3

PROPERTY REPORT

Property ID: 1775369946

Property Name: 828 Willow Avenue
Address: 828 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

828 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry building constructed ca. 1890. The facade features an offset entrance with a transom capped by a lintel. The front door is accessed by a stoop that rises above the garden-level entrance. The garden-level entrance features a flat-roof hood, and a stone water table runs above the garden level. Metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one windows set within the original window openings. The facade has been clad in new brick, and the window openings feature soldier course lintels and brick sills. The original cornice is present and features a wide overhang with dentils and heavy brackets at the corners. Alterations include replacement windows and door; hood over garden-level entrance; and re-siding in modern brick. No exterior flood mitigation measures are evident.

828 Willow Avenue was built ca. 1890, and is depicted on an 1891 Sanborn Insurance Map. At that time, 828 Willow Avenue and its adjacent neighbor (830 Willow Avenue) were the only buildings on the block. 828 Willow Avenue is also depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 828 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development, primarily of commercial and public development.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1775369946

Page 1

☐ (Primary Contact)

The building at 828 Willow Avenue represents the earliest development on the block and retains character-defining features including the original cornice; window and door and door openings; original massing; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 828 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

828 Willow Avenue is sited on a mid-block, rectangular parcel (Block 160 Lot 10), located on the west side of Willow Avenue 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 masonry buildings and a parking lot immediately to the south. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western 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:

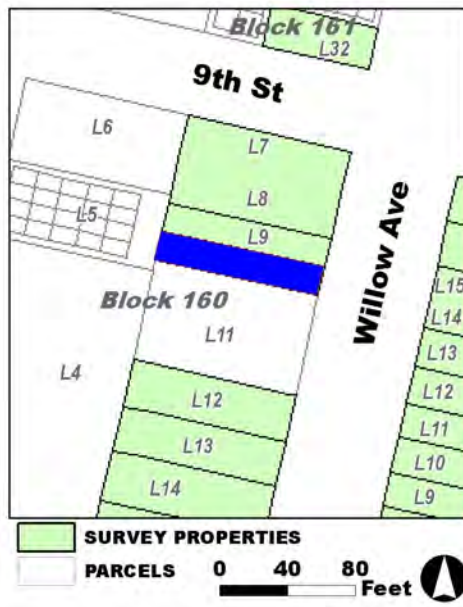
Other Designation Date:

☐ **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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1775369946

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	1932		
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: 211

PARCEL DATA (BLDG_DESC: 3B-2U-H-BA / FAC_NAME: / YR: 1885)

NOTES: streetscape

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

Attachments Included:

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

Historic District ? ☒**District Name:** 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☐ (Primary Contact)**Property ID:**

1775369946

Page 3

PROPERTY REPORT

Property ID: **-561026568**

Property Name: 829 Willow Avenue
Address: 829 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

829 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry building constructed ca. 1880. The facade features an off-center recessed entrance with a large transom accessed by a brick stoop that rises above the garden-level that features an entrance adjacent to the stoop. Fenestration includes replacement one-over-one vinyl-sash windows. The windows exhibit soldier course brick lintels and stone sills. The original cornice is present and features heavy, decorative brackets. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

829 Willow Avenue was built ca. 1880, and is depicted in an 1891 Sanborn Insurance Map as a three-story brick tenement house. At that time, 829 Willow Avenue was one of six brick buildings constructed on the western side of the block, with the adjacent building to the south (831 Willow Avenue) being of the same configuration. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, including 829 Willow Avenue, with the majority of those buildings consisting of single-family rowhouses on the east side and some multi-family tenements on the west side of the block.

The building at 829 Willow Avenue retains a high degree of historic integrity and retains character-defining features including the original

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

-561026568

Page 1

☐ (Primary Contact)

cornice and original window and door openings. In addition, the building represents one of the earlier tenement buildings constructed on the block, and retains its original massing. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 829 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

829 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 11), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

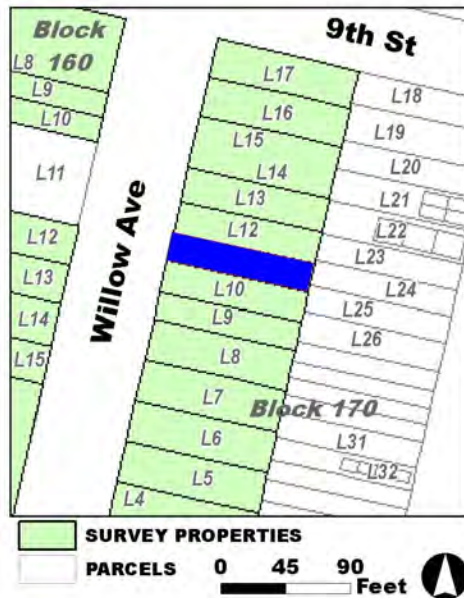
Other Designation:

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: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

-561026568

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn 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: 211

PARCEL DATA (BLDG_DESC: 3B-3U-BA / FAC_NAME: / YR: 1885)

NOTES: streetscape

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****-561026568**

Page 3

PROPERTY REPORT

Property ID: **-467449771**

Property Name: 830 Willow Avenue
Address: 830 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	9

Property Photo:



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

Description:

830 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an offset recessed entrance with an arched vestibule. The front door features a round arch transom and is accessed by a stoop that rises above the garden-level entrance. The garden-level entrance features a shed-roof hood, and the windows are covered with metal bars. A stone water table runs above the garden level. Metal railings are present around the perimeter of the facade and up the stoop steps. Fenestration includes replacement one-over-one vinyl-sash windows set within the original window openings exhibiting stone lintels and sills. The third floor windows are covered with iron railings. The original cornice is present and features a wide overhang with dentils and heavy brackets at the corners. Alterations include replacement windows and door; hood over garden-level entrance; and metal bars over garden-level windows. No exterior flood mitigation measures are evident.

830 Willow Avenue was built ca. 1890, and is depicted on an 1891 Sanborn Insurance Map. At that time, 830 Willow Avenue and its adjacent neighbor (828 Willow Avenue) were the only buildings on the block. 830 Willow Avenue is also depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the eastern portion of the block, where 830 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

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☐ (Primary Contact)

-467449771

section has witnessed more development, primarily of commercial and public development.

The building at 830 Willow Avenue represents the earliest development on the block retains character-defining features including the original cornice; window and door lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 830 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

830 Willow Avenue is sited on a mid-block, rectangular parcel (Block 160 Lot 9), located on the west side of Willow Avenue 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 masonry buildings and a parking lot to the south. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western 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:

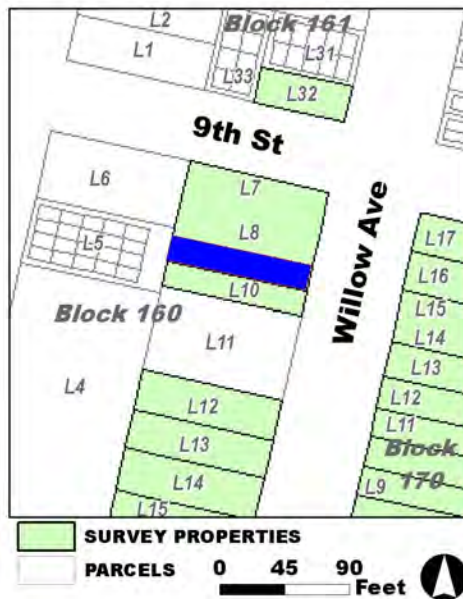
Other Designation:

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)

-467449771

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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-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: 211

PARCEL DATA (BLDG_DESC: 3B-3U-BA / FAC_NAME: / YR: 1885)

NOTES: streetscape

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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-467449771**

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PROPERTY REPORT

Property ID: **-1637191527**

Property Name: 831 Willow Avenue
Address: 831 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

831 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry building constructed ca. 1880. The facade features an off-center recessed entrance with a large transom. The first and second floors feature two bays, due to altered window openings, and the third floor retains its original three-bay configuration. The front door is accessed by a brick stoop that rises above the garden-level that has been altered by the installation of a garage door. The facade has been clad with modern face brick. Fenestration includes replacement casement and six-over-six metal-sash windows. The original window openings have been altered on the first and second floors, but the original window openings are present on the third floor. The windows exhibit soldier course lintels with rusticated stone keystones. The original cornice is present and features heavy, decorative brackets. Alterations include the cladding of the facade in modern brick; alteration of the garden-level by garage addition; alteration of some window openings; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

831 Willow Avenue was built ca. 1880, and is depicted in an 1891 Sanborn Insurance Map as a three-story brick tenement house. At that time, 831 Willow Avenue was one of six brick buildings constructed on the western side of the block, with the adjacent building to the south (829 Willow Avenue) being of the same configuration. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, including 831 Willow Avenue, with

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1637191527

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☐ (Primary Contact)

the majority of those buildings consisting of single-family rowhouses on the east side and some multi-family tenements on the west side of the block.

While the building at 831 Willow Avenue has undergone some non-historic alterations including refacing in modern brick; garden-level installation of garage; alteration of some window openings; and replacement windows and doors, it does retain character-defining features including the original cornice, original entrance opening, and third floor window openings. In addition, the building represents one of the earlier tenement buildings constructed on the block, and retains its original height, scale, and massing. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 831 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

831 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 12), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

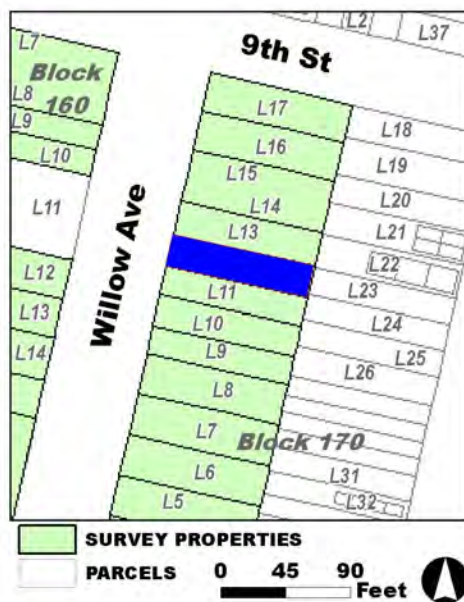
Other Designation:

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: Melanie Fuechsel

Organization: AECOM

Property ID:

-1637191527

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	1932	
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951	
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909	

Additional Information:

HPC LIST ID: 211

PARCEL DATA (BLDG_DESC: 3B-3U-H-G / FAC_NAME: / YR: 1885)

NOTES: streetscape

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Melanie Fuechsel**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1637191527**

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PROPERTY REPORT

Property ID: 1547358756

Property Name: 832 Willow Avenue
Address: 832 Willow AVE

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	160	7
HUDSON	Hoboken		Newark	160	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

832 Willow Avenue is a six-story tall, eight-bay wide, flat-front, masonry building constructed in 1904. Historically this building consisted of almost identical buildings sited on two parcels. The northern-most building is sited on the corner of Willow Avenue and Ninth Street, and originally had a first-floor storefront that has been enclosed in brick and converted into residential space. The first floor of the southern building features a centralized entrance with a rectangular transom accessed by a stone stoop above a garden-level entrance. The front door features a modern canvas hood below the original stone boxed lintel that exhibits heavy brackets at the corners. This door is flanked by paired windows with stone surrounds, lintels, and sills, with stone panels below. The upper floors consist of eight window bays. A stone belt course delineates the second floor, while brick and stone belt courses delineate the third and sixth floors. The building features brick pilasters and quoins, with decorative stone capstones. A modern metal railing runs around the perimeter of the facade and up the stoop. Fenestration includes replacement one-over-one metal-sash windows set within the original window openings exhibiting decorative brick moulding surrounds on the second floor; stone lintels with keystones and stone sills on the third through fifth floors; sixth floor windows are incorporated into the cornice and fascia. The original cornice is intact and features elaborate decoration including a wide fascia with egg and dart moulding, and a wide overhanging cornice featuring heavy double-brackets and dentils. Alterations include replacement windows; replacement doors; and the conversion of the original storefront into living space. No exterior flood mitigation measures are evident.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

1547358756

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☐ (Primary Contact)

832 Willow Avenue was built in 1904, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. The building historically consisted of two separate buildings on separate parcels with the northernmost, corner building listed as a store. At that time, the eastern portion of the block, where 832 Willow Avenue is located, was mostly developed and consisted of rows of multi-story brick tenement buildings fronting the street. In 1909, the western section of the block was largely undeveloped, but Engine House No. 6, the Norwegian Lutheran Church, and one brick building had been constructed. By 1951, the eastern section of the block retained its same configuration as seen in 1932, but the western section has witnessed more development, primarily of commercial and public development.

While the original storefront portion of the building has been converted to living space, the building at 832 Willow Avenue retains character-defining features including the original cornice; window and door lintels and sills; and decorative stone and brick details. The building retains its original massing; majority of original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 832 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

832 Willow Avenue is sited on a rectangular corner parcel (Block 160 Lot 8), located on the west side of Willow Avenue at the intersection of Ninth 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 masonry buildings. The block that this building is located on was primarily developed in the early 20th century and mainly features residences on the eastern side of the block, and public buildings including a firehouse and church, and commercial buildings on the western 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: Samantha Kuntz

Organization: AECOM

Property ID:

☐ (Primary Contact)

1547358756

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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		

Additional Information:

HPC LIST ID: 211

PARCEL DATA (BLDG_DESC: 5B-6B-25U-H-BA / FAC_NAME: URBAN RENEWAL / YR:)

NOTES: streetscape

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:** Samantha Kuntz**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1547358756**

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PROPERTY REPORT

Property ID: 1662992614

Property Name: 833 Willow Avenue
Address: 833 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

833 Willow Avenue is a five-story tall, two-bay wide, masonry, building constructed ca. 2000. The first floor of the building features a double-door entrance and a row of casement windows, while the upper floors feature paired windows set within brick and ribbon windows set within a projecting metal bay. The doors and windows set within brick feature stone lintels and stone sills incorporated into stone belt courses. No exterior flood mitigation measures are evident.

833 Willow Avenue was built ca. 2000 on a parcel that had a small wood-frame building constructed on it that is visible in a 1891 Sanborn Insurance Map. This wood-frame building was no longer extant in a 1932 revision to a 1906 Sanborn Insurance Map, and the parcel was empty. However, the 1951 revision of the 1906 Sanborn Insurance Map depicts a concrete block store on the parcel. Sparse development of the block was underway by 1891, at which time six brick buildings were constructed on the western side of the block, and single-family rowhouses constructed on the east side of the block. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels.

833 Willow 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

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1662992614

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resource within the Hoboken Historic District.

Setting:

833 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 13), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

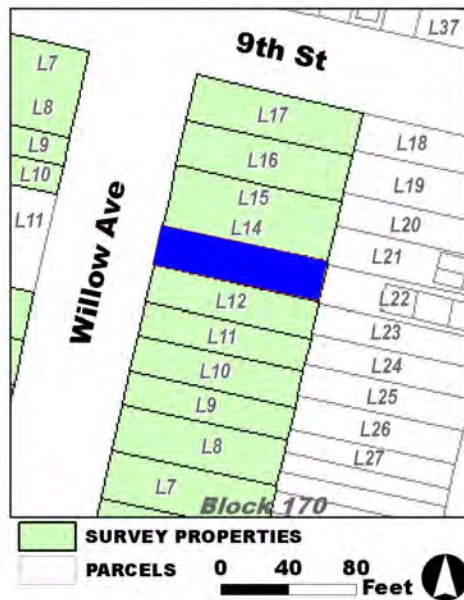
Other Designation Date:

☐ 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

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1662992614

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BIBLIOGRAPHY:				
Author:	Title:	Year:	HPO Accession #:	(if applicable)
Google	GoogleEarth Streetview			

Google GoogleEarth Streetview

HPC LIST ID: 211

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

NOTES: streetscape

More Research Needed? ☐ (checked=Yes)

Attachments Included:

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1662992614

PROPERTY REPORT

Property ID: **-1135801233**

Property Name: 835-837 Willow Avenue
Address: 835-837 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	14
HUDSON	Hoboken		Newark	170	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

835-837 Willow Avenue is a five-story tall, three-bay wide, masonry, building constructed ca. 1990. The first floor of the building features a central garage door flanked by a main entrance and paired window. The upper floors feature central inset balconies flanked paired windows. Fenestration consists of paired six-over-six windows with brick lintels and sills. The facade feature decorative patterned brick work. No exterior flood mitigation measures are evident.

835-837 Willow Avenue was built ca. 1990 on a parcel that originally consisted of two parcels that contained two, three-story brick tenement buildings that are visible in a 1891 Sanborn Insurance Map. These buildings were also present on 1932 and 1951 revisions to a 1906 Sanborn Insurance Map. Sparse development of the block was underway by 1891, at which time six brick buildings were constructed on the western side of the block, and single-family rowhouses constructed on the east side of the block. The 1909 Hopkins' Atlas of Hudson County shows that at that time the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels.

835-837 Willow Avenue was not constructed within the Hoboken Historic District's Period of Significance (1838-1967). 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

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

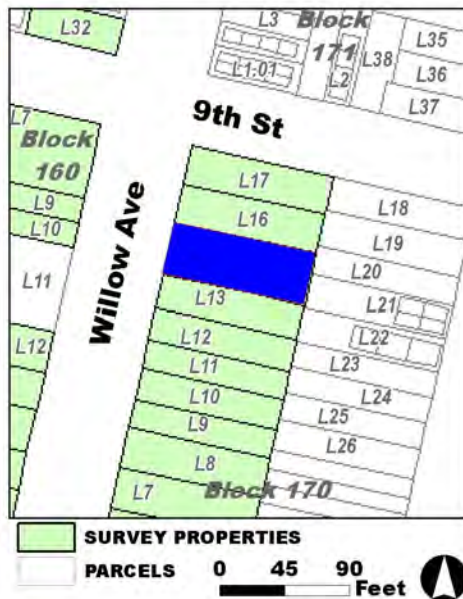
Property ID:

-1135801233

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Setting:

835-837 Willow Avenue is sited on a mid-block, rectangular parcel (Block 170 Lot 15), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1135801233**

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 211

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 2005)

NOTES: streetscape

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1135801233**

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PROPERTY REPORT

Property ID: **-2089358972**

Property Name: 839 Willow Avenue
Address: 839 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

839 Willow Avenue is a five-story tall, three-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a centralized recessed entrance with a rectangular transom accessed by a brick stoop above a garden-level entrance. Stone belt courses delineate the first and second floors, while a brick belt course delineates the third and fifth floor. A stucco water table runs above the garden level. A modern metal railing runs around the perimeter of the facade and up the stoop. Fenestration includes replacement one-over-one metal-sash windows set within the original window openings exhibiting stone lintels with keystones on the first and second floors, and brick lintels with stone keystones on the third, fourth, and fifth floors. The windows on the fourth floor have stone sills. The original decorative wood cornice is present and exhibits brackets, dentils, and panels with garland and swag. Alterations include replacement windows; replacement doors; and replacement stoop. No exterior flood mitigation measures are evident.

839 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 839 Willow Avenue, consisted mostly of multi-family brick tenement buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2089358972

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The building at 839 Willow Avenue retains character-defining features including the decorative cornice; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 839 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

839 Willow Avenue is sited on a mid-parcel, rectangular parcel (Block 170 Lot 16), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

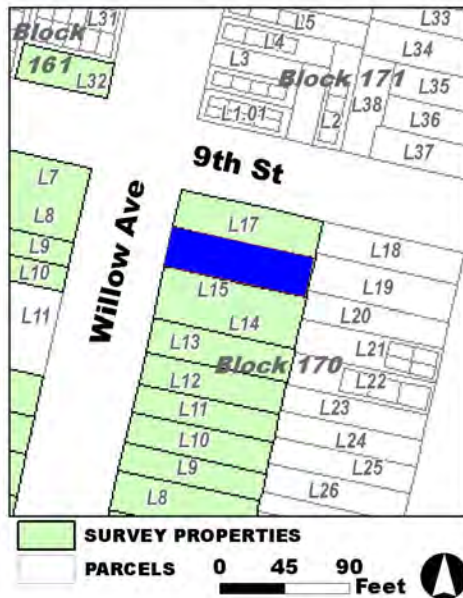
Other Designation:

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-2089358972

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 211

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

NOTES: streetscape

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:* 12/10/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-2089358972**

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PROPERTY REPORT

Property ID: **-1095523275**

Property Name: 841 Willow Avenue
Address: 841 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	170	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

841 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The building is sited on the corner of Willow Avenue and 9th Street with the facade facing Willow Avenue and featuring a first floor storefront with plate glass windows. A stone belt course delineates the second floor, while brick belt courses delineate the third and fifth floor. Fenestration above the storefront includes replacement one-over-one metal-sash windows set within the original window openings exhibiting stone lintels with keystones on the first and second floors, and brick lintels with stone keystones on the third, fourth, and fifth floors. The windows on the fourth floor, which is not delineated by a belt course, have stone sills. Windows facing 9th Street exhibit sawtooth brickwork under some smaller windows. The original decorative wood cornice is present and exhibits brackets, dentils, and panels with garland and swag. Alterations include replacement windows; replacement doors; and replacement stoop. No exterior flood mitigation measures are evident.

841 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, along with a row of other brick buildings on the block. At that time, the block was mostly developed and consisted of rows of brick buildings fronting the street with open garden space and wood sheds at the back of the parcels. While the block was mostly developed by 1909, some development had occurred by 1891, with the majority of those buildings consisting of single-family rowhouses on the east side of the block. The west side of the block developed by 1909, including 841 Willow Avenue, and consisted mostly of multi-family brick tenement buildings.

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1095523275

Page 1

The building at 841 Willow Avenue retains character-defining features including the decorative cornice; window lintels and sills; and decorative stone and brick details. The building retains its original massing; original window openings; and garden-level entrance that contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 841 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

841 Willow Avenue is sited on a rectangular, corner parcel (Block 170 Lot 17), located on the east side of Willow Avenue at the intersection with 9th Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family tenements. Willow Avenue was developed in the late 19th and early 20th century and is predominately residential with some buildings featuring first floor storefronts. 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:

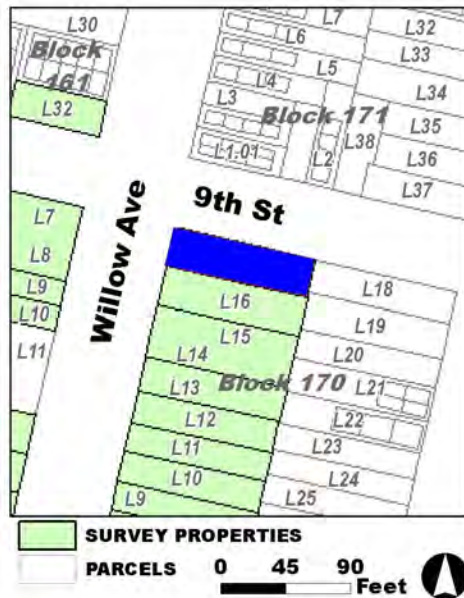
Other Designation Date:

☐ 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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1095523275

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
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: 211

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

NOTES: streetscape

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:* 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1095523275**

Page 3

PROPERTY REPORT

Property ID: -110095118

Property Name: 900 Willow Avenue
Address: 900 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Pharmacy	Newark	161	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

900 Willow Avenue is a five-story tall, two-bay wide, masonry Italianate building constructed ca. 1895. The facade features a ground-level storefront consisting of modern plate glass windows with residential space in the upper floors. The entrance to the residential area is offset on the facade and features double doors with a transom providing access to an entry vestibule. This door is accessed by a stone stoop with original cast iron railings and newel posts. An elaborate wood cornice with dentils and decorative tracework delineates the first floor storefront from the upper floors. The facade of the upper floors consist of two multi-story bay windows. Fenestration within the bay windows consists of replacement one-over-one windows set within original window openings that exhibit decorative wood panels within the bay windows. The original cornice is intact and exhibits heavy brackets and elaborate fascia work consisting of carved wood panels. The side elevation fronting Ninth Street features brick infilled original doors with arches and pediments intact, with replacement windows set in original openings featuring decorative hoods and stone sills. Alterations include the replacement windows and doors and first floor side elevation alterations. No exterior flood mitigation measures are evident.

900 Willow Avenue was built ca. 1895 and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the eastern side of the block, where 900 Willow Avenue is located, was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue. The opposite side of the block facing Clinton Avenue only contained two adjacent brick buildings at the time. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was completely developed by that time, and consisted primarily of rows of brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-110095118

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dwellings and tenement buildings. This map depicts 900 Willow Avenue as a store. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration.

900 Willow Avenue retains character-defining features including the the majority of original window and door openings; two-bay projecting bay windows; original cornice; and original stoop with cast iron railings. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 900 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

900 Willow Avenue is sited on a rectangular corner parcel (Block 161 Lot 32), located on the west side of Willow Avenue at the intersection of Ninth Street in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The building is surrounded by similar, multi-story brick buildings. The block was developed in the late 19th/early 20th century.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

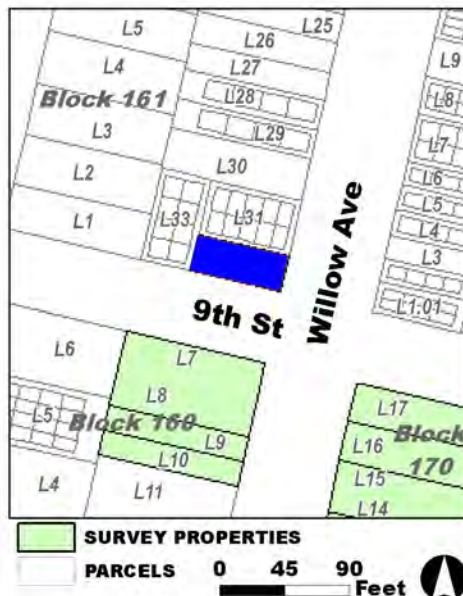
Other Designation:

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: Mike Kenneally

Organization: AECOM

Property ID:

☒ (Primary Contact)

-110095118

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
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: 231

PARCEL DATA (BLDG_DESC: 5B-8U-1C / FAC_NAME: / YR:)

NOTES: Willow Pharmacy

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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-110095118**

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PROPERTY REPORT

Property ID: 625604095

Property Name: 1000 Willow Avenue
Address: 1000 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1000 Willow Avenue is a four-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1880. The facade features a ground-level storefront consisting of plate glass windows and two entrances with decorative wood surrounds. The upper floors and side elevation have been clad in stucco. Modern metal railings run the perimeter of the facade. Fenestration includes one-over-one replacement vinyl-sash windows set within original window openings that exhibit segmental arch lintels and stone sills. The original cornice is present and features brackets and decorative panels. Alterations include the replacement windows; stuccoed-exterior; and modern metal railings. No exterior flood mitigation measures are evident.

1000 Willow Avenue was built ca. 1880 and appears in the vicinity of buildings depicted in Bailey and Ward's 1881 birds-eye view of Illustration of Hoboken, which depicts buildings only in the southeast corner of the block, where this building is located. The building is also depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is depicted again on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1000 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1000

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

625604095

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Willow Avenue is listed as a store. The 1951 revision of the 1906 Sanborn Insurance Map shows the same configuration as seen in the 1932 map.

1000 Willow Avenue represents one of the oldest buildings on the block and retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and ground-level storefront. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1000 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1000 Willow Avenue is sited on a rectangular corner parcel (Block 162 Lot 23), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

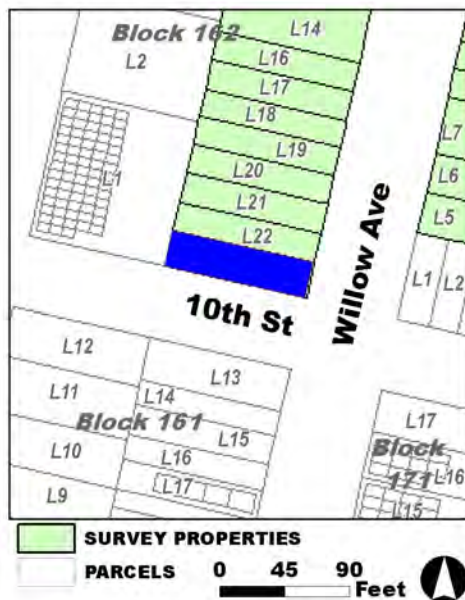
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

625604095

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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		
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		

Additional Information:

HPC LIST ID: 68

PARCEL DATA (BLDG_DESC: 4B-1C-3U/3B-2U / 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

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

625604095

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PROPERTY REPORT

Property ID: 3463862

Property Name: 1002 Willow Avenue
Address: 1002 Willow AVE

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1002 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1880. The facade features an off-set entrance accessed by a stone stoop and features original double doors and a large rectangular transom capped by a segmental arched lintel. There is a garden-level entrance underneath the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. A stone water table, covered in stucco, runs above the garden level. Fenestration includes replacement one-over-one windows set within original window openings that exhibit segmental arch lintels and stone sills. The original cornice is present and features brackets and decorative panels. Alterations include the replacement windows and modern metal railings. No exterior flood mitigation measures are evident.

1002 Willow Avenue was built ca. 1880 and appears in the vicinity of buildings depicted in Bailey and Ward's 1881 birds-eye view of Illustration of Hoboken, which depicts buildings only in the southeast corner of the block, where this building is located. The building is also depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is depicted again on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1002 Willow Avenue is

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

3463862

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located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1002 Willow Avenue is listed as a dwelling. The 1951 revision of the 1906 Sanborn Insurance Map shows the same configuration as seen in the 1932 map.

1002 Willow Avenue represents one of the oldest buildings on the block and retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of northern Willow Avenue and the Hoboken Historic District. Therefore, it is recommended that 1002 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1002 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 22), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

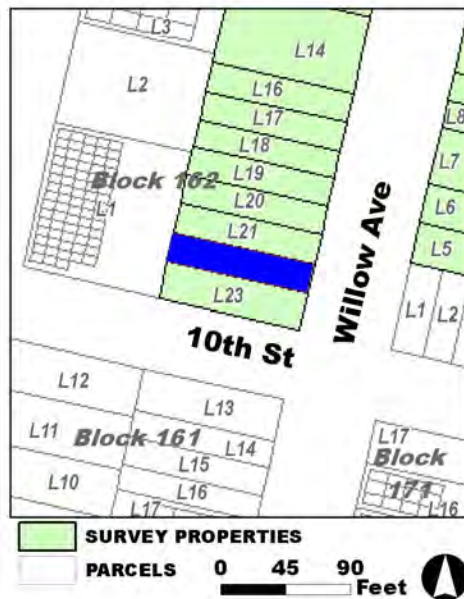
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

3463862

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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		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 68

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

NOTES:

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

Attachments Included:	<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:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****3463862**

Page 3

PROPERTY REPORT

Property ID: 1680860073

Property Name: 1004 Willow Avenue
Address: 1004 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1004 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1880. The facade features an off-set entrance accessed by a stone stoop and features original double doors and a large rectangular transom capped by a segmental arched lintel. There is a garden-level entrance underneath the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. The garden level is covered in scored stucco. Fenestration includes replacement six-over-six windows set within original window openings that exhibit segmental arch lintels and stone sills. The original cornice is present and features brackets and decorative panels. Alterations include the replacement windows and modern metal railings. No exterior flood mitigation measures are evident.

1004 Willow Avenue was built ca. 1880 and appears in the vicinity of buildings depicted in Bailey and Ward's 1881 birds-eye view of Illustration of Hoboken, which depicts buildings only in the southeast corner of the block, where this building is located. The building is also depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is depicted again on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1004 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1002

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1680860073

Willow Avenue is listed as a dwelling. The 1951 revision of the 1906 Sanborn Insurance Map shows the same configuration as seen in the 1932 map.

1004 Willow Avenue represents one of the oldest buildings on the block and retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1004 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1004 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 21), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

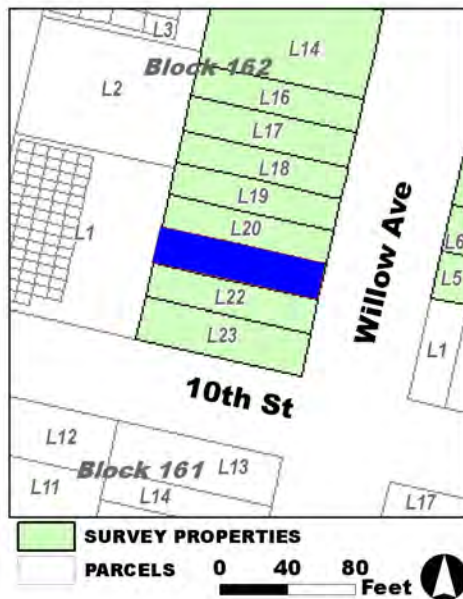
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1680860073

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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	
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: 68

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM**Property ID:**☐ (Primary Contact)**1680860073**

Page 3

PROPERTY REPORT

Property ID: 766714696

Property Name: 1006 Willow Avenue
Address: 1006 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1006 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1880. The facade features an off-set entrance accessed by a stone stoop and features original double doors and a large rectangular transom capped by a segmental arched lintel. There is a garden-level entrance underneath the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. The garden level is covered in scored stucco. Fenestration includes two-over-two windows set within original window openings that exhibit segmental arch lintels and stone sills. The original cornice is present and features brackets and decorative panels. Alterations include the replacement modern metal railings and storm windows. No exterior flood mitigation measures are evident.

1006 Willow Avenue was built ca. 1880 and appears in the vicinity of buildings depicted in Bailey and Ward's 1881 birds-eye view of Illustration of Hoboken, which depicts buildings only in the southeast corner of the block, where this building is located. The building is also depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is depicted again on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1006 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1006

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

766714696

Page 1

Willow Avenue is listed as a dwelling. The 1951 revision of the 1906 Sanborn Insurance Map shows the same configuration as seen in the 1932 map.

1006 Willow Avenue represents one of the oldest buildings on the block and retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of northern Willow Avenue and the Hoboken Historic District. Therefore, it is recommended that 1006 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1006 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 20), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

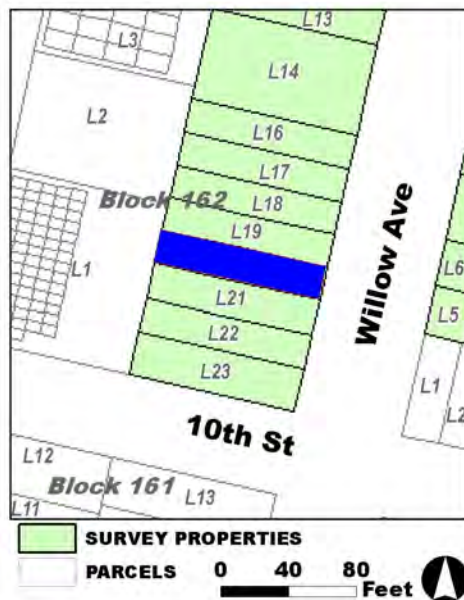
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

766714696

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☒ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
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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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: 68

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

766714696

Page 3

PROPERTY REPORT

Property ID: -19891163

Property Name: 1007 Willow Avenue
Address: 1007 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1007 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a central entrance flanked by paired windows on the first floor, and four window bays on the upper floors. The centered front door is accessed by a stoop and features a sidelight and large rectangular transom capped by an extended portico featuring a decorative entablature and supported by brick columns. There is a garden-level entrance adjacent to the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level, and brick and stone belt courses delineate the upper floors. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings that exhibit stone lintels with keystones and stone sills. The windows on the fourth floor exhibit brick arches. The paired windows on the first floor also exhibit decorative panels between the windows. The original cornice is intact and features heavy brackets, dentils, and a wide decorative fascia with garland. Alterations include the replacement windows and doors. No exterior flood mitigation measures are evident.

1007 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-19891163

Page 1

buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1007 Willow Avenue is labeled as a tenement building on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1007 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original stoop; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1007 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1007 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 5), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

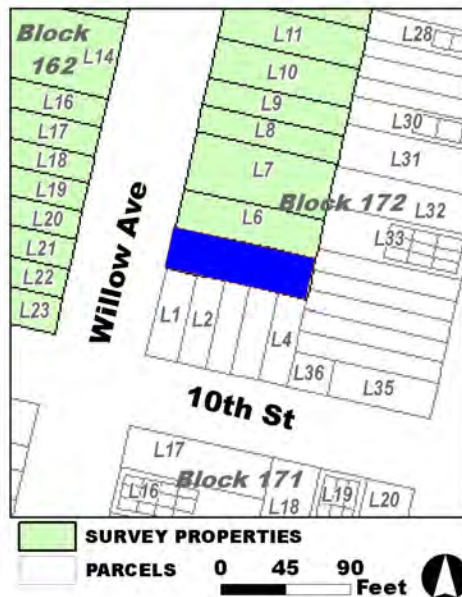
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-19891163

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		
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: / FAC_NAME: / YR: 1887)

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-19891163**

Page 3

PROPERTY REPORT

Property ID: 933981123

Property Name: 1008 Willow Avenue
Address: 1008 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1008 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1880. The facade features an off-set entrance accessed by a stuccoed-stoop and features original double doors and a large rectangular transom capped by a segmental arched lintel. There is a garden-level entrance underneath the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. The garden level and stone water table is covered in stucco. Fenestration includes one-over-one windows set within original window openings that exhibit segmental arch lintels and stone sills. The original cornice is present and features brackets and decorative panels. Alterations include the replacement windows; stuccoed-stoop; and modern metal railings. No exterior flood mitigation measures are evident.

1008 Willow Avenue was built ca. 1880 and appears in the vicinity of buildings depicted in Bailey and Ward's 1881 birds-eye view of Illustration of Hoboken, which depicts buildings only in the southeast corner of the block, where this building is located. The building is also depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is depicted again on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1008 Willow Avenue is

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

933981123

located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1008 Willow Avenue is listed as a dwelling. The 1951 revision of the 1906 Sanborn Insurance Map shows the same configuration as seen in the 1932 map.

1008 Willow Avenue represents one of the oldest buildings on the block and retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of northern Willow Avenue and the Hoboken Historic District. Therefore, it is recommended that 1008 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1008 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 19), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

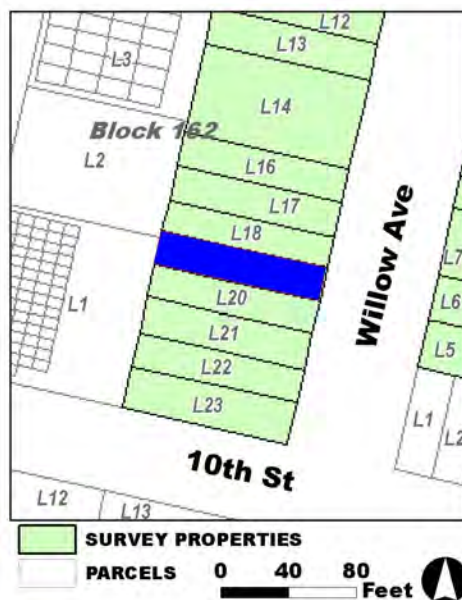
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

933981123

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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 68

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

NOTES:

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

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

933981123

Page 3

PROPERTY REPORT

Property ID: 711921794

Property Name: 1009 Willow Avenue
Address: 1009 Willow AVE

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1009 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a central entrance flanked by paired windows on the first floor, and four window bays on the upper floors. The centered front door is accessed by a stoop and features a sidelight and large rectangular transom capped by an extended portico featuring a decorative entablature and supported by brick columns. There is a garden-level entrance adjacent to the stoop, and original iron railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level, and brick and stone belt courses delineate the upper floors. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit stone lintels with keystones and stone sills. The windows on the fourth floor exhibit brick arches. The paired windows on the first floor also exhibit decorative panels between the windows. The original cornice is intact and features heavy brackets, dentils, and a wide decorative fascia with garland. Alterations include the replacement windows and doors. No exterior flood mitigation measures are evident.

1009 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

711921794

Page 1

buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1009 Willow Avenue is labeled as a tenement building on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1009 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original iron railings; original stoop; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1009 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1009 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 6), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

711921794

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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		

Additional Information:

HPC LIST ID: 0

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

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

711921794

Page 3

PROPERTY REPORT

Property ID: 359589386

Property Name: 1010 Willow Avenue
Address: 1010 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1010 Willow Avenue is a four-story tall, three-bay wide, flat-front, masonry building constructed ca. 1890. The facade features an offset entrance accessed by a small stoop and features double doors with a large rectangular transom capped by a decorative stone lintel. Modern metal railings run the perimeter of the facade and up the stoop steps. The facade has been clad in stucco and scored to resemble stone. Fenestration includes replacement one-over-one windows set within original window openings that exhibit decorative stone lintels with brackets and stone sills. The original cornice is present and features heavy brackets. Alterations include the replacement windows; modern metal railings; and stucco application on facade. No exterior flood mitigation measures are evident.

1010 Willow Avenue was built ca. 1890 and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows that most of the eastern portion of the block had been developed, and consisted primarily of multi-story brick buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1010 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

359589386

Page 1

well as sparse commercial development. In the 1932 map, 1010 Willow Avenue is listed as a tenement with a concrete block facade. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as shown in the 1932 map.

1010 Willow Avenue retains character-defining features including the original cornice; original window and door openings; and window and door lintels and sills. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1010 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1010 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 18), located on the west side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east and is surrounded by similar buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

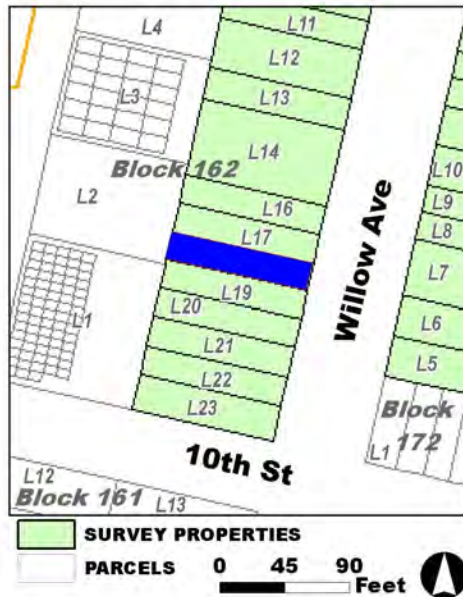
Other Designation:

Other Designation Date:

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

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

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

359589386

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 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: 68

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

359589386

Page 3

PROPERTY REPORT

Property ID: 1423618779

Property Name: 1011 Willow Avenue
Address: 1011 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1011 Willow Avenue is a five-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a central entrance flanked by two single window bays, and four window bays on the upper floors. The centered front door is accessed by a stone stoop and features a sidelight and a large rectangular transom capped by a decorative pediment lintel. There is a garden-level entrance adjacent to the stoop, and original iron railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level, and stone belt courses delineate the upper floors beneath the windows. There are also raised brickwork belt courses running across the facade near the top of the windows. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative stone lintels with sunburst patterns and stone sills. The original cornice is intact and features heavy brackets, dentils, and wide decorative fascia. Alterations include replacement windows and doors. No exterior flood mitigation measures are evident.

1011 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1423618779

Page 1

buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1011 Willow Avenue is labeled as a tenement building on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1011 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original iron railings; original stoop; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1011 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1011 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 7), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1423618779

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR: 1887)

NOTES:

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

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Courtney Clark**Organization:** AECOM☐ (Primary Contact)**Property ID:****1423618779**

Page 3

PROPERTY REPORT

Property ID: 1205953741

Property Name: 1012 Willow Avenue
Address: 1012 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1012 Willow Avenue is a four-story tall, three-bay wide, flat-front, masonry building constructed ca. 1890. The facade features a garden-level, offset main entrance with a wood panel surround. The original stoop and first floor entrance has been removed, and the first floor now features a window in place of the original door, but the decorative stone door hood is still intact. The garden-level is clad in scored stucco. A modern stucco half-wall with metal railings runs the perimeter of the facade. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings, except for the window in place of the original door opening. The first through fourth floor windows feature original decorative stone lintels and sills. The original cornice is present and features brackets, medallions, and decorative panels. Alterations include the replacement windows and doors; removal of original stoop and door; and the modern brick half-wall and railings. No exterior flood mitigation measures are evident.

1012 Willow Avenue was built ca. 1890 and is depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is also depicted on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a 1906 Sanborn

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

1205953741

Page 1

☐ (Primary Contact)

Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1012 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1012 Willow Avenue is listed as a dwelling.

1012 Willow Avenue retains character-defining features including the original cornice; majority of original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1012 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1012 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 17), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

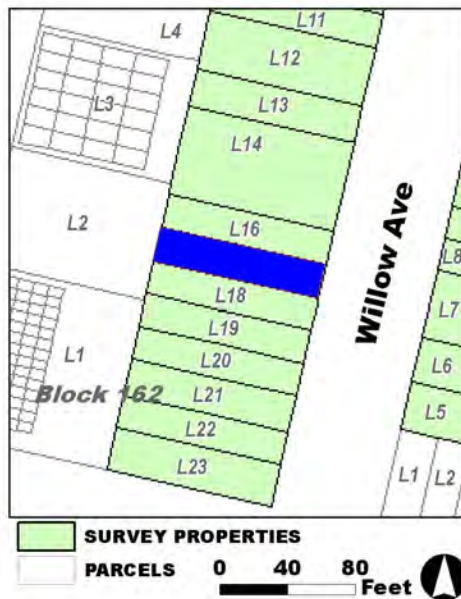
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

1205953741

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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	
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: 68

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

NOTES:

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****1205953741**

Page 3

PROPERTY REPORT

Property ID: **383922816**

Property Name: 1013 Willow Avenue
Address: 1013 Willow AVE

Ownership: Private
Apartment #:
ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1013 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a stone stoop with a garden-level entrance below. The recessed main entrance retains its original double door and features a stone surround. Modern metal railings are located in front of the garden-level portion of the building and up the stoop steps. A stone water table runs above the garden level. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative stone lintels and sills, some of which are in a deteriorated state. The original cornice is intact and features a wide overhang with decorative brackets and panels. Alterations include replacement windows and metal railings. No exterior flood mitigation measures are evident.

1013 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map along with a similar structure immediately to the north (1015 Willow Avenue). The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

383922816

Page 1

revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1013 Willow Avenue is labeled as a dwelling on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1013 Willow Avenue retains a high degree of historic integrity and exhibits character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1013 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1013 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 8), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

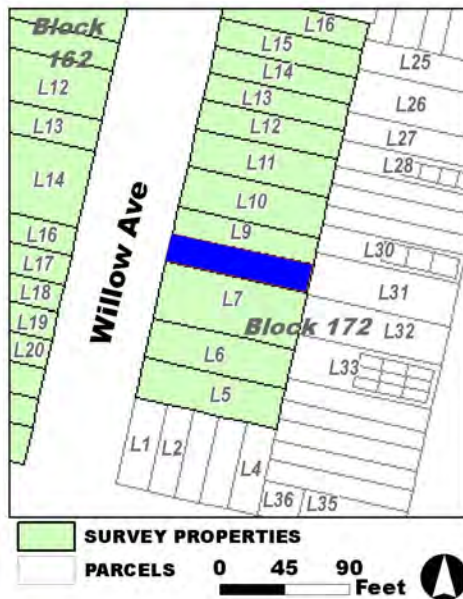
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

383922816

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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1887)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

383922816

Page 3

PROPERTY REPORT

Property ID: -122100868

Property Name: 1014 Willow Avenue
Address: 1014 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		162	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1014 Willow Avenue is a four-story tall, three-bay wide, flat-front, masonry building constructed ca. 1890. The facade features a garden-level, offset main entrance with a glass block surround. The original stoop and first floor entrance has been removed, and the first floor now features a window in place of the original door. A stone water table runs above the garden level. A modern brick half-wall with metal railings runs the perimeter of the facade. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings, except for the window in place of the original door opening. The third and fourth floor windows feature original decorative stone lintels and sills. The original cornice is present and features brackets, medallions, and decorative panels. Alterations include the replacement windows and doors' removal of original stoop and door; and the modern brick half-wall and railings. No exterior flood mitigation measures are evident.

1014 Willow Avenue was built ca. 1890 and is depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. The building is also depicted on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a 1906 Sanborn

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-122100868

Page 1

Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1014 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1014 Willow Avenue is listed as a dwelling.

1014 Willow Avenue retains character-defining features including the original cornice; majority of original window and door openings; majority of window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1014 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1014 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 16), located on the west side of Willow Avenue 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, buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

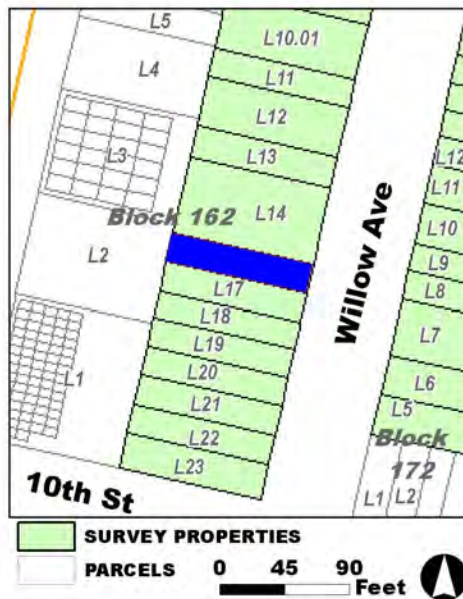
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-122100868

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
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: 68

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

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-122100868

Page 3

PROPERTY REPORT

Property ID: 1596055681

Property Name: 1015 Willow Avenue
Address: 1015 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1015 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a stone stoop with a garden-level entrance below. The recessed main entrance retains its original double door and features a stone surround. Original decorative cast iron railings and newel posts are located in front of the garden-level portion of the building and up the stoop steps. A stone water table runs above the garden level. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative stone lintels and sills. The original cornice is intact and features a wide overhang with decorative brackets and panels. Alterations include replacement windows. No exterior flood mitigation measures are evident.

1015 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map along with a similar structure immediately to the south (1013 Willow Avenue). The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1596055681

Page 1

revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1015 Willow Avenue is labeled as a dwelling on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1015 Willow Avenue retains a high degree of historic integrity and exhibits character-defining features including the original cornice; original window and door openings; window and door lintels and sills; garden-level entrance; and original cast iron railings. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1015 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1015 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 9), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

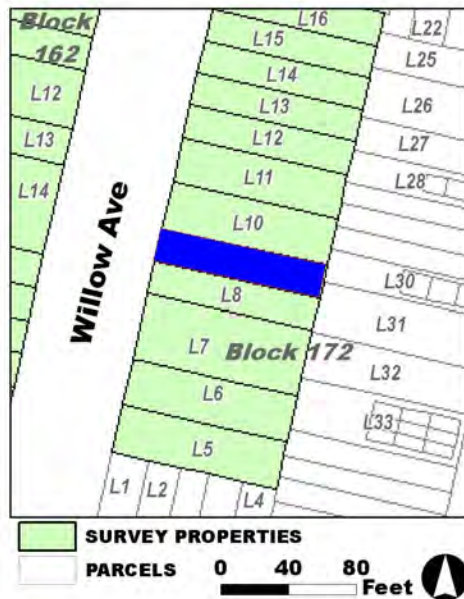
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1596055681

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn 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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-2U-X-H-BA / FAC_NAME: / YR: 1887)

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1596055681

Page 3

PROPERTY REPORT

Property ID: -3514041

Property Name: 1016 Willow Avenue
Address: 1016 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		162	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1016 Willow Avenue is a five-story tall, eight-bay wide, flat-front, masonry building constructed ca. 1890. The facade features two entrances centered between two window bays with eight window bays on the upper floors. The centered front doors are accessed by modern brick stoops and feature modern doors with sidelight and transom capped by decorative stone lintels. There is a garden-level entrance with a modern metal door, and modern metal railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings that exhibit stone lintels and stone sills. The original cornice is present and features heavy brackets with oval medallions. Alterations include the replacement windows and doors; modern stoops; and modern railings. No exterior flood mitigation measures are evident.

1016 Willow Avenue was built ca. 1890 and historically consisted of two buildings on separate parcels. The building is depicted on an 1891 Sanborn Insurance Map along with a row of other brick buildings facing Willow Avenue. At that time, the buildings were listed as 1016 and 1020 Willow Avenue. The building is also depicted on Hopkins' 1909 Atlas of Hudson County. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-3514041

Page 1

1906 Sanborn Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1016 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1016 Willow Avenue is listed as a tenement building. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration, but the buildings were listed as 1016-1018 Willow Avenue at that time.

1016 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1016 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1016 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 14), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

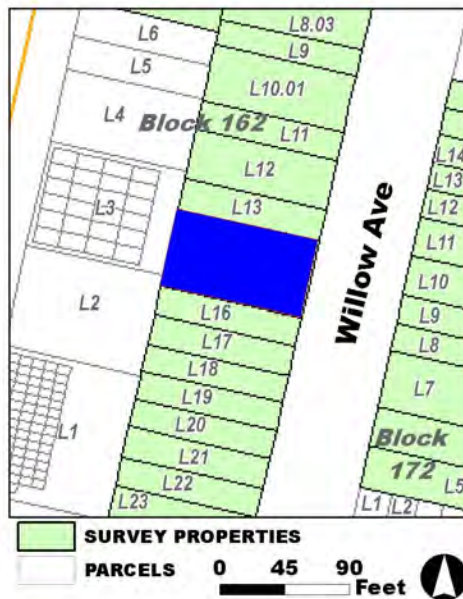
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-3514041

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		
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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		

Additional Information:

HPC LIST ID: 68

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

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-3514041

Page 3

PROPERTY REPORT

Property ID: **-1998260118**

Property Name: 1017 Willow Avenue
Address: 1017 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1017 Willow Avenue is a four-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a central entrance flanked by paired windows on the first floor, and four window bays on the upper floors. The centered front door is accessed by a stone stoop and features a large rectangular transom capped by a decorative stone lintel with keystone. There is a garden-level entrance adjacent to the stoop, and original iron railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level, and brick and stone belt courses delineate the upper floors. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative brick surrounds and stone lintels with keystones and stone sills. The paired windows on the first floor also exhibit panels between windows that feature decorative garland. The original cornice is present and features heavy brackets, dentils, and a wide decorative fascia. Alterations include the replacement windows and doors. No exterior flood mitigation measures are evident.

1017 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1998260118

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buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1017 Willow Avenue is labeled as a tenement building. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1017 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original iron railings; original stoop; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1017 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1017 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 10), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

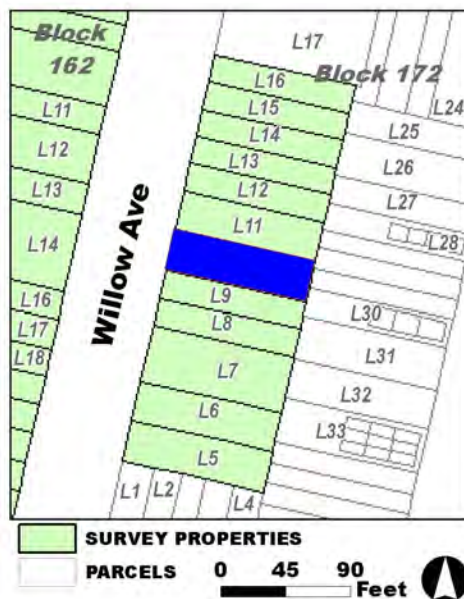
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1998260118

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-8U-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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1998260118

Page 3

PROPERTY REPORT

Property ID: 1341056675

Property Name: 1019 Willow Avenue
Address: 1019 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1019 Willow Avenue is a four-story tall, four-bay wide, flat-front, masonry building constructed ca. 1895. The facade features a central entrance flanked by paired windows on the first floor, and four window bays on the upper floors. The centered front door is accessed by a stone stoop and features a large rectangular transom capped by a decorative stone lintel with keystone. There is a garden-level entrance adjacent to the stoop, and original iron railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level, and brick and stone belt courses delineate the upper floors. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative brick surrounds and stone lintels with keystones and stone sills. The paired windows on the first floor also exhibit panels between windows that feature decorative garland. The original cornice is present and features heavy brackets, dentils, and wide decorative fascia. Alterations include the replacement windows and doors. No exterior flood mitigation measures are evident.

1019 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1341056675

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buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1019 Willow Avenue is labeled as a tenement building on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1019 Willow Avenue retains character-defining features including the original cornice; original window and door openings; original iron railings; original stoop; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1019 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1019 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 11), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

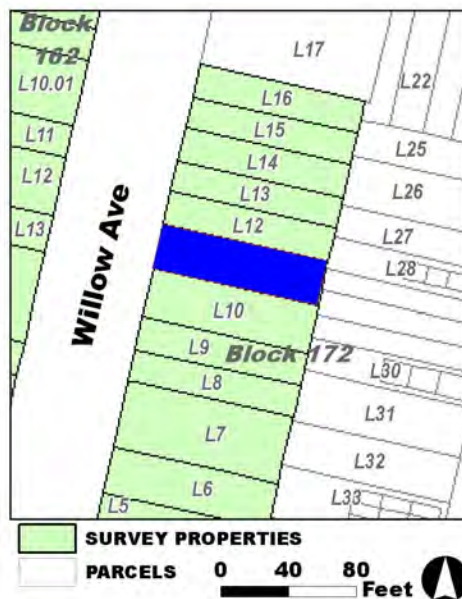
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

Property ID:

☐ (Primary Contact)

1341056675

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 4B-X-8U-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: 12/15/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Courtney Clark

Organization: AECOM

☐ (Primary Contact)

Property ID:

1341056675

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PROPERTY REPORT

Property ID: **-810153954**

Property Name: 1020 Willow Avenue
Address: 1020 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1020 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry building constructed ca. 1890. The facade features a side hall entrance flanked by glass block sidelights and transom and capped by a decorative stone lintel. The main entrance is accessed by a stoop, and there is a garden-level entrance adjacent to the stoop. Modern metal railings run the perimeter of the facade and up the stoop steps. The garden-level is clad in stucco scored to resemble ashlar blocks. A stone water table runs above the garden level and the arched garden-level window and entrance are incorporated into the stone. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings that exhibit decorative stone lintels with keystones and stone sills. The original cornice is present and features heavy decorative brackets. Alterations include replacement windows and doors; modern metal railings; and glass block infill around the front door. No exterior flood mitigation measures are evident.

1020 Willow Avenue was built ca. 1890, and is depicted in an 1891 Sanborn Insurance Map, along with a row of other brick buildings fronting Willow Street. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-810153954

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1906 Sanborn Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1020 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1020 Willow Avenue is listed as a tenement. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as shown in the 1932 map.

1020 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1020 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1020 Willow Avenue is sited on a parcel (Block 162 Lot 13), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

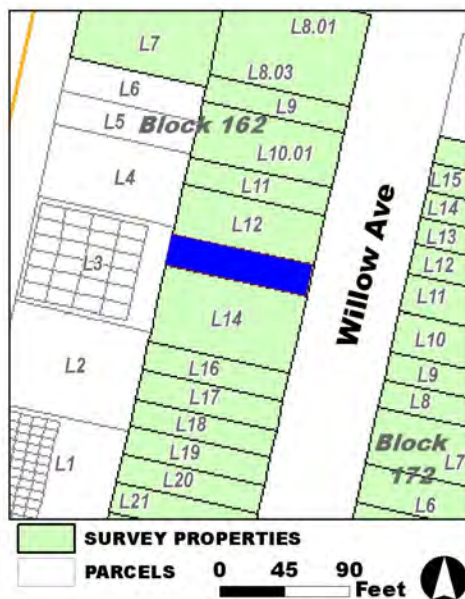
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

☒ (Primary Contact)

-810153954

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	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: 68

PARCEL DATA (BLDG_DESC: 3B-4U-H / 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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-810153954

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PROPERTY REPORT

Property ID: 1777663144

Property Name: 1021 Willow Avenue
Address: 1021 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1021 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a brick stoop with a garden-level entrance below. The original brick has been covered in stucco scored to resemble ashlar blocks. The first floor contains the offset entrance and a ribbon window, while the upper floors feature three window bays. The front door features a rectangular transom, and is capped by a decorative boxed hood. Modern metal railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level. Fenestration includes replacement one-over-one windows set within original window openings that exhibit decorative stucco lintels and sills. The original cornice is intact and features brackets and decorative wood panels. Alterations include stucco application; replacement windows and doors; modern stoop; modern railings; and the alteration of the first floor window openings. No exterior flood mitigation measures are evident.

1021 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map in a row with three other buildings to the north. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1777663144

Page 1

brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1021 Willow Avenue is labeled as a store on that map, and this may be when the first floor windows were altered. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1021 Willow Avenue retains character-defining features including the original cornice; majority of original window and door openings; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1021 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1021 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 12), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

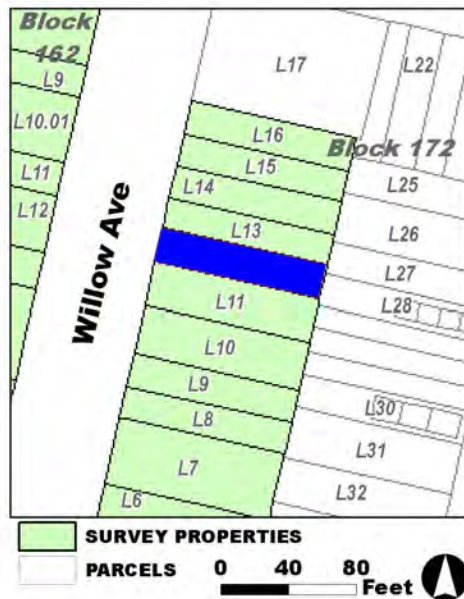
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

☒ (Primary Contact)

1777663144

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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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-1U-X-H-BA / FAC_NAME: / YR: 1887)

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

1777663144

Page 3

PROPERTY REPORT

Property ID: **-1659938423**

Property Name: 1023 Willow Avenue
Address: 1023 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1023 Willow Avenue is a three-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a brick stoop with a garden-level entrance below. The front door features glass block sidelights and transom, and is capped by a decorative boxed hood. Modern metal railings run the perimeter of the facade and the stoop steps feature modern handrails. A stone water table runs above the garden level. Fenestration includes replacement one-over-one vinyl-sash windows set within original window openings that exhibit stone lintels and sills. The original cornice is intact and features brackets and decorative wood panels. Alterations include replacement windows and doors; modern stoop; modern railings; and the glass block treatment around the front door. No exterior flood mitigation measures are evident.

1023 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map in a row with three other buildings. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1659938423

Page 1

Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1023 Willow Avenue is labeled as a dwelling on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1023 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1023 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1023 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 13), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

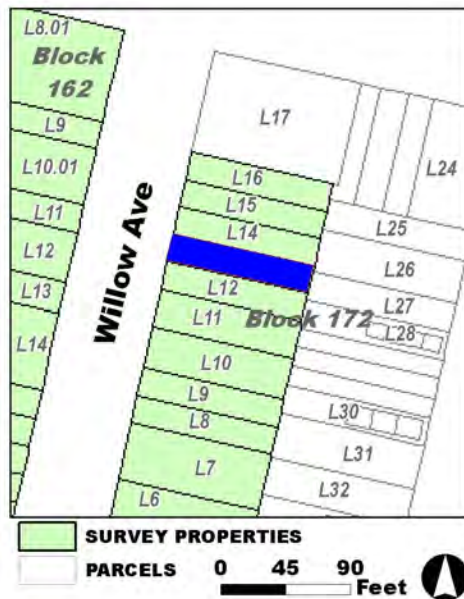
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

-1659938423

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	
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	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 3B-4U-H-BA / FAC_NAME: / YR: 1887)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

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

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

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

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

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Mike Kenneally**Organization:** AECOM☒ (Primary Contact)**Property ID:****-1659938423**

Page 3

PROPERTY REPORT

Property ID: 208359345

Property Name: 1024 Willow Avenue
Address: 1024 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Columbia	Newark	162	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1024 Willow Avenue is a four-story tall, five-bay wide, flat-front, masonry building constructed ca. 1890. The facade features a central entrance accessed by a modern brick stoop and features a modern door with sidelight and transom capped by a modern canvas hood. There is a garden-level entrance under the stoop, and modern metal railings run the perimeter of the facade and up the stoop steps. A stone water table runs above the garden level. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit brownstone lintels with a carved flower motif and stone sills with brackets. The original cornice is no longer extant. Alterations include the replacement windows and door; modern stoop; modern railings; and removal of original cornice. No exterior flood mitigation measures are evident.

1024 Willow Avenue was built ca. 1890 and is depicted on an 1891 Sanborn Insurance Map that shows a row of other brick buildings along the eastern section of the block facing Willow Avenue. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

208359345

block, where 1024 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1034 Willow Avenue is listed as a tenement building. The 1951 revision to the 1906 Sanborn Insurance Map lists the building as apartments.

1024 Willow Avenue retains character-defining features including the original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1024 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1024 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 12), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

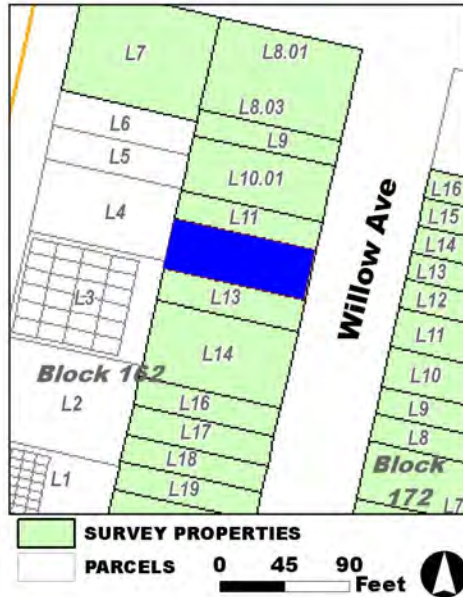
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

208359345

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		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1932		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 68

PARCEL DATA (BLDG_DESC: 4B-9U-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: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

☐ (Primary Contact)

Property ID:

208359345

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PROPERTY REPORT

Property ID: **-614214890**

Property Name: 1025 Willow Avenue
Address: 1025 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1025 Willow Avenue is a two-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a stone stoop with a garden-level entrance below. The front door features sidelights and transom, and is capped by a stone lintel with a decorative carved medallion. Metal railings are located in front of the garden-level portion of the building, and metal handrails are located on the stoop. The garden-level windows are covered with wrought iron bars. A stone water table runs above the garden level. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit stone lintels with decorative carved medallions and stone sills. The original cornice is intact and features decorative brackets and medallions panels. Alterations include replacement windows and door and modern railings. No exterior flood mitigation measures are evident.

1025 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map in a row with three other buildings. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story brick

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-614214890

Page 1

buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1025 Willow Avenue is labeled as a dwelling on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1025 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1025 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1025 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 14), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

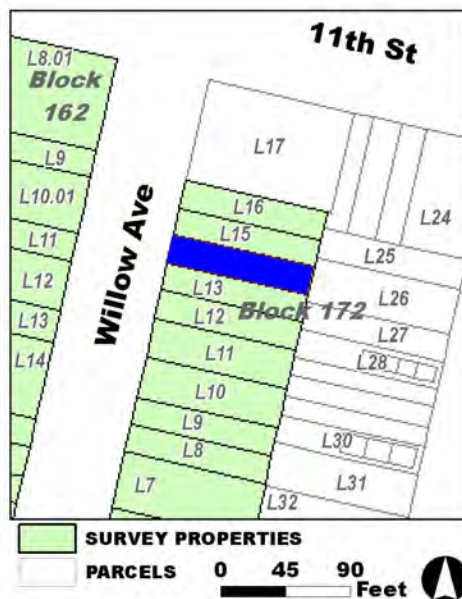
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

Property ID:

Page 2

☒ (Primary Contact)

-614214890

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
Sanborn Map Company	Insurance Maps of Hoboken, Hudson County, New Jersey	1951		
Sanborn 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		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-BA / FAC_NAME: / YR: 1887)

NOTES:

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

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

Historic District ? ☒

District Name: Hoboken Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

-614214890

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PROPERTY REPORT

Property ID: 397532895

Property Name: 1027 Willow Avenue
Address: 1027 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1027 Willow Avenue is a two-story tall, three-bay wide, flat-front, masonry Italianate building constructed ca. 1890. The facade features an off-set entrance accessed by a stone stoop with a garden-level entrance below. The main entrance is a double door and features a rectangular transom capped by a stone lintel with a decorative carved medallion. Metal railings are located in front of the garden-level portion of the building, and metal handrails are located on the stoop. A stone water table runs above the garden level. Fenestration includes replacement six-over-six vinyl-sash windows set within original window openings that exhibit stone lintels with decorative carved medallions and stone sills. The original cornice is intact and features decorative brackets and medallions panels. Alterations include replacement windows and door and modern railings. No exterior flood mitigation measures are evident.

1027 Willow Avenue was built ca. 1890, and is depicted on the 1891 Sanborn Insurance Map in a row with three other buildings. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. In addition to showing this building, the Sanborn Insurance Map published in 1891 shows additional development underway within the block consisting primarily of multi-story brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

397532895

Page 1

Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1027 Willow Avenue is labeled as a dwelling on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1027 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and garden-level entrance. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1027 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1027 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 15), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

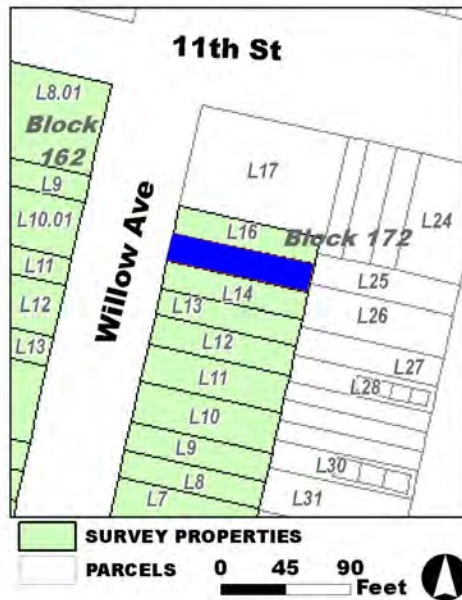
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Researcher: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

397532895

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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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 0

PARCEL DATA (BLDG_DESC: 2B-2U-X-BA / FAC_NAME: / YR: 1887)

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: Mike Kenneally

Organization: AECOM

☒ (Primary Contact)

Property ID:

397532895

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PROPERTY REPORT

Property ID: **-1199666064**

Property Name: 1028 Willow Avenue
Address: 1028 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1028 Willow Avenue is a two-story, three-bay, former garage constructed ca. 1898. The building incorporates elements of Queen Anne and Gothic Revival styles, and is clad in painted brick with raised brick banding above the first floor, and beneath the second floor. The façade features a wood plank, single-bay garage door with a three-part fanlight in the center bay flanked by wood paneled doors with square transoms. Fenestration includes paired, one-over-one replacement sash with three-part fanlights on the second floor with corbeled brick surrounds. The side-gabled roof is clad in slate shingles, and fronted by a steep, parapeted gable with brick corbeled banding. Alterations include replacement doors and windows; modified ground floor openings; and painted materials. No exterior flood mitigation measures are evident (see Building Attachment). 1028 Willow Avenue first appears on Hughes and Bailey's 1904 Bird's Eye View of Hoboken as part of a nearly intact, residential area that was developed between 1870 and 1890. The property is depicted on the 1909 Hopkins Atlas as a narrow, garage which, unlike its neighbors, fills the entirety of its parcel. The building footprint remains unchanged on subsequent maps and aerial imagery. Reports suggest that the building was used throughout the 20th century variously as a carriage house, a makeshift firehouse, and a funeral home garage; however, the most significant change came in the 21st century, when the garage was adapted into a single-family residence (see Property Eligibility Worksheet).

The former garage at 1028 Willow Avenue retains the integrity of an early 20th-century garage with unique stylistic elements, such as the parapeted gable and raised window surrounds. Though alterations and interior modifications have precluded the resource's individual

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1199666064

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inclusion in the National Register of Historic Places, the resource retains significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that the 1028 Willow Avenue be classified as a contributing resource to the Hoboken Historic District (see Property Eligibility Worksheet).

Setting:

1028 Willow Avenue is sited on a narrow, rectangular parcel (Block 162 Lot 11), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The building, accessed by a modified areaway containing replacement pavers, is fronted by two cast iron encased tree planters. It is situated midblock on a densely developed, primarily residential row composed of late-19th-century buildings (Photograph 4).

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

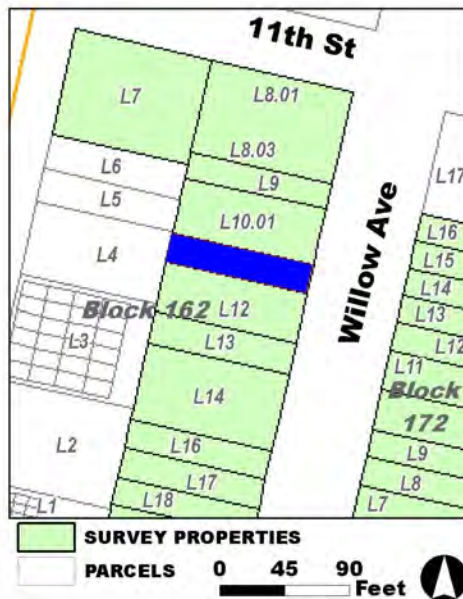
Other Designation:

Other Designation Date:

☒ **Eligibility Worksheet included 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:

-1199666064

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Hudson County	Deeds, var.		
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United States Bureau of the Census [USBC]	1930 United States Federal Census	1930	
O. H. Bailey & Co.	The City of Hoboken. New Jersey. 1881	1881	

Additional Information:

HPC LIST ID: 69

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

NOTES: also streetscape 68

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)

Survey Name: Hoboken City Architectural Survey 2018**Researcher:** Samantha Kuntz**Organization:** AECOM**Property ID:****-1199666064**

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☒ (Primary Contact)

Conversion Problem? ☐ ConversionNote:

Date form completed: 1/21/2019

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Samantha Kuntz

Organization: AECOM

☒ (Primary Contact)

Property ID:

-1199666064

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PROPERTY REPORT

Property ID: **-1790933196**

Property Name: 1029 Willow Avenue
Address: 1029 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	172	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1029 Willow Avenue is a four-story tall, two-bay wide, flat-front, masonry Italianate building constructed ca. 1895. The facade features a first floor storefront with a ground-level entrance and plate glass window, and an off-set raised entrance providing access to the residential space above the first floor. The storefront has been altered by the application of modern brick. The door providing access to the residential space features a rectangular transom and decorative wood surround. A decorative cornice delineates the storefront level from the upper floors and features dentils and brackets. A metal railing runs around the perimeter of the facade. Metal fire escape platforms and stairs are present on the facade. Fenestration includes replacement one-over-one metal-sash windows set within original window openings that exhibit decorative lintel hoods with garland and dentils and stone sills. There are paired windows in the northern bay and single windows in the southern bay. The original cornice is present and features a wide overhang with heavy brackets and dentils, and a wide decorative fascia with garland. Alterations include replacement windows and doors and the alterations to the first floor storefront. No exterior flood mitigation measures are evident.

1029 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed by that time and consisted of rows of brick buildings fronting Willow Avenue, Tenth Street, and Eleventh Street, with open garden space in the center of the block. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the block by that time. Furthermore, a

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1790933196

Page 1

☐ (Primary Contact)

Sanborn Insurance Map published in 1891 shows development underway within the block consisting primarily of multi-story brick buildings, as well as a building labeled "Hoboken Camera Club" on the east side of the block. The 1932 revision to a 1906 Sanborn Insurance Map shows the same configuration as depicted on the 1909 atlas, but the map shows a mix of tenement buildings and dwellings, and the "Hoboken Camera Club" building was being used as the "Mary Stevens Hammond Memorial Home for Children" at that time. 1029 Willow Avenue is labeled as a store with an iron awning on that map. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration as the 1932 revision.

1029 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and continues to function as its historic use as a store with residential space. These elements contribute to the historic character of Willow Avenue and the greater Hoboken Historic District. Therefore, it is recommended that 1029 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1029 Willow Avenue is sited on a mid-block, rectangular parcel (Block 172 Lot 16), located on the east side of Willow Avenue in the city of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west and is surrounded by similar multi-story, multi-family residences and a parking lot immediately to the north. This block was developed in the late 19th and early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

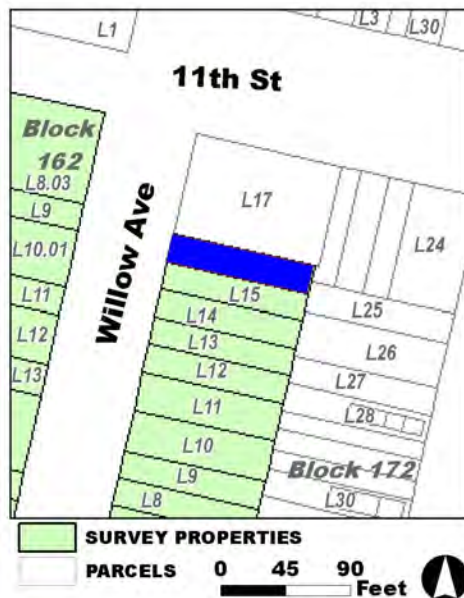
Other Designation Date:

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

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

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

Property ID:

-1790933196

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		
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		

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: 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Melanie Fuechsel

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1790933196

Page 3

PROPERTY REPORT

Property ID: **-1912268149**

Property Name: 1030-1032 Willow Avenue
Address: 1030-1032 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Mark Daniel Barbersh	Newark	162	10.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1030-1032 Willow Avenue is a four-story tall, three-bay wide, flat-front, masonry building constructed ca. 1895 with a one-story two-bay wide concrete block addition appended to the south elevation. The four-story facade features an offset entrance with an elaborate wood surround and transom adjacent to a large picture window. The upper floors exhibit three window bays. Metal railings run the perimeter of the facade. The first floor storefront is capped by a decorative cornice with brackets that runs adjacent to the one-story storefront. Fenestration includes two-over-two windows set within original window openings that exhibit stone lintels and stone sills incorporated into stone and decorative brickwork belt courses that delineate the upper floors. Brick panels are also located between window bays. The original cornice is present and features brackets. The one-story, ca. 1930 addition is a one-story, two-bay wide concrete block building clad in brick veneer. The recessed front door features a stone lintel, and the adjacent one-over-one ribbon window also features a stone lintel and sill. Alterations include the replacement windows and doors. No exterior flood mitigation measures are evident.

1030-1032 Willow Avenue was built ca. 1895 and ca. 1930. The four-story unit was constructed ca. 1895 and the one-story unit was constructed ca. 1930. The four-story portion is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the parcel where the one story portion is constructed was empty. In 1909, the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-1912268149

developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows that most of the eastern portion of the block had been developed, and consisted primarily of multi-story brick buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1030-1032 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, the four-story portion of 1030-1032 Willow Avenue is listed as having an ice cream factory in the basement, and the one-story portion being constructed of concrete block. The 1951 revision to the 1906 Sanborn Insurance Map shows both portions of the building were being used as office space. Around 1987, the building was converted to residential use as the Firehouse Condominium.

1030-1032 Willow Avenue retains character-defining features including the original cornice; original window and door openings; window and door lintels and sills; and decorative brick work. These elements contribute to the historic character of Willow Avenue and the Hoboken Historic District. Therefore, it is recommended that 1030-1032 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1030-1032 Willow Avenue is sited on a mid-block, rectangular parcel (Block 162 Lot 10.01), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

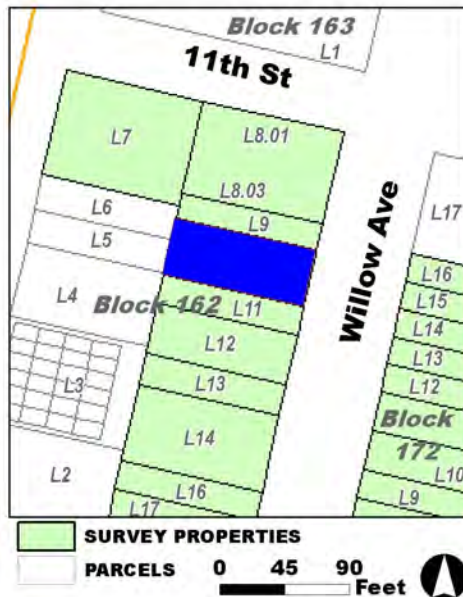
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

-1912268149

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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		
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: 69

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

NOTES: also streetscape 68

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:** 12/12/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****-1912268149**

Page 3

PROPERTY REPORT

Property ID: **-1191390686**

Property Name: The Ale House
Address: 1034 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1034 Willow Avenue is a three-story tall, one-bay wide, Italianate masonry building constructed ca. 1895. The facade features a modern first floor storefront with a two-story, pressed-metal projecting bay window with three-part windows above. Fenestration includes replacement one-over-one vinyl replacement windows set within original window openings within the bay window, which exhibits Corinthian pilasters and decorative panels. The original cornice is present and features brackets, dentils, and egg and dart moulding. Alterations include the replacement windows and the modern wood and glass storefront. No exterior flood mitigation measures are evident.

1034 Willow Avenue was built ca. 1895, and is depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. Furthermore, a Sanborn Insurance Map published in 1891 shows that most of the eastern portion of the block had been developed, and consisted primarily of multi-story brick buildings. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was mostly developed by that time, with the east side of the block, where 1034 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1034 Willow Avenue is listed as a store. The 1951 revision to

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1191390686

Page 1

☐ (Primary Contact)

the 1906 Sanborn Insurance Map shows the same configuration as shown in the 1932 map. The building today is occupied by the Ale House pub.

1034 Willow Avenue retains character-defining features including the original cornice; original upper floor window and door openings; and pressed-metal bay window. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1034 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

The Ale House is sited on a mid-block, rectangular parcel (Block 162 Lot 9), located on the west side of Willow Avenue 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

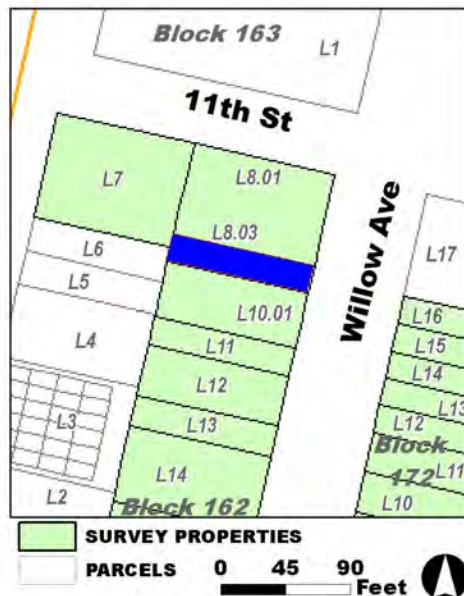
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

-1191390686

☐ (Primary Contact)

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BIBLIOGRAPHY:

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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		
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: 70

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

NOTES: also streetscape 68

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:****-1191390686**

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PROPERTY REPORT

Property ID: 356444229

Property Name: 1036-1040 Willow Avenue
Address: 1036-1040 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	162	8.01
HUDSON	Hoboken		Newark	162	8.02
HUDSON	Hoboken		Newark	162	8.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1036-1040 Willow Avenue is a five-story tall, ten-bay wide, masonry building constructed ca. 1890. The facade features three entrances accessed by modern stone and brick stoops and the doors are capped by modern canvas hoods. The panel doors feature sidelights and transoms. The first floor facade has been altered by the application of textured brick housing modern window openings. The upper floors retain historic integrity and feature ten window bays. Remnants of an original sawtooth brick band delineating the second floor is present. Modern metal railings run the perimeter of the facade and up the stoop steps. The side elevation fronting Eleventh Street features the original first floor brickwork and arched windows, as well as decorative brick pilasters. Fenestration includes replacement one-over-one windows set within original window openings that exhibit decorative stone lintels and band work and stone sills that are set within belt courses on every floor. Decorative brick work is located within the spandrels between each window. The original cornice is no longer extant. Alterations include the replacement windows and doors; first floor facade alterations; modern railings; and removal of cornice. No exterior flood mitigation measures are evident.

1036-1040 Willow Avenue was built ca. 1890 and is depicted on an 1891 Sanborn Insurance Map along with other brick buildings to the south. The building is also depicted in the 1909 Hopkins' Atlas of Hudson County, which shows that the block was almost completely

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

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☐ (Primary Contact)

356444229

developed and consisted of rows of brick buildings fronting Willow Avenue and Clinton Avenue to the west, with open garden space in the center of the block. The development on the west of the block facing Clinton Avenue consisted primarily of light industry and commercial buildings. While the block was mostly developed by 1909, review of Bailey and Ward's 1881 birds-eye view of Hoboken illustration reveals that some sparse development had occurred on the southeast corner of the block by that time. The 1932 revision to a 1906 Sanborn Insurance Map shows that the block was developed by that time, with the east side of the block, where 1036-1040 Willow Avenue is located, consisting predominately of brick dwellings and tenements, as well as sparse commercial development. In the 1932 map, 1036-1040 Willow Avenue is listed as three separate floors, likely with tenement space above. The 1951 revision to the 1906 Sanborn Insurance Map shows the same configuration.

1036-1040 Willow Avenue retains character-defining features including the majority of original window and door openings and window and door lintels and sills. These elements contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1036-1040 Willow Avenue be classified as a contributing resource to the Hoboken Historic District.

Setting:

1036-1040 Willow Avenue is sited on a rectangular corner parcel (Block 162 Lot 8.02), located on the west side of Willow Avenue at the intersection of Eleventh 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 buildings consisting primarily of multi-family and single family residences. Some of the multi-family residences feature ground-level storefronts. This block was developed in the late 19th/early 20th century and features tree-lined sidewalks with metal railings running the perimeter of the front of the buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

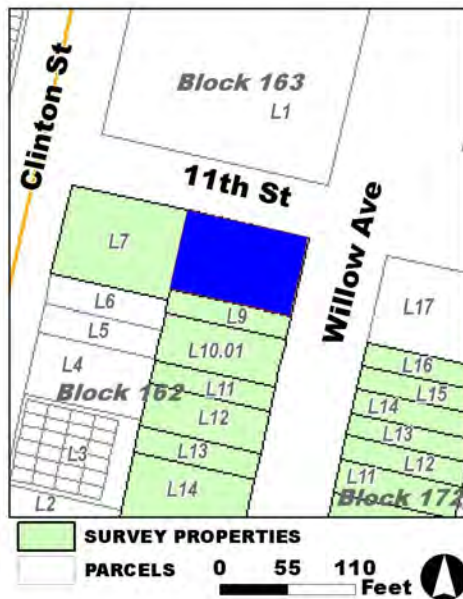
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Kaitlin Pluskota

Organization: AECOM

Property ID:

☐ (Primary Contact)

356444229

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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	
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: 71

PARCEL DATA (BLDG_DESC: 5B-10U/3B-4U-G / FAC_NAME: / YR:)

NOTES: also streetscape 68

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

Attachments Included:

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

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

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

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/14/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Kaitlin Pluskota**Organization:** AECOM☐ (Primary Contact)**Property ID:****356444229**

Page 3

PROPERTY REPORT

Property ID: 1564637262

Property Name: 1124 Willow Ave

Ownership:

Address: 1124 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	163	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1124 Willow Avenue is a three-story tall, three-bay wide building constructed in ca. 1880. The Italian Renaissance-style dwelling is constructed of brick, rests on a raised basement, and has a brownstone stoop accessing the front door which is topped by a Neo-Grecian pedimented door hood. The step and stoop railings are not original. There is a basement entry beneath the stoop. A brownstone water table is present between the basement and first floor. The facade is capped by a bracketed cornice. Fenestration includes nine-over-nine vinyl windows set within original openings featuring brownstone lintels and sills. The first floor windows feature decorative sills that mirror the door hood. Alterations include replacement windows, replacement door, and modern handrails. No exterior flood mitigation measures are evident.

1124 Willow Avenue stands in a row of five, three- and four-story brick buildings constructed ca.-1870 to ca.-1880 in an area that was located near the northwest edge of a dense residential area of Hoboken. This row of buildings are the last remaining 19th-century buildings on the block.

The building at 1124 Willow Avenue retains character-defining features that contribute to the historic character of the Hoboken Historic District, including the Neo-Grecian pedimented door hood, brownstone stoop, and fenestration surrounds. Therefore, it is recommended that 1124 Willow Avenue be classified as a contributing resource.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

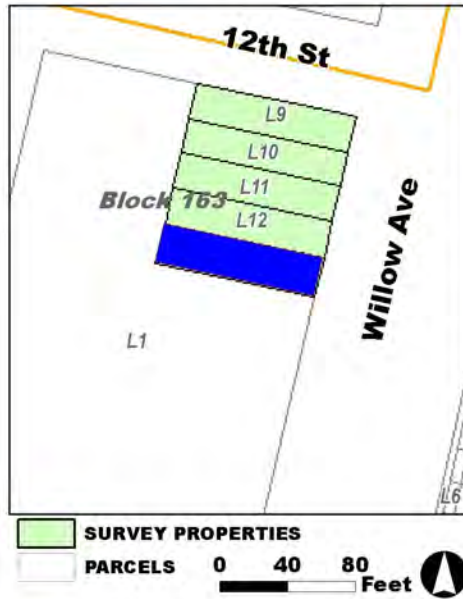
Property ID:

1564637262

Page 1

Setting:

1124 Willow Avenue is sited on a mid-block, rectangular parcel (Block 163 Lot 13), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ Eligibility Worksheet included 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)**1564637262**

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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.	1934		
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		

Additional Information:

HPC LIST ID: 73

PARCEL DATA (BLDG_DESC: 3B-2U-X-B / FAC_NAME: / YR: 1897)

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

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☒**District Name:** 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:****1564637262**

Page 3

PROPERTY REPORT

Property ID: 43011745

Property Name: 1126 Willow Avenue

Ownership:

Address: 1126 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	163	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1126 Willow Avenue is a three-story tall, three-bay wide, flat-front masonry rowhouse constructed ca. 1880. The Italian Renaissance-style dwelling is constructed of brick, rests on a raised basement, and has a brownstone stoop accessing the front door, which is topped by a Neo-Grecian pedimented door hood. There is a basement entry beneath the stoop. A brownstone water table is located along the facade, and the dwelling features a decorative bracketed cornice. Fenestration includes one-over-one vinyl windows set within original openings featuring stone lintels and sills. Alterations include replacement windows and door, and a modern handrail. No exterior flood mitigation measures are evident.

1126 Willow Avenue stands in a row of five, three- and four-story brick buildings constructed between ca.-1870 to ca.-1880 in an area that was located near the northwest edge of a dense residential area of Hoboken. This row of buildings are the last remaining 19th-century buildings on the block.

The building at 1126 Willow Avenue retains character-defining features that contribute to the historic character of the Hoboken Historic District. These include the Neo-Grecian-style pedimented door hood, brownstone elements, and fenestration surrounds. Therefore, it is recommended that 1126 Willow Avenue be classified as a contributing resource.

Setting:

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

43011745

Page 1

1126 Willow Avenue is sited on a mid-block, rectangular parcel (Block 163 Lot 12), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

43011745

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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.	1934		

Additional Information:

HPC LIST ID: 73

PARCEL DATA (BLDG_DESC: 3B-2U / FAC_NAME: / YR: 1897)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☒**District Name:** 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:**

43011745

Page 3

PROPERTY REPORT

Property ID: **-2081923922**

Property Name: 1127 Willow Ave

Ownership:

Address: 1127 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	173	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1127 Willow Avenue is a five-story tall, seven-bay wide masonry building built ca. 1900. The residential property consists of rowhouses with six distinctive entries. Three residences are located at 125-129 Willow Avenue, and three residences are located at 257-261 12th Street. The squared-shaped main block features a flat roof, topped by a dentilled cornice with egg and dart molding. Horizontal brick banding occurs between each level. Fenestration includes single, one-over-one replacement windows on the second through fourth floors, and paired, one-over-one replacement windows on the first floor; each window opening is framed by decorative fanlight lintels and simple masonry sills. The entries are each topped by single-paned transoms. Alterations include vinyl replacement windows; some modern doors; a projecting first story corner segment, and the insertion of cooling units set within the brick exterior below the window openings on the first floor. Garden-level residences with entrances are located below the front steps. No exterior flood mitigation measures are evident.

1127 Willow Avenue does not appear on the 1891 insurance maps of this area. However, by 1909, rowhouses are denoted at this location and appear to be oriented towards 12th Street. The footprint of the buildings match the layout of 1127 Willow Avenue.

With its low-pitched or flat roof, narrow window openings, and symmetrical, tall multi-level appearance, 1127 Willow Avenue exhibits common features associated with Italianate-style construction. It retains character-defining features that contribute to the historic character of the greater Hoboken Historic District, including the cornice, molding, banding, and decorative fanlights. Therefore, it is

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-2081923922

Organization: AECOM

recommended that 1127 Willow Avenue be classified as a contributing resource.

Setting:

1127 Willow Avenue is sited on the west corner of the block, on a square-shaped parcel (Block 173 Lot 13), located on the east side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

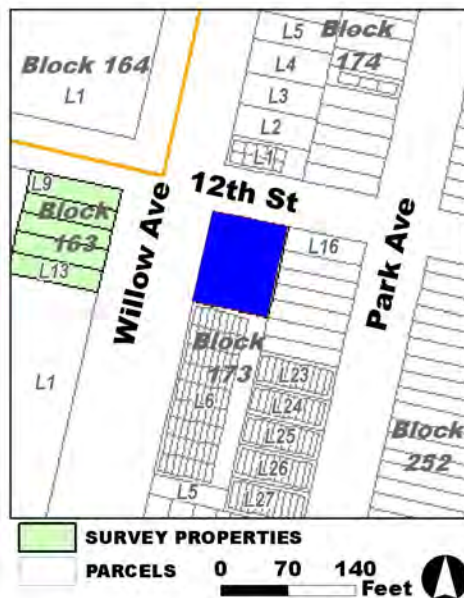
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-2081923922

☐ (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		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey	1909		

Additional Information:

HPC LIST ID: 72

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

NOTES: 1123 Willow Avenue-1 story storefront

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM☐ (Primary Contact)**Property ID:****-2081923922**

Page 3

PROPERTY REPORT

Property ID: 622349600

Property Name: 1128 Willow Avenue

Ownership:

Address: 1128 Willow AVE

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	163	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1128 Willow Avenue is a four-story tall, two-bay wide, flat-front, rowhouse constructed ca. 1870. The Italian Renaissance-style dwelling is constructed of brick, rests on a raised basement, and has a brownstone stoop accessing the front door which is topped by a Neo-Grecian pedimented door hood. Original decorative railings are present at the steps, stoop, and front of the building. There is a basement entry beneath the stoop, and brownstone water table between the basement level and first story. A decorative parapet cornice featuring brackets and panels is present. Fenestration includes one-over-one vinyl windows with brownstone lintels and sills. The southern bay consists of ribbon windows not original to the building. Alterations include replacement windows and door, altered window openings, and a modern handrail. No exterior flood mitigation measures are evident.

1128 Willow Avenue stands in a row of five, three- and four-story brick buildings constructed ca.-1870 to ca.-1880 in an area that was located near the northwest edge of a dense residential area in Hoboken. This row of buildings are the last remaining 19th-century buildings on the block.

The building at 1128 Willow Avenue retains character-defining features, including the Neo-Grecian-style door hood, brownstone stoop, handrail, cornice, and select window surrounds. Because it contributes to the historic character of the Hoboken Historic District, it is recommended that 1128 Willow Avenue be classified as a contributing resource.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

622349600

Page 1

Setting:

1128 Willow Avenue is sited on a rectangular parcel (Block 163 Lot 11), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ **Eligibility Worksheet included 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)**622349600**

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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.	1934		

Additional Information:

HPC LIST ID: 73

PARCEL DATA (BLDG_DESC: 4B-5U-X-H-BA / FAC_NAME: / YR: 1897)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

Historic District ? ☒**District Name:** 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:****622349600**

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PROPERTY REPORT

Property ID: 129727483

Property Name: 1130 Willow Avenue
Address: 1130 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	163	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1130 Willow Avenue is a four-story tall, two-bay wide, masonry rowhouse constructed ca. 1875. The Italianate-style dwelling is constructed of brick, rests on a raised basement, and has a brownstone stoop accessing the front door, which is topped by a shed-roof door hood. The step and stoop railings are original. There is a basement entry beneath the stoop. The first story and basement level are clad in stone veneer, while the second through fourth stories applied brick veneer. There is a projecting bay extending from the second to fourth stories on the southern side of the facade. A brownstone water table is visible under the formstone. The original cornice has been covered by metal. Fenestration includes one-over-one vinyl windows, set within original openings featuring brownstone sills and soldier course brick lintels. Alterations include the application of brick and stone veneering, covering of the original cornice, fixed awning, and replacement of windows and a door. No exterior flood mitigation measures are evident.

1130 Willow Avenue stands in a row of five, three- and four-story brick buildings constructed ca.-1870 to ca.-1880 in an area that was located near the northwest edge of a dense residential area of Hoboken. This row of buildings are the last remaining 19th-century buildings on the block.

While the building at 1130 Willow Avenue retains its original massing and some original brownstone elements, the overall facade has been heavily altered by the application of stone and brick veneer, obscuring character-defining features. Therefore, it is recommended that

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

129727483

Page 1

☐ (Primary Contact)

1130 Willow Avenue be classified as a non-contributing resource to the Hoboken Historic District.

Setting:

1130 Willow Avenue is sited on a rectangular parcel (Block 163 Lot 10), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east.

**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: Emily P. Everett

Organization: AECOM

Property ID:

☐ (Primary Contact)

129727483

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
G. M. Hopkins Co.	Atlas of Hudson County, New Jersey, Complete in Two Volumes, Volume One Containing Jersey City.	1934		
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: 73

PARCEL DATA (BLDG_DESC: 4B-4U-X / FAC_NAME: / YR: 1897)

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

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

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

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

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM☐ (Primary Contact)**Property ID:****129727483**

Page 3

PROPERTY REPORT

Property ID: 709179831

Property Name: 1132 Willow Ave
Address: 1132 Willow AVE

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Newark		163	9

Property Photo:



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

Description:

1132 Willow Avenue is a four-story tall, two-bay wide, building constructed circa 1875. The Italianate building is constructed of brick, with a storefront on the first floor. There is a projecting bay extending from the second to the fourth floor on the northern side of the main facade. The storefront features wood pilasters and a bracketed cornice, with an inset entrance on the northern bay of the facade. The three-story projecting bay is clad in T1-11 siding. The building features the original decorative bracketed cornice. Fenestration includes one-over-one vinyl windows, set within original openings with brownstone sills and drop hood lintels. Alterations include replacement windows and the application of T1-11 siding on the projecting bay. No exterior flood mitigation measures are evident.

1132 Willow Avenue stands in a row of five, three- and four-story brick buildings constructed circa-1870 to circa-1880 in an area that was located near the northwest edge of the dense residential area of Hoboken. This row of buildings are the last remaining 19th-century buildings on the block.

The building at 1132 Willow Avenue retains character-defining features, including the decorative bracketed cornice and fenestration surrounds. These elements help contribute to the historic character of the Hoboken Historic District. Therefore, it is recommended that 1132 Willow Avenue be classified as a contributing resource.

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

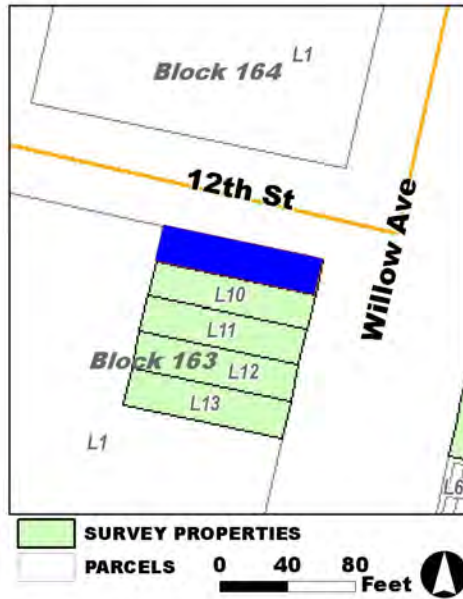
Property ID:

709179831

Page 1

Setting:

1132 Willow Avenue is sited on a corner lot, rectangular parcel (Block 163 Lot 9), located on the west side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east.

**Registration
and Status
Dates:****National Historic Landmark?:** ☐**National Register:****New Jersey Register:****Determination of Eligibility:****Certification of Eligibility:****SHPO Opinion:****Local Designation:****Other Designation:****Other Designation Date:**☐ Eligibility Worksheet included 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)**709179831**

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BIBLIOGRAPHY:

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

Additional Information:

HPC LIST ID: 73

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

NOTES:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	0 Industry

Historic District ? ☒**District Name:** Hoboken Historic District**Status:** Contributing**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ **ConversionNote:****Date form completed:** 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**☐ (Primary Contact)**709179831**

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PROPERTY REPORT

Property ID: 949788311

Property Name: Norwegian Church
Address: 1225 Willow AVE

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	174	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Norwegian Church at 1225 Willow Avenue (also referred to as 253 Thirteenth Street) is a one-story, one-bay, Gothic Revival-style sanctuary constructed in 1915. The primary facade and north elevation are clad in rough-faced, tan brick with rusticated granite accents; south and east elevations are clad in red brick. The building is surrounded by plantings along its primary facade and north elevation, enclosed by a modern iron fence. It features a three-story, crenelated tower at the northwest corner of the building that projects from the facade. The main entry is located at the base of the tower, and is accessed by two granite steps. It is composed of a paneled wood replacement door with a glass paneled surround, set into the original, segmentally arched opening. The main entry sits beneath a solid course lintel. Fenestration throughout is composed of replacement, metal sash windows in various styles, including Tudor-arched openings with solid course lintels, and projecting granite sills. The gabled roof is clad in standing seam metal. The building features a cantilevered rear apse constructed in 2012, with metal, polychromatic fish-scale shingles and metal sash windows; the cantilever creates a carport below. Additional exterior alterations are limited to replacement windows, doors, and roof material. No exterior flood mitigation measures are evident. (See Building Attachment)

In 1912, the Hoboken Land Improvement Company sold land at the southeast corner of the intersection of Willow Avenue and Thirteenth Street to the Norwegian Evangelical Congregational Church of the City of Hoboken for the amount of \$1. The Norwegian Church, which formed in 1890, constructed their sanctuary at the site in 1915. The building – designed by the architecture firm of Foster, Gade & Graham

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

949788311

– is depicted in the 1932 Sanborn Fire Insurance Map as the “Norwegian Luth’n Church,” a single-story, masonry house of worship with a projecting bay on the south elevation, and a rear frame annex to the east. The church remained at the site for less than a decade; in 1949, the property was sold to the Hoboken World War Veterans Holding Corporation, which led to the building’s mid-century use as an American Legion Post. In 1994, local architect Dean Marchetto purchased the former sanctuary, and adapted the space for use as offices for his architecture firm. (See Property Eligibility Worksheet)

The former Norwegian Church is a significant reminder the Northern European cultural influence on the City of Hoboken during its formative years. The resource retains integrity through such character-defining features as the original exterior materials; steep parapet; and Tudor-arched windows. A modern rear apse addition and significant interior modifications have precluded the resources’ inclusion on the National Register of Historic Places; however, the resource maintains significant features that contribute to the historic character of the greater Hoboken Historic District. Therefore, it is recommended that the former Norwegian Church at 1225 Willow Avenue be classified as contributing resource to the Hoboken Historic District (See Property Eligibility Worksheet).

Setting:

The former Norwegian Church at 1225 Willow Avenue/253 Thirteenth Street is sited on a rectangular, endblock parcel (Block 174 Lot 12), located on the east side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The detached building is oriented with its primary elevation facing west. It is situated on a block in what was originally the industrial side of the city, and remained largely undeveloped until the turn of the 20th century. It bounded on its southern elevation by the Legion Park, public open space with playground facilities and a moniker that recalls the former church’s years as an American Legion Post (Photographs 11, 12).

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

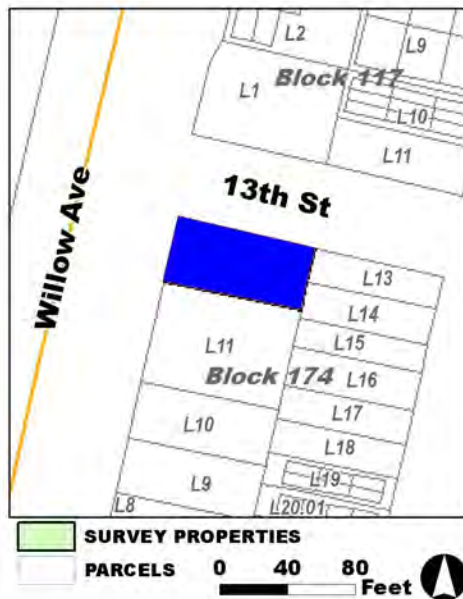
Other Designation Date:

☒ Eligibility Worksheet included 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)

949788311

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Hoboken Historical Museum	"B+W negative contact sheet of images of Hoboken taken by John Conn"	1976	
Nationwide Environmental Title Research, LLC	Historic Aerials	1994	
Hoboken Historical Museum	"Digital image of printed b+w photo of American Legion Post 107 (Hoboken) Drum & Bugle Corp outside, Hoboken, no date, ca. 1942-46."	1942	
Hack, Charles	"Hoboken architecture firm wins acclaim for rear addition to former church," [Jersey Journal] January 30, 2013.	2013	

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**949788311**

Nationwide
Environmental Title
Research, LLC

Historic Aerials

2011

Additional Information:

HPC LIST ID: 103

PARCEL DATA (BLDG_DESC: 1.5B-1C-BA / FAC_NAME: / YR:)

NOTES: fmr Norwegian Lutheran Church

AECOM 2019:

Alternative Address: 257 Thirteenth 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: 1/24/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

949788311

Page 4

PROPERTY REPORT

Property ID: 1550911031

Property Name: Former Stahl Soap Factory
Address: 1513-1525 Willow AVE

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken		Newark	125	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The building at 1513-1525 Willow Avenue consists of several buildings that make up a former industrial complex. The main block is a five-story, six-bay, concrete building, constructed ca. 1920. The rectangular-shaped main building has a flat roof with several concrete stairways, mechanical penthouses, and a single brick chimney rising above the roofline. Fenestration on all elevations consists of twenty to thirty-pane steel industrial sash windows evenly spaced along the exteriors. Several of the window bays have been infilled with concrete. The main entrance to the building is located within a one-story wood-frame extension from the south elevation. The main building has five attached structures, including the south-elevation extension. Along the east elevation are three rectangular building extensions. These are the former manufacturing and storage buildings, both masonry buildings, and the former warehouse, a steel-frame building. The fifth building is located on the west side of the building, and is a wood-framed warehouse. A former railroad line ran between the wood-framed warehouse and the main building, creating a convenient method of shipping. One building, a wood-framed storage building at the southeast corner of the property, has been demolished. All buildings on the site were constructed between 1909 and 1931. Alterations include replacement window sashes and doors, modifications to exterior materials, infilled window and door openings, and the alteration of several openings on the exterior. No exterior flood mitigation measures are evident.

The area where 1513-1525 Willow Avenue is located, in the northern part of Hoboken, remained largely undeveloped into the early 1900s. The primary development in this neighborhood centered around small manufacturing facilities, most were constructed between 1900 and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1550911031

1930. 1513-1525 Willow Avenue first appears on a 1932 atlas of Hoboken. The building complex, with a fireproof main building, is labeled as the Lightfoot Schultz Soap Factory. The only evident footprint change was the demolition of a storage building at the southeast corner of the property ca. 1960.

Though 1513-1525 Willow 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 extended to incorporate 1513-1525 Willow Avenue.

Setting:

The former Stahl Soap Factory is sited on a rectangular parcel (Block 125 Lot 7), located on the east side of Willow Avenue in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The area, formerly filled with light-industrial buildings, has been highly altered. Large modern commercial and apartment buildings are now prevalent.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

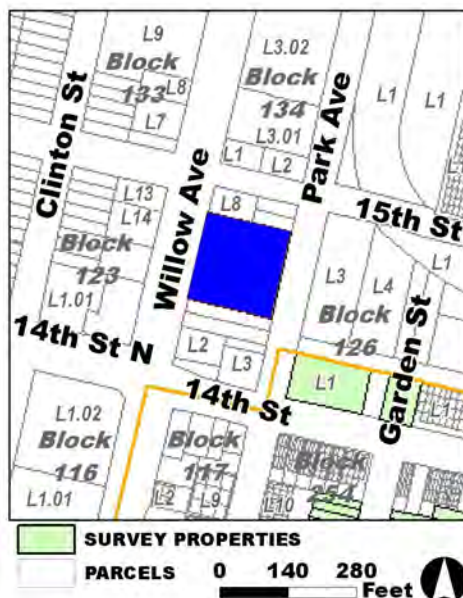
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1550911031

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BIBLIOGRAPHY:

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Nationwide Environmental Title Research, LLC	Historic Aerials	1931		
Nationwide Environmental Title Research, LLC	Historic Aerials	1979		
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891		
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
Hoboken Historical Museum	"Columbus Park"			
Hughes & Bailey	City of Hoboken, New Jersey, 1904	1904		
Nationwide Environmental Title Research, LLC	Historic Aerials	1987		
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	1953		
Nationwide Environmental Title Research, LLC	Historic Aerials	1966		
Nationwide Environmental Title Research, LLC	Historic Aerials	1994		
Zingman, Elan I	Hoboken New Jersey: A Physical and Social History, Vol. 4	1978		
Google	GoogleEarth Streetview			

Additional Information:

HPC LIST ID: 77

PARCEL DATA (BLDG_DESC: 5B-F-WH-C-1CB / FAC_NAME: / YR:)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐**District Name:** not applicable**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Samantha Kuntz**Organization:** AECOM**Property ID:****1550911031**

Page 3

☐ (Primary Contact)

Status:

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

☐ (Primary Contact)

Property ID:

1550911031

Page 4

PROPERTY REPORT

Property ID: 1233439909

Property Name: 1 Willow Court

Ownership:

Address: 1 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

1 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front corner masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with two shed-roof dormers on the front and rear roof slopes. A simple wood cornice demarcates the lower two stories from the shed-roofed rooftop addition. The main block consists of brick, and the dormer additions are clad in painted stucco. Fenestration at the main block includes one-over-one and six-over-six replacement vinyl windows, set within the original, segmental arched openings; openings on the second floor are supported by painted stone sills. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). The original bluestone threshold is still present, and soldier course beltcourses extend above the openings at the first and second floors, extending along the side (east) elevation. Alterations include the dormer additions; replacement window sash; and replacement door. No exterior flood mitigation measures are evident.

1 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

1233439909

Organization: AECOM

character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front façade, 38 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. It retains historic character-defining features, including segmental arch openings, stone sills, solid brick beltcourse, and a bluestone threshold. These elements help contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 1 Willow Court be classified as a contributing resource.

Setting:

1 Willow Court is sited on a corner, rectangular parcel (Block 158 Lot 23), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

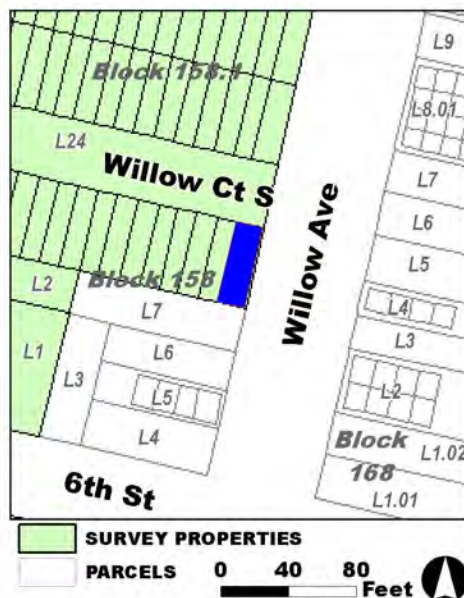
Other Designation Date:

☐ Eligibility Worksheet included 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)

1233439909

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Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 427:1	1886	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
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Hudson County	Hudson County Deed 1483:73.	1923	
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

1233439909

Page 3

☐ (Primary Contact)

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1233439909

Page 4

PROPERTY REPORT

Property ID: 664810968

Property Name: 2 Willow Court

Ownership:

Address: 2 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

2 Willow Court (also known as 618 Willow Avenue) is a two-and-a-half story tall, two-bay wide, masonry corner rowhouse constructed ca. 1885. The vernacular brick dwelling consists of a two-story original main block with two non-original 3/4-width dormers on the front and rear roof slopes. The original side-gable roof is fully visible from Willow Avenue. Fenestration on the primary (south) facade includes one-over-one replacement windows set within the original, segmental arch openings; the first floor opening features a brick header course lintel, while the second floor openings are supported by painted stone sills. Three one-over-one vinyl windows comprise the modern, shed-roof dormer on the front roof slope. The building features a modest stretcher course beltcourse above the first and second floors. Alterations include the dormers; vinyl replacement windows; and a replacement front door with an infilled segmental arch on the primary elevation. No exterior flood mitigation measures are evident.

2 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

664810968

Organization: AECOM

Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With the expansion of the original shed-roof, single-window dormer, 2 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. The building retains character-defining features, such as the original roof, original window openings, and decorative brickwork. These help contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 2 Willow Court be classified as a contributing resource.

Setting:

2 Willow Court is a block-end rowhouse (Block 158.01 Lot 16), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south, and its secondary elevation facing east toward Willow Avenue. A chainlink fences encloses a concrete sideyard and secondary entry from Willow Avenue. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

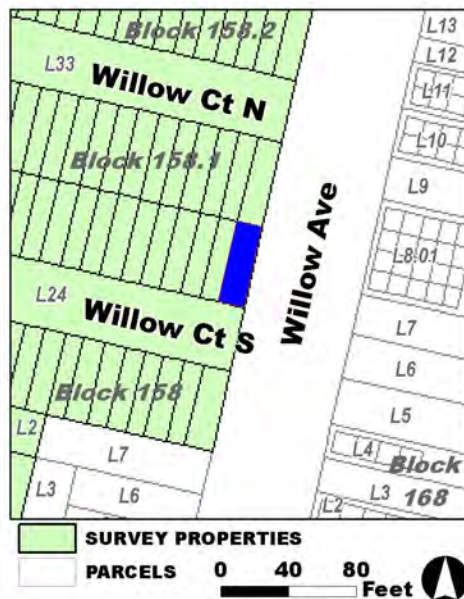
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

664810968

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Hudson County	Hudson County Deed 1483:73.	1923	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2 1/2 B-2U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

664810968

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

664810968

Page 4

PROPERTY REPORT

Property ID: **-1972049484**

Property Name: 3 Willow Court

Ownership:

Address: 3 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

3 Willow Court is a two-and-a-half-story tall, two-bay wide flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset shed-roof dormer. The main block is constructed of painted brick. Fenestration includes six-over-six replacement windows set within the original, segmental arch openings; each window opening is supported by stone sills. A multi-paned storm door fronts the entrance, sheltered by an original or early shared, bracketed wood hood that projects above the opening. A stone stoop and threshold also front the entrance. Alterations include vinyl replacement windows and a modern storm door. No exterior flood mitigation measures are evident.

3 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-1972049484

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its original roof and dormer, original openings, and early bracketed door hood, 3 Willow Court exhibits a high degree of architectural integrity along Willow Court. Because of its retention of character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 3 Willow Court be classified as a contributing resource.

Setting:

3 Willow Court is sited on the east end of the block, on a rectangular-shaped parcel (Block 158 Lot 22), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

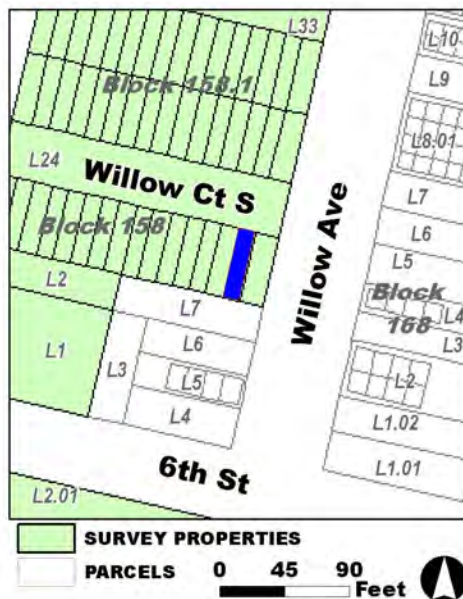
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1972049484

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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 1419:321	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES:

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-1972049484

Page 3

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1972049484

Page 4

PROPERTY REPORT

Property ID: **-338922861**

Property Name: 4 Willow Court

Ownership:

Address: 4 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

4 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block and a third-story brick addition with a bracketed cornice. Fenestration on the main block includes one-over-one replacement windows set within the original, segmental arched openings; openings on the second floor are supported by stone sills. Alterations include the third-story addition; vinyl replacement windows; and a replacement front door. A header brick stringcourse demarcates the lower two floors from the brick third-story addition. No exterior flood mitigation measures are evident.

4 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-338922861

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its Italianate-inspired rooftop addition, 4 Willow Court exhibits modern techniques of expanding these former workers houses. The building retains some character-defining features, such as window and door openings. However, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses and renders the building's original appearance and design intent largely indiscernible. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

4 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 15), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

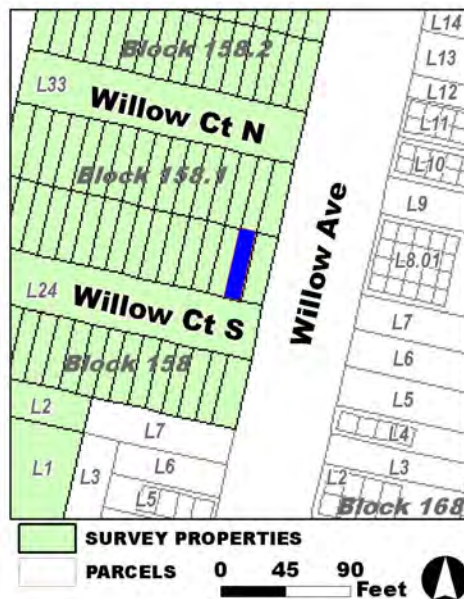
Other Designation Date:

☐ Eligibility Worksheet included 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)

-338922861

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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-338922861

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-338922861

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PROPERTY REPORT

Property ID: 1404296031

Property Name: 5 Willow Court

Ownership:

Address: 5 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

5 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. An original or early, shared bracketed wood hood shelters the front door. Fenestration includes one-over-one replacement windows set within the original segmental arch openings with stone sills. Alterations include vinyl replacement windows and a replacement front door. No exterior flood mitigation measures are evident.

5 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1404296031

Page 1

on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 5 Willow Court exhibits a high degree of architectural integrity along Willow Court. It retains historic character-defining features, including original roof and dormer, segmental arch openings, shared bracketed door hood, stone stills, and a bluestone threshold. These features help define the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 5 Willow Court be classified as a contributing resource.

Setting:

5 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 21), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

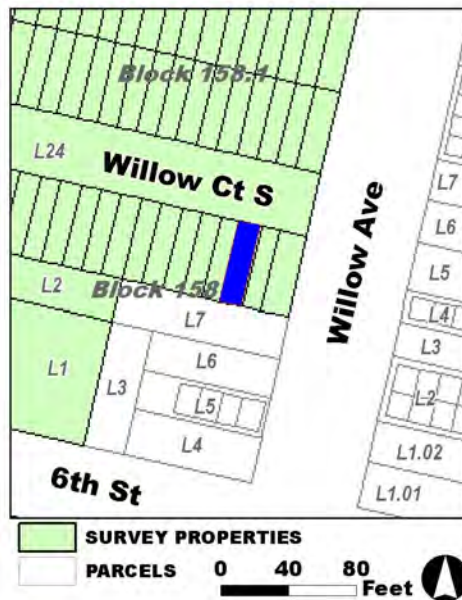
Other Designation Date:

☐ **Eligibility Worksheet included 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:

1404296031

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☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 427:1	1886	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 815:8	1902	
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Hudson County	Hudson County Deed 1483:73.	1923	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

1404296031

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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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1404296031

Page 4

PROPERTY REPORT

Property ID: 1417058842

Property Name: 6 Willow Court

Ownership:

Address: 6 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

6 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular brick dwelling retains the original roof with molded wood cornice and an offset, shed-roof dormer. A skylight pierces the front roof slope. Fenestration includes a paired, six-over-six window on the first floor within a modified opening; six-over-six replacement windows set within original segmental arch openings are located on the second floor. Original bluestone sills are visible on the second floor. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). Alterations include replacement window sash; enlarged first floor window opening; and skylight. No exterior flood mitigation measures are evident.

6 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

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Surveyor: Emily P. Everett

☐ (Primary Contact)

1417058842

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its original roof, dormer, and openings, 6 Willow Court retains character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 6 Willow Court be classified as a contributing resource.

Setting:

6 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 14), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

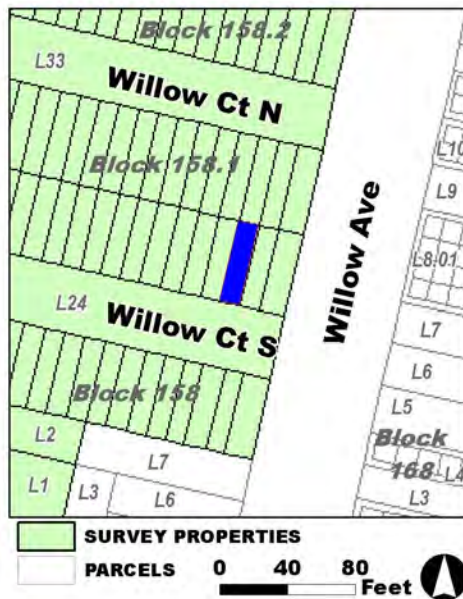
Other Designation Date:

☐ Eligibility Worksheet included 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:

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☐ (Primary Contact)

1417058842

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Author:	Title:	Year:	HPO Accession #: (if applicable)
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 815:14	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 1539:48	1924	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 1483:73.	1923	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****1417058842**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1417058842

Page 4

PROPERTY REPORT

Property ID: 7606678

Property Name: 7 Willow Court

Ownership:

Address: 7 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

7 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof with offset, shed-roof dormer. A simple wood cornice extends along the roofline. The main block is brick and the dormer walls are clad in asphalt shingle. Fenestration includes a pair of two-over-two vinyl replacement windows set within a modified opening at the first floor; two-over-two vinyl replacement windows within original segmental brick arch openings are located at the second floor and include painted stone sills. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). Alterations include vinyl replacement windows; the modified first floor window opening; and replacement front door. No exterior flood mitigation measures are evident.

7 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

7606678

Page 1

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 7 Willow Court retains character-defining features, including segmental brick arch openings with stone sills and an intact cornice. The original roof and shed-roof dormer are also intact. These elements contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 7 Willow Court be classified as a contributing resource.

Setting:

7 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 20), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

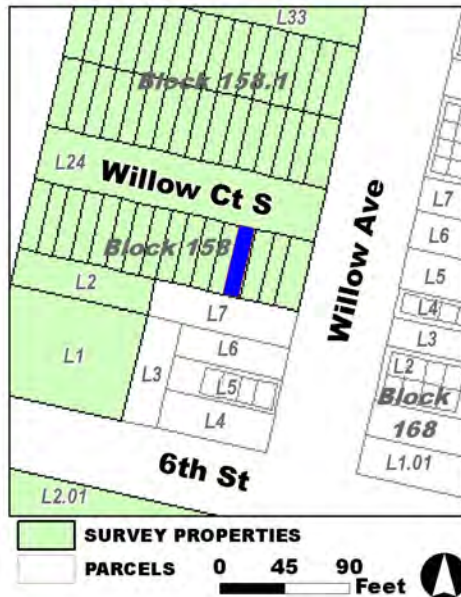
Other Designation Date:

☐ **Eligibility Worksheet included 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:

7606678

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1483:73.	1923	
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Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1539:48	1924	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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Hudson County	Hudson County Deed 1419:321	1921	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 1448:427	1922	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Property ID:

7606678

Page 3

Organization: AECOM

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

7606678

Page 4

PROPERTY REPORT

Property ID: **-984480995**

Property Name: 8 Willow Court

Ownership:

Address: 8 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

8 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The Italianate-style dwelling consists of a two-story original main block with third-story brick addition topped by a heavy bracketed cornice. Fenestration includes two-over-two replacement windows throughout; windows at the first and second floors are set within original openings. Alterations include the rooftop addition with bracketed cornice and replacement windows. No exterior flood mitigation measures are evident.

8 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-984480995

Organization: AECOM

on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its stylized rooftop addition, 8 Willow Court exhibits modern techniques of expanding these former workers houses. Although it retains some character-defining features, such as the original openings, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These alterations render the original design intent and appearance largely indiscernable. Thus, it is recommended that 8 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

8 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 13) located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-984480995

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 815:14	1902	
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Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-984480995

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridge
<input type="checkbox"/>	Structure	<input type="checkbox"/>	Landscape
<input type="checkbox"/>	Object	<input type="checkbox"/>	Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-984480995

Page 4

PROPERTY REPORT

Property ID: **-580602072**

Property Name: 9 Willow Court

Ownership:

Address: 9 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

9 Willow Court is a two-and-one-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof and offset, shed-roof dormer. The facade is clad in a simulated red brick veneer. Fenestration includes one-over-one replacement windows with replacement stone sills. A replacement door with storm door fronts the entrance, with a stone threshold at the entry. Alterations include replacement windows and door; modern window sills; installation of brick veneer over the original brick; and the removal (or covering) of the cornice. No exterior flood mitigation measures are evident.

9 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-580602072

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the addition of brick veneer and window alterations, the retention of the original roof and original shed-roofed dormer results in sufficient integrity to contribute to the Willow Terrace streetscape. Because it retains sufficient character-defining features to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 9 Willow Court be classified as a contributing resource.

Setting:

9 Willow Court is sited on the west end of the block, on a rectangular-shaped parcel (Block 158 Lot 19), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

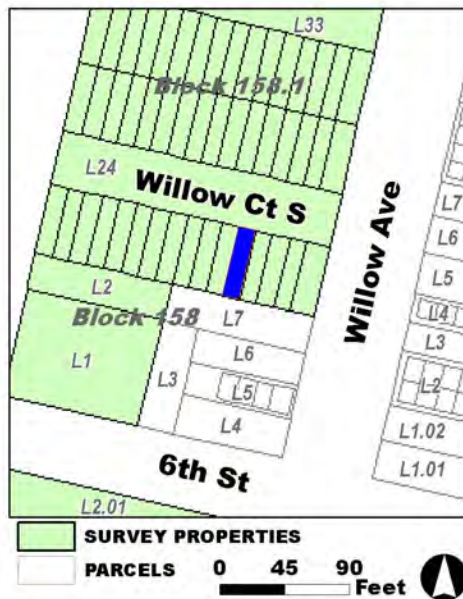
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-580602072

Page 2

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Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-580602072

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INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-580602072

Page 4

PROPERTY REPORT

Property ID: **-1262961396**

Property Name: 10 Willow Court

Ownership:

Address: 10 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

10 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. Each floor exhibits a different material, with original brick on the first floor; formstone on the second floor; and vinyl on the third floor. Fenestration includes an enlarged vinyl picture window on the first floor; six-over-one vinyl windows set within original openings on the second floor; and one-over-one vinyl windows on the third floor. The entry is a replacement door topped by a segmental arch brick lintel. Many of the original features -- such as bluestone sills and sawtooth-laid brick -- are no longer discernable due to the degree of alterations.

10 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1262961396

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition and enlarged first floor window, 10 Willow Court exhibits modern techniques of expanding these former workers houses. However, in that process, the dwelling has lost significant character-defining features, including the original materials and pattern brickwork. The overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses, and renders the original main block largely indiscernible. Thus, it is recommended that 10 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

10 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 12), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood - a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

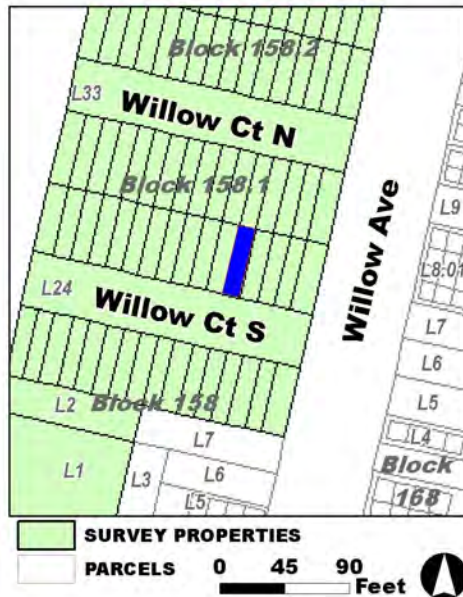
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-1262961396

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Hudson County	Hudson County Deed 591:24	1893	
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Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****-1262961396**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/>	Building	<input type="checkbox"/>	Bridge
<input type="checkbox"/>	Structure	<input type="checkbox"/>	Landscape
<input type="checkbox"/>	Object	<input type="checkbox"/>	Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1262961396

Page 4

PROPERTY REPORT

Property ID: **-641164509**

Property Name: 11 Willow Court

Ownership:

Address: 11 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

11 Willow Court is a three-story tall, two-bay wide flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story brick constructed main block with a third-story addition. The first floor window opening has been enlarged and is fitted with a fixed vinyl window; fenestration at the second floor includes one-over-one vinyl window set within original segmental arch openings with stone sills. The addition is clad in vinyl with no window openings on the front elevation. The main entry houses a replacement door and storm door with original bluestone threshold. Alterations include the rooftop addition; removal of the original cornice; replacement windows; and modification to the first floor opening. No exterior flood mitigation measures are evident.

11 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-641164509

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 11 Willow Court exhibits modern techniques of expanding these former workers houses. Despite the overall style and massing of the third-story addition and modified first floor opening, the building retains character-defining features such as original cladding and segmental lintels. Thus, it is recommended that 11 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

11 Willow Court is sited mid-block on a rectangular-shaped parcel (Block 158 Lot 18), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

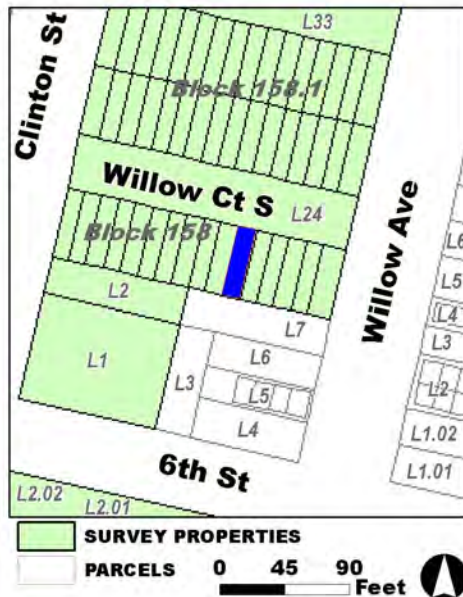
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-641164509

Page 2

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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-641164509

Page 3

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-641164509

Page 4

PROPERTY REPORT

Property ID: 1127525143

Property Name: 12 Willow Court

Ownership:

Address: 12 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

12 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular brick dwelling consists of a two-story original main block with third-story, mansard roof addition. Fenestration on the main block includes a paired one-over-one replacement vinyl window on the first floor within a modified opening; one-over-one replacement vinyl windows set within the original segmental arch openings are located on the second floor. These windows are supported by painted stone sills. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). The addition is clad in fishscale asphalt shingles and includes a heavy bracketed cornice and two round arched dormers. Alterations include the addition with dormers; heavy bracketed cornice; replacement window sash; altered first floor window opening; and replacement front door. No exterior flood mitigation measures are evident.

12 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1127525143

Organization: AECOM

Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With substantial third-story addition, 12 Willow Court exhibits modern techniques of expanding these former workers houses. Although the overall style and massing of the third-story addition and stylized cornice diverges from the modest, vernacular rowhouse style from in Willow Terrace, the property retains significant character-defining features such as some original openings, segmental lintels, and the original cornice line. Thus, it is recommended that 12 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 11), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

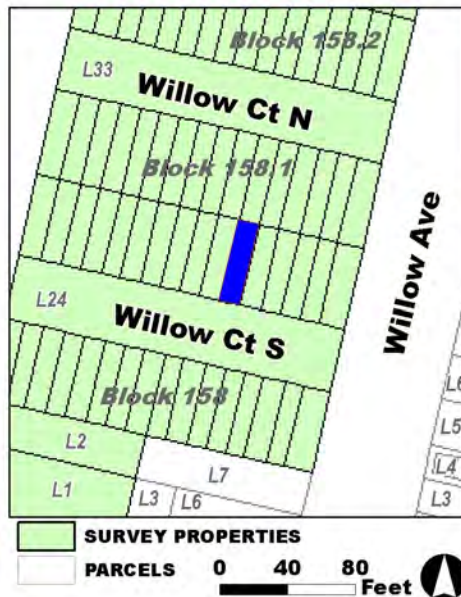
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1127525143

Page 2

BIBLIOGRAPHY:

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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 1539:48	1924	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 815:14	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**1127525143**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1127525143

Page 4

PROPERTY REPORT

Property ID: 1761005290

Property Name: 13 Willow Court

Ownership:

Address: 13 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

13 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with substantial third-story addition. A two-story contemporary bay window is centered on the second floor and addition. Fenestration includes sliding and fixed windows and the original window openings have been altered to fit the modern windows. The main entry is composed of a replacement door; the original segmental arch opening has been altered. The cornice has been removed to accommodate the bay-window and third story addition. The original stoop has been removed, but the original bluestone threshold is present. Alterations include the rooftop addition; two-story bay addition; replacement windows; replacement door; and altered window and door openings. No exterior flood mitigation measures are evident.

13 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

1761005290

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, two-story projecting bay window, and altered window and door openings, 13 Willow Court exhibits modern techniques of expanding these former workers houses. However, the overall style and massing of the third story addition and two-story bay window are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These changes render the original main block largely indiscernible. Thus, it is recommended that 13 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

13 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 17), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

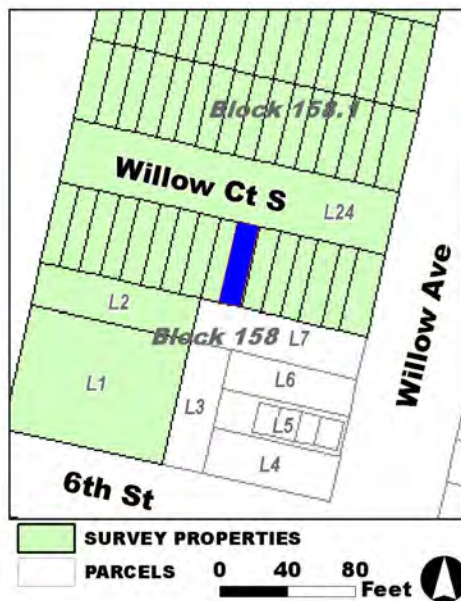
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

1761005290

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 1483:73.	1923	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 427:1	1886	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 815:8	1902	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Hudson County	Hudson County Deed 815:14	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 21/2B-1U-H / FAC_NAME: / YR: 1901)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1761005290

Page 3

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1761005290

Page 4

PROPERTY REPORT

Property ID: **-616502482**

Property Name: 14 Willow Court

Ownership:

Address: 14 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

14 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of the original two-story main block with a third-story brick addition. The facade features horizontal ribbons of sawtooth-laid brick at the upper floors. Fenestration includes an enlarged three-pane vinyl window with a soldier course brick lintel on the first floor, and one-over-one vinyl windows with stone sills on the upper floors. Only the second floor windows appear to be set within the original openings. Alterations include the rooftop addition; replacement windows; and a replacement door. No exterior flood mitigation measures are evident.

14 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-616502482

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The dwelling at 14 Willow Court exhibits modern techniques of expanding these former workers houses with a third story addition; however, alterations have resulted in the loss of most character-defining features and removed the stylistic aspects that allow the building to be visually associated with neighboring resources in the Willow Terrace neighborhood. The overall style and massing of the third-story addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses, and renders the original main block largely indiscernible. Thus, it is recommended that 14 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 10), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

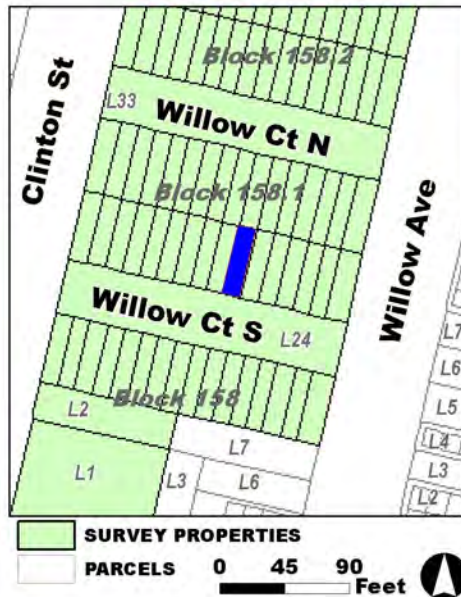
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-616502482

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 815:8	1902	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 1539:48	1924	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR:)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

Historic District ? ☒**District Name:** Hoboken Historic District**Status:** Not Contributing**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**☐ (Primary Contact)**-616502482**

Page 3

PROPERTY REPORT

Property ID: **-592421587**

Property Name: 15 Willow Court

Ownership:

Address: 15 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

15 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse rebuilt around 1975 after the original ca. 1885 home was destroyed in a fire. The vernacular dwelling consists of a two-story brick main block with vinyl-clad, third-story addition. Fenestration includes a fixed replacement window within an enlarged opening at the first floor; one-over-one vinyl windows set within original segmental arch openings and stone sills are located at the second floor. A shed-roofed projecting brick vestibule shelters the entrance - a common alteration among Willow Terrace rowhouses. Alterations include the rooftop addition; removal of the original cornice; replacement windows; altered first floor window opening; and the projecting vestibule. No exterior flood mitigation measures are evident.

15 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-592421587

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. On April 30, 1975, a fire severely damaged the 15 Willow Court property and damaged four others. In response, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of 15 Willow Court house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 15 Willow Court exhibits modern techniques of expanding these former workers houses. The building includes some features sensitive to the original design intent of the area, such as original second floor openings. However, the overall style and massing of the third-story addition combined with removal of the cornice, replacement windows, and modified first floor opening, has diminished the building's integrity. These changes render the building's original design intent and appearance largely indiscernible. Thus, it is recommended that 15 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

15 Willow Court is sited on a mid-block, rectangular-shaped parcel (Block 158 Lot 16), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

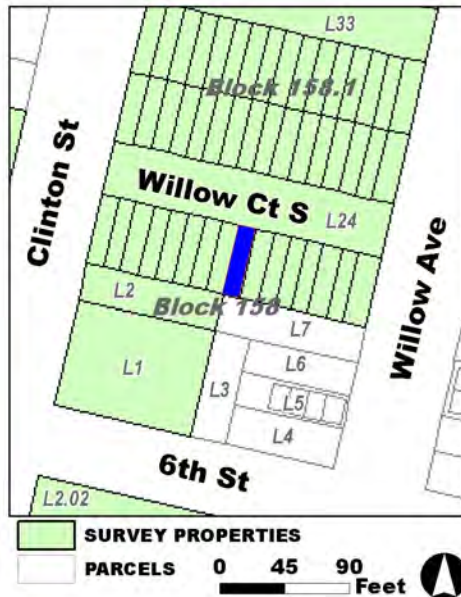
Other Designation Date:

☐ Eligibility Worksheet included 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)

-592421587

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Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 1448:427	1922	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-592421587

Page 3

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-592421587

Page 4

PROPERTY REPORT

Property ID: 1708620513

Property Name: 16 Willow Court

Ownership:

Address: 16 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

16 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a modestly-recessed rooftop addition. The main block is brick while the addition is clad in vinyl siding. The main block features a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes a paired casement window within a modified opening on the first floor; one-over-one replacement vinyl windows set within truncated window openings are located on the second floor. Bluestone sills are visible beneath all openings. Alterations include the rooftop addition; replacement window sash; and modified openings. No exterior flood mitigation measures are evident.

16 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1708620513

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 16 Willow Court exhibits the mid-late 19th century rooftop adaptation technique common to these former workers houses. Despite the loss of the original window openings, the retention of the original roofline and projecting vestibule contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 16 Willow Court be classified as a contributing resource.

Setting:

16 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 9), located on the north side of Willow Terrace South in the city of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

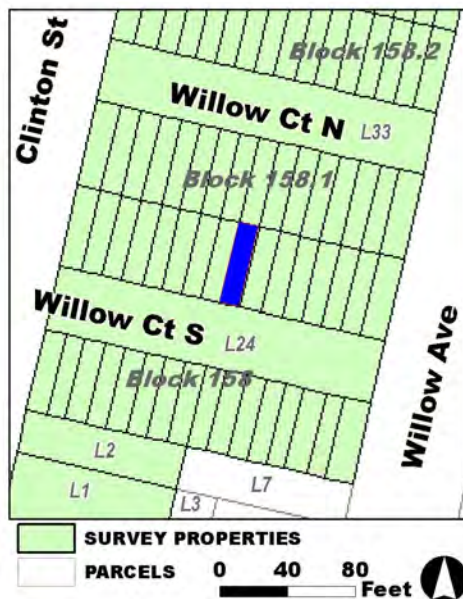
Other Designation Date:

☐ Eligibility Worksheet included 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)

1708620513

Page 2

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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 427:1	1886	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-DECK / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**1708620513**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1708620513

Page 4

PROPERTY REPORT

Property ID: 1975015772

Property Name: 17 Willow Court

Ownership:

Address: 17 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

17 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. The main block is brick and the addition is clad in painted stucco. Fenestration includes one-over-one vinyl replacement windows set within the original segmental arch openings with stone sills. The main entry is composed of a replacement door set within the original segmental arch opening (the arched top has been infilled). Alterations include the rooftop addition that resulted in removal of the original cornice; replacement window sash; and replacement door. No exterior flood mitigation measures are evident.

17 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

1975015772

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its shed roof and paired double-hung window, 17 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. The building retains character-defining features, including the original segmental arch openings, that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 17 Willow Court be classified as a contributing resource.

Setting:

17 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 15), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

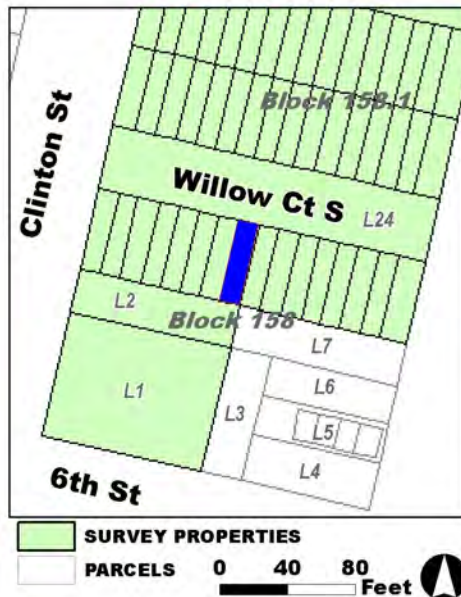
Other Designation Date:

☐ Eligibility Worksheet included 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)

1975015772

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 1539:48	1924	
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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1448:427	1922	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1975015772

Page 3

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1975015772

Page 4

PROPERTY REPORT

Property ID: **-405138848**

Property Name: 18 Willow Court

Ownership:

Address: 18 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

18 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof with offset, shed-roof dormer. The facade is clad in aluminum siding and features a projecting, aluminum-clad vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes an enlarged vinyl picture window on the first floor and one-over-one replacement windows on the second floor, supported by painted stone sills. An interior end brick chimney rises from the center roof ridge and contributes to this building's original character-defining features. Alterations include vinyl replacement windows; the enlarged first-floor window; projecting vestibule; vinyl shutters on the second floor; and aluminum cladding over the original brick. No exterior flood mitigation measures are evident.

18 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-405138848

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the addition of aluminum siding and window alteration, the retention of the original roof and original shed-roofed dormer results in sufficient integrity to contribute to the Willow Terrace streetscape. Because it retains sufficient character-defining features to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 18 Willow Court be classified as a contributing resource.

Setting:

18 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 8), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

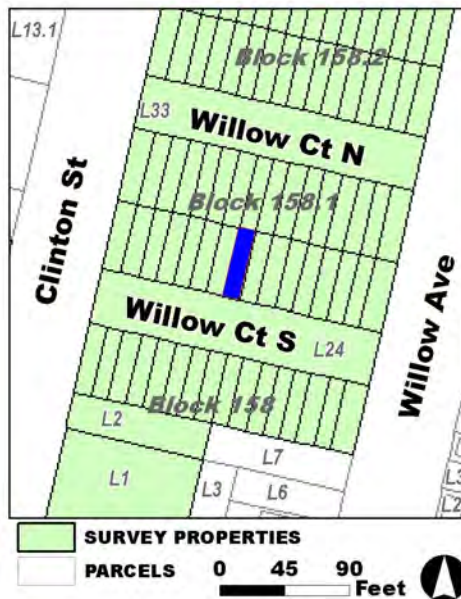
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-405138848

Page 2

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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-405138848**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-405138848

Page 4

PROPERTY REPORT

Property ID: 1152137895

Property Name: 19 Willow Court

Ownership:

Address: 19 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

19 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. The main block consists of brick while the third-story addition is clad in aluminum siding; the cornice has been removed. Fenestration includes one-over-one replacement windows set within the original segmental arch openings with stone sills. The main entry is composed of a replacement door set within the original segmental arch opening. Alterations include the rooftop addition; vinyl replacement windows; and replacement front door with infilled segmental arch. No exterior flood mitigation measures are evident.

19 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

1152137895

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its shed-roof addition, 19 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. It retains character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, including original openings and bluestone sills. Therefore, it is recommended that 19 Willow Court be classified as a contributing resource.

Setting:

19 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 14), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

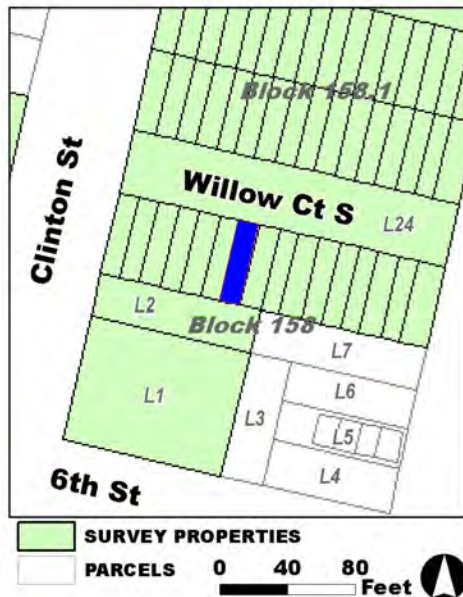
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1152137895

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 1539:48	1924	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 1483:73.	1923	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Property ID:

1152137895

Page 3

Organization: AECOM

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1152137895

Page 4

PROPERTY REPORT

Property ID: 1102241339

Property Name: 20 Willow Court

Ownership:

Address: 20 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

20 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. Fenestration includes one-over-one vinyl replacement windows set within the original segmental arch openings and supported by original bluestone sills on the lower floors. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). Alterations are limited to replacement window sash and a replacement door. No exterior flood mitigation measures are evident.

18 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1102241339

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its original roof, dormer, and intact openings, 20 Willow Court retains character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. It has a high degree of integrity, and stands as one of the strongest representations of the original Willow Terrace properties. As such, it is recommended that 20 Willow Court be classified as a contributing resource.

Setting:

20 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 7), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

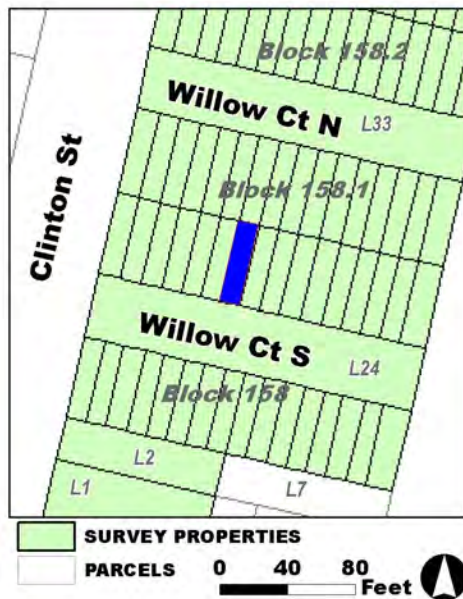
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1102241339

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

1102241339

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1102241339

Page 4

PROPERTY REPORT

Property ID: 387547902

Property Name: 21 Willow Court

Ownership:

Address: 21 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

21 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. The first floor is clad in formstone and the second floor is clad in aluminum siding. Fenestration includes one-over-one replacement windows; the original segmental arches are no longer visible. The main entry is composed of a replacement door set within a modified opening and beneath a projecting aluminum hood. Alterations include the formstone cladding on the first floor; aluminum siding on the second floor; vinyl replacement windows; replacement front door; and the covering of original segmental arched window and door openings. No exterior flood mitigation measures are evident.

21 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

387547902

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the concealment of the original brick walls and loss or concealment of the original window and door openings, the retention of the original roof and original shed-roofed dormer results in sufficient integrity to contribute to the Willow Terrace streetscape. Because it retains sufficient character-defining features to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 21 Willow Court be classified as a contributing resource.

Setting:

21 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 13), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

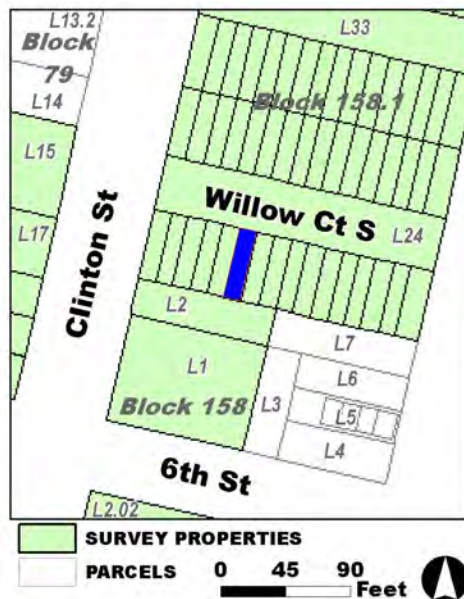
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

387547902

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Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 591:24	1893	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Hudson County	Hudson County Deed 427:1	1886	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

387547902

Page 3

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

387547902

Page 4

PROPERTY REPORT

Property ID: **-1307089566**

Property Name: 22 Willow Court
Address: 22 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

22 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. The lower floors are clad in formstone while the addition is clad in vinyl siding. Fenestration includes a paired one-over-one vinyl window on the first floor and one-over-one windows with bluestone sills in the original openings on the second floor. Alterations include the application of formstone over the original brick; rooftop third-floor addition with projecting vinyl cornice; replacement windows; and modified first floor window opening. No exterior flood mitigation measures are evident.

22 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1307089566

Page 1

☐ (Primary Contact)

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its third-story addition, 22 Willow Court exhibits modern techniques of expanding these former workers houses. However, the building's integrity has been diminished by the application of formstone on the facade and the enlargement of the first floor window. Additionally, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses, rendering the original main block largely indiscernible. Thus, it is recommended that 22 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

22 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01, Lot 6), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

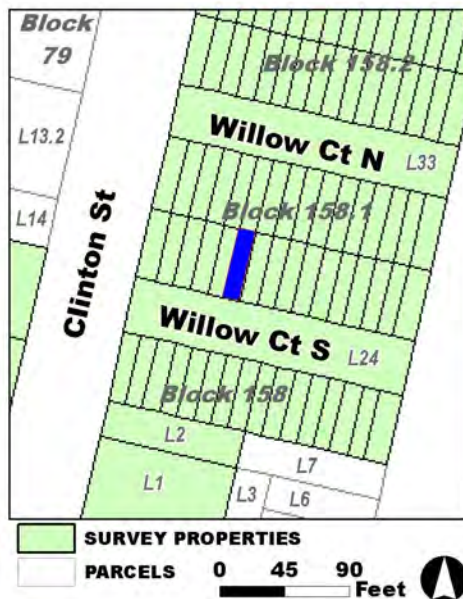
Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

-1307089566

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Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1539:48	1924	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1307089566

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1307089566

Page 4

PROPERTY REPORT

Property ID: **-8297967**

Property Name: 23 Willow Court

Ownership:

Address: 23 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

23 Willow Court is a two-and-one-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof with offset, shed-roof dormer. The main block is constructed of painted brick and the dormer is clad in aluminum siding. Fenestration includes one-over-one vinyl windows with stone sills and set within original segmental arch openings. The facade retains original wood window surrounds -- an uncommon surviving feature on Willow Terrace buildings. A multi-paned wood-framed storm door fronts the entrance and is set within the original segmental arch opening (the arch has been infilled). The original bluestone threshold is intact. Alterations are limited to replacement windows and replacement door. No exterior flood mitigation measures are evident.

23 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-8297967

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its original roof and dormer, and intact window openings and surrounds, 23 Willow Court exhibits a high degree of architectural integrity along the Willow Court streetscape. The building retains character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 23 Willow Court be classified as a contributing resource.

Setting:

23 Willow Court is sited towards the west end of the block, on a rectangular-shaped parcel (Block 158 Lot 12), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

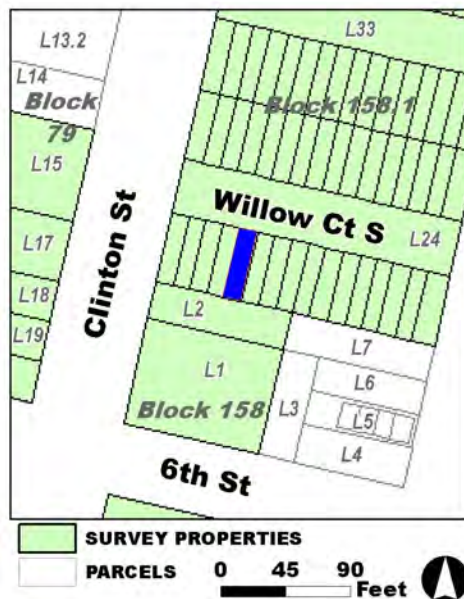
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-8297967

Page 2

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1448:427	1922	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 815:14	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 591:24	1893	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Property ID:

-8297967

Page 3

Organization: AECOM

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-8297967

Page 4

PROPERTY REPORT

Property ID: **-1710157691**

Property Name: 24 Willow Court

Ownership:

Address: 24 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

24 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a modestly-recessed dormer addition on the front roof slope. The facade is clad in a simulated red brick formstone. Fenestration includes six-over-one replacement windows. A replacement storm door fronts the entrance, sheltered by a metal hood that projects above the opening. Alterations include the application of formstone, dormer addition, vinyl replacement windows, and a replacement front door. There is no cornice, but rather a gutter along the roof's edge that demarcates the lower two stories from the dormer addition, which is clad in asbestos shingles. No exterior flood mitigation measures are evident.

24 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1710157691

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed-roof, paired double-hung window, and slight setback from the front facade, 24 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation technique common to these former workers houses. The building retains character-defining features, including original roofline and window openings, that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 24 Willow Court be classified as a contributing resource.

Setting:

24 Willow Court is sited towards the west end of the block, on a rectangular-shaped parcel (Block 158.01 Lot 5), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

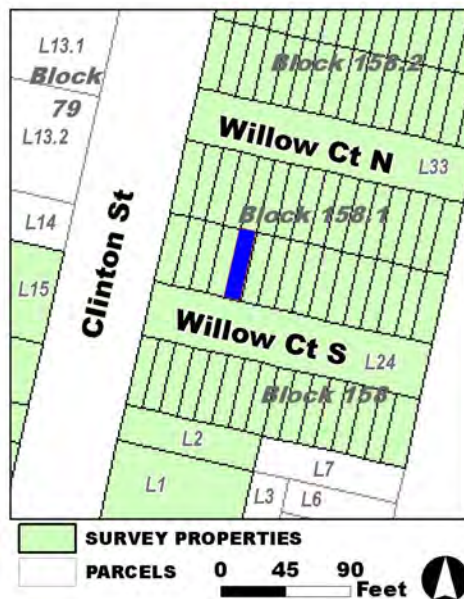
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1710157691

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1483:73.	1923	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****-1710157691**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1710157691

Page 4

PROPERTY REPORT

Property ID: 2103166032

Property Name: 25 Willow Court

Ownership:

Address: 25 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

25 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a third-story brick addition. Fenestration includes one-over-one metal windows. The first floor window opening has been altered to accommodate a paired window, while the second floor windows are set within original openings, topped by segmental arch brick lintels with bluestone sills. Alterations include the rooftop addition; removal of cornice; and replacement windows with an altered first floor window opening. No exterior flood mitigation measures are evident.

25 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

2103166032

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 25 Willow Court exhibits modern techniques of expanding these former workers houses. Although it retains some character-defining features, such as segmental arched windows on the second floor, the overall style and massing of the third floor addition, and the alteration of the first floor window opening are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. Thus, it is recommended that 25 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

25 Willow Court is sited on a mid-block, rectangular parcel (Block 158 Lot 11), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

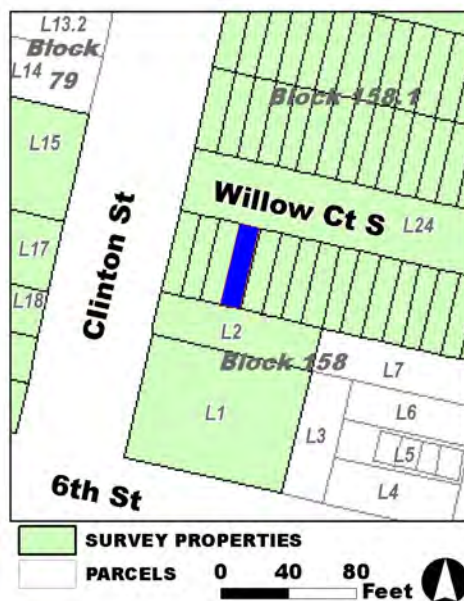
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

2103166032

Page 2

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1483:73.	1923	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H-DECKS / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

2103166032

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

2103166032

Page 4

PROPERTY REPORT

Property ID: **-2135586540**

Property Name: 26 Willow Court

Ownership:

Address: 26 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

26 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular brick dwelling consists of a two-story original main block with shed-roof dormer addition. Fenestration includes one-over-one replacement windows set within the original, segmental arched openings; each window opening is supported by masonry sills. Alterations include the dormer addition; vinyl replacement windows; and a replacement front door with an infilled segmental arch. A simple wood cornice demarcates the lower two floors from the shed-roofed addition, which is clad in vinyl siding. No exterior flood mitigation measures are evident.

26 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-2135586540

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed dormer, paired double-hung window, and slight setback from the front facade, 26 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because of its retention of character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 26 Willow Court be classified as a contributing resource.

Setting:

26 Willow Court is sited mid-block on a rectangular-shaped parcel (Block 158.01 Lot 4), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

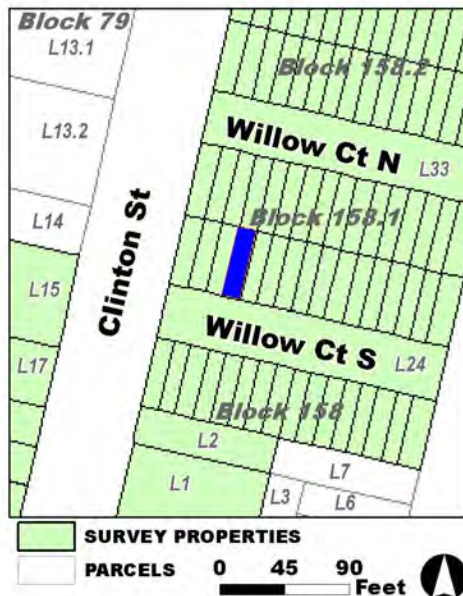
Other Designation Date:

☐ Eligibility Worksheet included 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)

-2135586540

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BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:8	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 1448:427	1922	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-WIP / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****-2135586540**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-2135586540

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PROPERTY REPORT

Property ID: **-1186529813**

Property Name: 27 Willow Court

Ownership:

Address: 27 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

27 Willow Court is a three-story tall, two-bay wide flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original brick main block with third-story brick addition. Fenestration includes one-over-one vinyl windows throughout. The first floor opening has been modified to accommodate a paired window while the second floor retains original segmental arch openings. The facade includes a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. An original bluestone stoop fronts the original entrance to the dwelling, and is visible through the vestibule's storm door. Alterations include the dormer addition with boxed wood cornice; projecting vestibule; and replacement windows. No exterior flood mitigation measures are evident.

27 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-1186529813

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof and slight setback from the front facade, 27 Willow Court exhibits the mid-late 19th century rooftop adaptation technique common to these former workers houses. The building retains character-defining features, including original roofline and second-floor window openings, that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 27 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

27 Willow Court is situated at the west end of the block, on a rectangular-shaped parcel (Block 158 Lot 10), located on the south side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

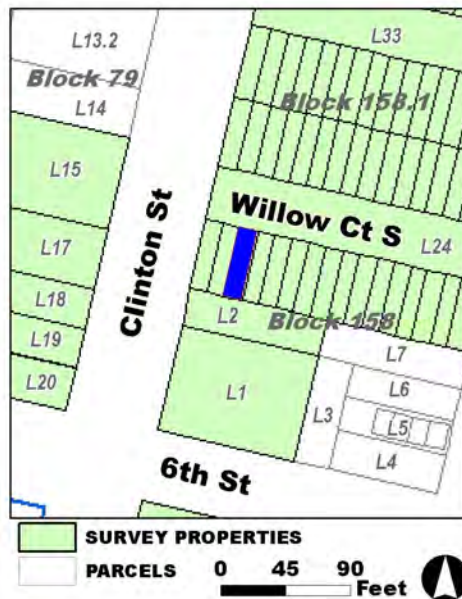
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-1186529813

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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-1186529813

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INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1186529813

Page 4

PROPERTY REPORT

Property ID: 164644355

Property Name: 28 Willow Court

Ownership:

Address: 28 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

28 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The dwelling has a two-story original main block with third-story addition. The first floor is clad in modern brick veneer while the upper floors are sheathed in vinyl siding. The original window opening on the first floor has been altered to fit a paired casement window; one-over-one vinyl windows in truncated openings are located on the second floor. A bluestone belt course is visible between the first and second floors. The main entry is composed of a replacement door set within a non-original opening. Alterations include the rooftop addition; application of brick veneer on the first floor and vinyl siding on the second floor over the original brick; loss or concealment of the original window openings; and replacement front door. No exterior flood mitigation measures are evident.

28 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

164644355

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its concealment of the original brick facade, modified openings, and substantial third-story addition, 28 Willow Court exhibits diminished integrity. The overall style and massing of the third floor addition combined with the extent of alterations, are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These changes render the building's original appearance and design intent indiscernible. Thus, it is recommended that 28 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

28 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 3), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company. The building is oriented with its primary elevation facing south.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

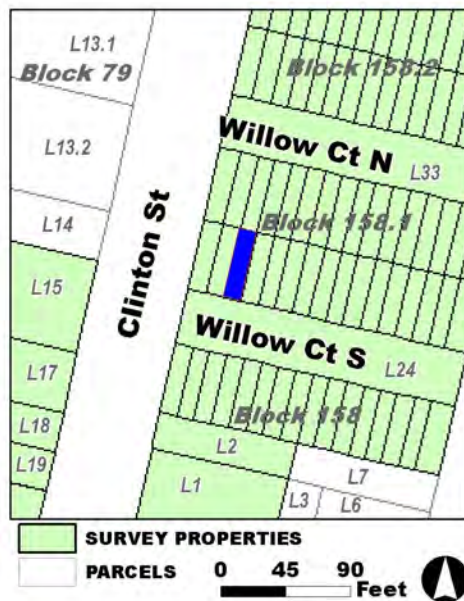
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

164644355

Page 2

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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**164644355**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

164644355

Page 4

PROPERTY REPORT

Property ID: 817216768

Property Name: 29 Willow Court
Address: 29 Willow CT

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

29 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer and interior end brick chimney. Fenestration includes one-over-one replacement windows set within the original, segmental arched openings and supported by original bluestone sills. The main entry is composed of an early multi-light door set within the original segmental arch opening. The original stoop and threshold are present. Alterations include vinyl replacement windows. No exterior flood mitigation measures are evident. The masonry on the facade is in fair condition with visible deterioration; in addition there is evidence of incompatible mortar used for repairs/repainting.

29 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

817216768

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 29 Willow Court retains an uncommonly high degree of architectural integrity in Willow Terrace, including the original roof, dormer, window and door openings, and stoop. These character-defining features contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 29 Willow Court be classified as a contributing resource.

Setting:

29 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 3), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

817216768

Page 2

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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1483:73.	1923	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	Bank builder is given deadline to fix Court St.," [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

817216768

Page 3

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

817216768

Page 4

PROPERTY REPORT

Property ID: 2007708516

Property Name: 30 Willow Court

Ownership:

Address: 30 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

30 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with shed-roof dormer addition. The original roofline is intact. The main block features a brick exterior, and the addition is sheathed in vinyl siding. The replacement front door is set within the original segmental arched opening, and has a stone threshold. Fenestration on the main block includes a pair of six-over-six windows in an enlarged opening on the first floor, and six-over-six replacement windows set within the original, segmental arched openings supported by stone sills on the second floor. Alterations include the rooftop addition; replacement window sash; and replacement front door with infilled segmental arch. No exterior flood mitigation measures are evident.

30 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

2007708516

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 30 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because it retains character-defining features, such as original openings and brick exterior, the building contributes to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 30 Willow Court be classified as a contributing resource.

Setting:

30 Willow Court is sited on a rectangular parcel (Block 158.01 Lot 2), located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

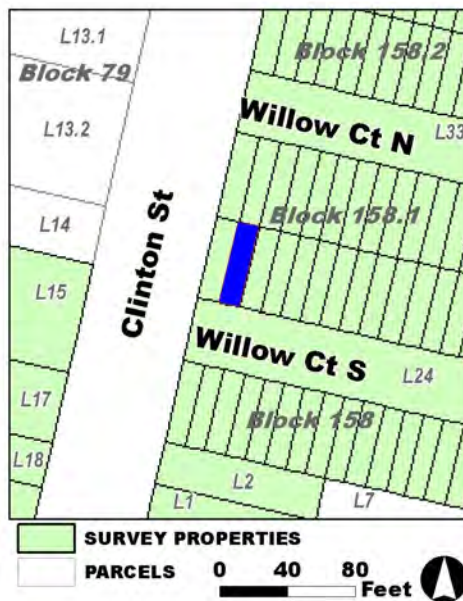
Other Designation Date:

☐ **Eligibility Worksheet included 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)

2007708516

Page 2

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Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 1483:73.	1923	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1448:427	1922	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 815:14	1902	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**2007708516**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

2007708516

Page 4

PROPERTY REPORT

Property ID: 811169627

Property Name: 31 Willow Court

Ownership:

Address: 31 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

31 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling has a flat roof, and consists of a two-story original main block with a third-story addition. Fenestration includes one-over-one, and fixed vinyl windows set within modified openings, topped by stucco lintels and sills. The main block consists of painted formstone on the first and second floors, and the third-story addition is clad in stucco. The original stoop and threshold are still present. Alterations include the rooftop addition; application of formstone; and replacement windows with altered window openings. No exterior flood mitigation measures are evident.

31 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

811169627

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 31 Willow Court exhibits a modern technique of expanding these former workers houses. Although it retains some character-defining features, such as the original stoop and threshold, the exterior alterations and the overall style and massing of the third-story addition are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These changes render the original main block largely indiscernible. Thus, it is recommended that 31 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

31 Willow Court is sited on a corner, rectangular parcel (Block 158 Lot 8), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

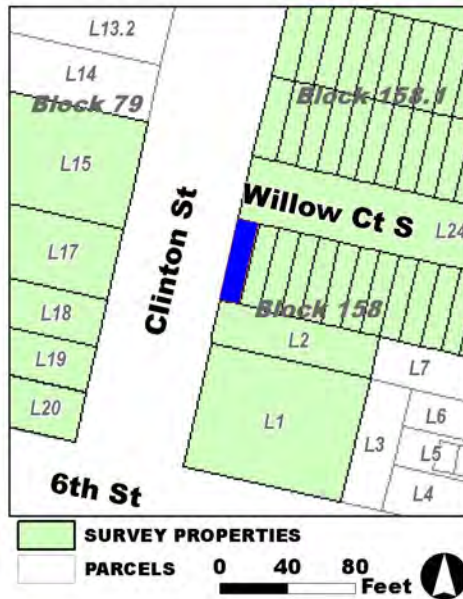
Other Designation Date:

☐ **Eligibility Worksheet included 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)

811169627

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 1419:321	1921	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-G / FAC_NAME: / YR: 1888)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

811169627

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

811169627

Page 4

PROPERTY REPORT

Property ID: 398473473

Property Name: 32 Willow Court
Address: 32 Willow CT

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

32 Willow Court is a two-and-a-half-story tall, two-bay wide, corner masonry rowhouse constructed ca. 1885. The vernacular dwelling sits at the end of the row and consists of a two-story, side-gable, original main block with shed-roof dormer addition on the front roof slope. The facade of the main block is clad in painted formstone, while the side (west) elevation features the original brick. The main entry has a non-original wood surround; a secondary door is located on the west elevation. Fenestration on the main block includes a three-sided vinyl bay window on the first floor and one-over-one vinyl windows on the second floor and west elevation; all windows on the main block are supported by stone sills. A large, multi-story, stucco-clad addition extends from the rear (north) elevation of the dwelling. Alterations include the dormer addition; rear additions; formstone cladding; modified window openings; and replacement windows and door. No exterior flood mitigation measures are evident.

32 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

☐ (Primary Contact)

398473473

Page 1

Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its set back, shed-roof dormer addition, 32 Willow Court is consistent with mid-late 20th century adaptation techniques of expanding these former workers houses. Despite concealment of the original facade brick, altered window and door openings, and the scale of the rear addition, the building retains character-defining features such as the original cornice and cornice line. Thus, it is recommended that 32 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

32 Willow Court is sited on a rectangular parcel (Block 158.01 Lot 1) at the west end of a block, located on the north side of Willow Terrace South in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

398473473

Page 2

BIBLIOGRAPHY:

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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1483:73.	1923	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: / FAC_NAME: / YR:)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**398473473**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

398473473

Page 4

PROPERTY REPORT

Property ID: **629769977**

Property Name: 33 Willow Court

Ownership:

Address: 33 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

33 Willow Court is a three-story tall, one-bay wide modern rowhouse constructed ca. 2010. The architect-designed Modernistic dwelling features a mix of brick and wood cladding. The main entry is located on the west elevation of the dwelling, and fenestration consists of fixed-pane windows in a variety of sizes and configurations. A raised garden is situated above the garage at the rear of the dwelling. This property was formerly occupied by a ca. 1885 two-story brick rowhouse built as part of the Willow Terrace tract. No exterior flood mitigation measures are evident.

The original dwelling that was sited at 33 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

629769977

Organization: AECOM

April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred - 33 Willow Court. As a result, the 21st century property now standing at 33 Willow Court deviates from the historic character of former workers' housing and retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

33 Willow Court today constitutes the only significant intrusion to the historic streetscapes of Willow Terrace. Because of its construction date well outside the Period of Significance (1838-1967), it is recommended that 33 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

33 Willow Court is sited on a rectangular parcel (Block 158.01 Lot 17) at the west end of a block, located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

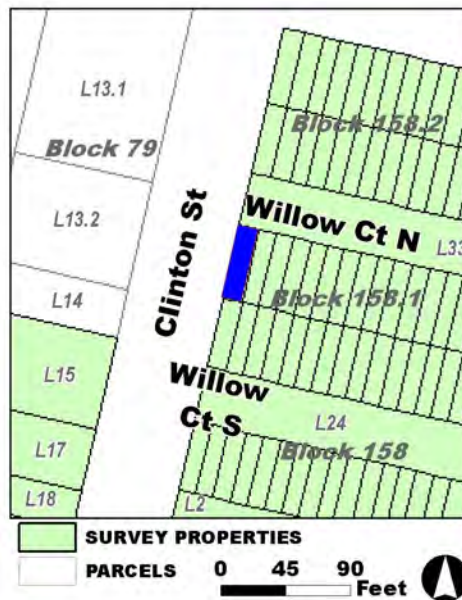
Other Designation Date:

☐ Eligibility Worksheet included 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)

629769977

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BIBLIOGRAPHY:

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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 427:1	1886	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 591:24	1893	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H-G / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

629769977

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

☐ (Primary Contact)

629769977

Page 4

PROPERTY REPORT

Property ID: **-1836662898**

Property Name: 34 Willow Court
Address: 34 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

34 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The side-gabled, vernacular corner dwelling has an offset shed-roof dormer clad in vinyl siding and a shared interior brick chimney. Originally designed with the entry on the primary (south) façade, the entry has been reoriented in recent years to the side (west) elevation. Fenestration on the south elevation includes a first-floor vinyl picture window with a brick jack arch lintel in place of the original entry, and one-over-one vinyl replacement windows with brick sills set within original segmental arch openings. A rear addition with attached modern garage and second-floor porch extends from the rear (north) elevation. Fenestration includes a single-pane square window at the attic; horizontal three-pane window on the first and second floor; and a sliding window between the main block and attached garage. Alterations include modern casement windows within the dormer; relocation of the original entry from the south facade to the west elevation; modern picture window; and rear addition. No exterior flood mitigation measures are evident.

34 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1836662898

Page 1

character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

34 Willow Court exhibits numerous alterations, including the reorientation of the main entry, rear additions, and window replacements. This dwelling deviates from the rest of the block due to the removal of the original south-facing entryway and its replacement with a picture window. Despite these alterations, it retains character-defining features, including the original roof and shed-roof dormer. Therefore, it is recommended that 34 Willow Court be classified as a contributing resource to the Hoboken Historic District.

Setting:

34 Willow Court is sited on an end of the block on a rectangular parcel (Block 158.02 Lot 1), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing west. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

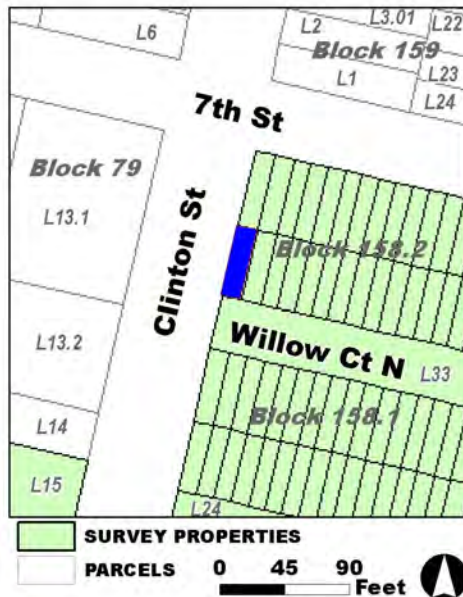
Other Designation Date:

☐ Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-1836662898

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1483:73.	1923	
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
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Hudson County	Hudson County Deed 1448:427	1922	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 1419:321	1921	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:****-1836662898**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1836662898

Page 4

PROPERTY REPORT

Property ID: **-911183930**

Property Name: 35 Willow Court

Ownership:

Address: 35 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

35 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-floor addition. The main block has a brick exterior, and the third-story addition is sheathed in vinyl siding. Fenestration at the first floor includes a pair of one-over-one vinyl windows with a wood surround; the second floor features one-over-one replacement windows set within the original, segmental arch openings, supported by painted stone sills. A raised and painted stucco beltcourse runs above the openings at the first floor. A simple wood cornice demarcates the lower two floors from the rooftop addition. Alterations include the rooftop addition; vinyl replacement windows; and replacement door. No exterior flood mitigation measures are evident.

35 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-911183930

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 35 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Due to its retention of character-defining features, such as the original roofline and window openings, it is recommended that 35 Willow Court be classified as a contributing resource to the Hoboken Historic District.

Setting:

35 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 18), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-911183930

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 815:8	1902	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
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Hudson County	Hudson County Deed 427:1	1886	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
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Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)**-911183930**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-911183930

Page 4

PROPERTY REPORT

Property ID: **-293905291**

Property Name: 36 Willow Court
Address: 36 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

36 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with simple wood cornice that demarcates the lower two stories from the third-story addition. The addition appears to be clad in fiber cement shingles. Fenestration includes a paired, one-over-one vinyl window set within a modified opening on the first floor; one-over-one vinyl replacement windows accented by stone sills and set within original segmental arch openings are located on the second floor. The main entry includes a replacement door set within the original segmental arch opening with intact transom. Alterations include replacement window sash; modified first floor window opening; third-story addition; and replacement door. No exterior flood mitigation measures are evident.

36 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-293905291

Page 1

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 36 Willow Court exhibits the mid-late 19th century rooftop adaptation technique common to these former workers houses. The building retains sufficient character-defining features, including the original roofline, second floor window openings, and door opening, to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 36 Willow Court be classified as a contributing resource.

Setting:

36 Willow Court is sited on a mid-block rectangular parcel (Block 158.02 Lot 2), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

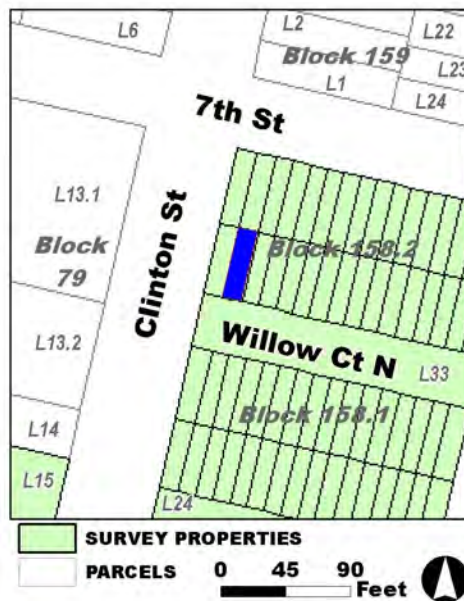
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-293905291

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 427:1	1886	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1448:427	1922	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:****-293905291**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-293905291

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PROPERTY REPORT

Property ID: **-1947235889**

Property Name: 37 Willow Court
Address: 37 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

37 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The facade has been re-clad in modern face brick. Fenestration on the main block includes a pair of one-over-one vinyl windows on the first floor set within a modern opening; one-over-one vinyl windows set within original openings on the second floor; one-over-one vinyl windows within modern openings on the third floor. Alterations include the new face brick; third-story addition with vinyl cornice; and replacement windows and door. No exterior flood mitigation measures were observed.

37 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1947235889

Page 1

☐ (Primary Contact)

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Although 37 Willow Court retains the original second floor window openings, the overall style and massing of the third floor addition and loss of the original facade brick has significantly altered its original appearance and diminished its integrity. In addition, many original features, such as windows, sills, and openings have been altered or replaced. Therefore, it is recommended that this property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

37 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 19), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

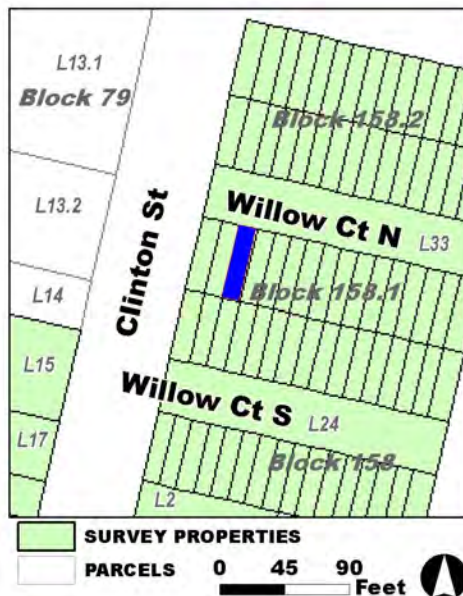
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1947235889

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 1448:427	1922	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1419:321	1921	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 427:1	1886	
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Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****-1947235889**

Page 3

☐ (Primary Contact)

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1947235889

Page 4

PROPERTY REPORT

Property ID: **-613778968**

Property Name: 38 Willow Court

Ownership:

Address: 38 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

38 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a modestly recessed third-story addition. The main block is clad in painted stucco. Fenestration includes one-over-one replacement windows set within the original, segmental arched openings; openings on the second floor are supported by painted stone sills. Alterations include the rooftop addition; vinyl replacement windows; and replacement door set beneath an infilled segmental arch. A simple wood cornice demarcates the lower two stories from the shed-roofed addition, which is also clad in stucco. No exterior flood mitigation measures are evident.

38 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-613778968

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 38 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Due to its retention of character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 38 Willow Court be classified as a contributing resource.

Setting:

38 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 3), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

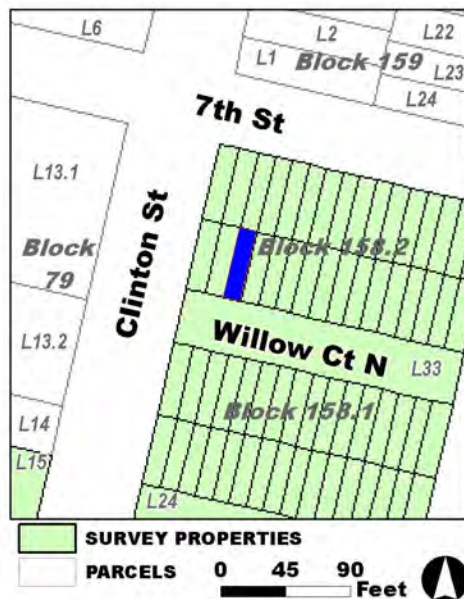
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-613778968

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Hudson County	Hudson County Deed 1448:427	1922	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-613778968**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-613778968

Page 4

PROPERTY REPORT

Property ID: **-1102847851**

Property Name: 39 Willow Court
Address: 39 Willow CT

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	20

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

39 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-floor addition that is currently under construction. Fenestration on the first floor includes a pair of six-over-six vinyl windows set within an altered opening with a concrete sill and lintel; the second floor features six-over-six vinyl windows set within the original segmental arch openings and supported by painted stone sills. Alterations include the rooftop addition; replacement windows; and altered openings at the first floor. No exterior flood mitigation measures are evident.

39 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1102847851

Page 1

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Although it retains some character-defining features, such as the second floor openings, the overall style and massing of the third-floor addition and other façade alterations are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. Thus, it is recommended that 39 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

39 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 20), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

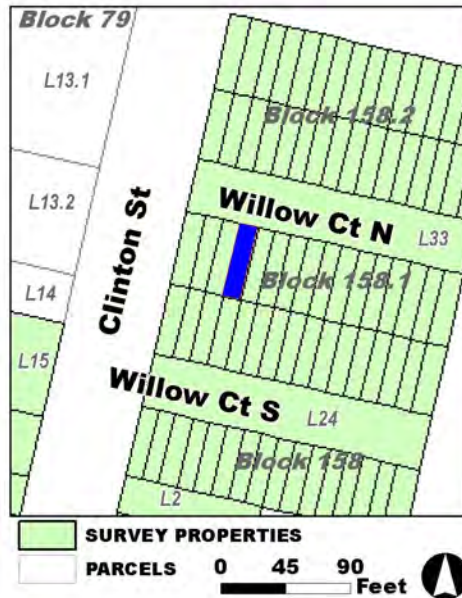
Other Designation Date:

☐ **Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

-1102847851

Page 2

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1539:48	1924	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 815:14	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-1102847851**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1102847851

Page 4

PROPERTY REPORT

Property ID: 196237428

Property Name: 40 Willow Court
Address: 40 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

40 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a modestly-recessed third-story addition. The main block and addition are clad in painted stucco. A simple wood cornice demarcates the lower two stories from the shed-roof addition. Fenestration includes a non-original picture window set within a modified opening on the first floor; one-over-one replacement windows set within the original segmental arch openings and with painted stone sills are location on the second floor. The main entry is composed of a replacement door set deeply within the door jamb; the original segmental arch opening is intact (the top of the arch has been infilled). A raised and painted stucco beltcourse runs above the openings at both floors. Alterations include the rooftop addition; replacement windows; first floor window alteration; and replacement door. No exterior flood mitigation measure were observed.

40 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

196237428

Page 1

Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 40 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former worker houses. Despite the concealment of the original brick with stucco as well as first floor window alteration, the building retains sufficient character-defining features that contribute to the Willow Court streetscape - namely the original roofline and second floor window openings. The building contributes to the historic character of the distinctive Willow Terrace neighborhood and the greater Hoboken Historic District. Therefore, it is recommended that 40 Willow Court be classified as a contributing resource.

Setting:

40 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 4), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood - a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

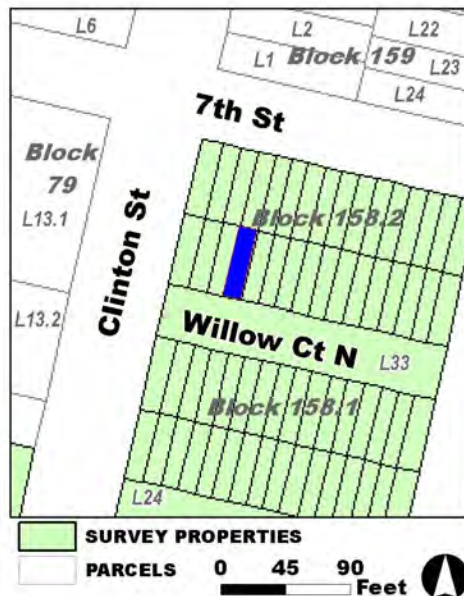
Other Designation Date:

☐ Eligibility Worksheet included 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)

196237428

Page 2

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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 815:8	1902	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 427:1	1886	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**196237428**

INTENSIVE-LEVEL USE ONLY:

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

196237428

Page 4

PROPERTY REPORT

Property ID: 1777621042

Property Name: 41 Willow Court

Ownership:

Address: 41 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

41 Willow Court is a two-and-one-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. The original brick facade has been reclad in brick veneer. Fenestration includes a paired one-over-one vinyl window on the first floor, set within a modified window opening; one-over-one vinyl replacement windows are located on the second floor. The main entry is composed of a replacement door set within a modified opening. No original segmental arch openings are visible. Alterations include the brick veneer; replacement windows; and modified window and door openings. No exterior flood mitigation measures are evident.

41 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1777621042

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the concealment of the original brick on the facade, the building retains the original roof and dormer condition historically associated with Willow Terrace. Therefore, it is recommended that 41 Willow Court be classified as a contributing resource.

Setting:

41 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 21), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

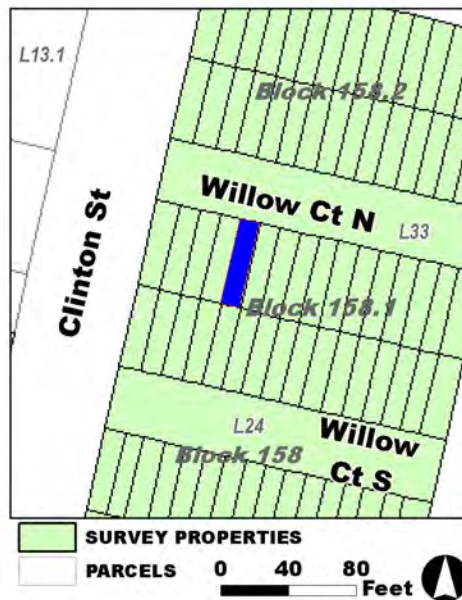
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1777621042

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Hudson County	Hudson County Deed 1448:427	1922	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:14	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

1777621042

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1777621042

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PROPERTY REPORT

Property ID: 584172645

Property Name: 42 Willow Court
Address: 42 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

42 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. The main block is clad in formstone while the addition is clad in vinyl siding. Fenestration includes a paired one-over-one vinyl replacement window within a modified opening on the first floor; one-over-one vinyl replacement windows are located at the second floor. The original segmental arch openings are not visible. The main entry is composed of a replacement door set beneath a projecting aluminum awning. Alterations include the rooftop addition; vinyl and formstone siding; paired first floor window; entry awning; and replacement windows and door.

42 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

584172645

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The dwelling at 42 Willow Court has been highly altered through the addition of a rooftop addition, formstone and vinyl siding, replacement windows, alterations to the first floor window opening, and loss of the original cornice. As a result, the building's original appearance and design intent is largely indiscernible. Thus, it is recommended that 42 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

42 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 5), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

584172645

Page 2

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Hudson County	Hudson County Deed 1483:73.	1923	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 1539:48	1924	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 427:1	1886	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-X-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

584172645

Page 3

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

584172645

Page 4

PROPERTY REPORT

Property ID: **-1179620149**

Property Name: 43 Willow Court

Ownership:

Address: 43 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

43 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story rooftop addition clad in vinyl siding. Fenestration on the main block includes one-over-one vinyl replacement windows set within the original, segmental arch openings and supported by painted stone sills. The main entry is set within a segmental arched opening and is topped by a stained glass transom; the first floor window and door openings feature contemporary carved stone lintels. The rooftop addition features a pair of one-over-one double-hung vinyl windows. A simple wood cornice demarcates the lower two floors from the shed-roofed addition. Alterations include the rooftop addition, vinyl replacement windows, and replacement front door. No exterior flood mitigation measures are evident.

43 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1179620149

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 43 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because it retains character-defining features, such as original openings with stone lintels, it is recommended that 43 Willow Court be classified as a contributing resource to the Hoboken Historic District.

Setting:

43 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 22), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The dwelling is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

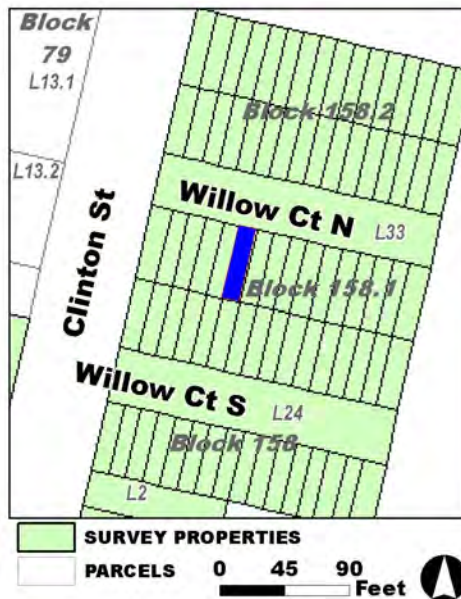
Other Designation Date:

☐ **Eligibility Worksheet included 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:

-1179620149

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Hudson County	Hudson County Deed 815:14	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Hudson County	Hudson County Deed 427:1	1886	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1539:48	1924	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1179620149

Page 3

☐ (Primary Contact)

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1179620149

Page 4

PROPERTY REPORT

Property ID: 1972519874

Property Name: 44 Willow Court
Address: 44 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

44 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. The first floor is clad in brick veneer, and the second floor in vinyl siding. Fenestration includes a paired, one-over-one vinyl replacement window on the first floor, within a modified window opening; one-over-one vinyl replacement windows are located on the second floor. The main entry is composed of a replacement door set within a modified opening. No original segmental arch openings are visible. Alterations include brick veneer and vinyl siding over the original brick; replacement windows; and modified window and door openings. No exterior flood mitigation measures are evident.

44 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1972519874

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the concealment of the original brick on the facade, the building retains the original roof and dormer condition historically associated with Willow Terrace. Therefore, it is recommended that 44 Willow Court be classified as a contributing resource.

Setting:

44 Willow Court is sited on amid-block, rectangular parcel (Block 158.02 Lot 6), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

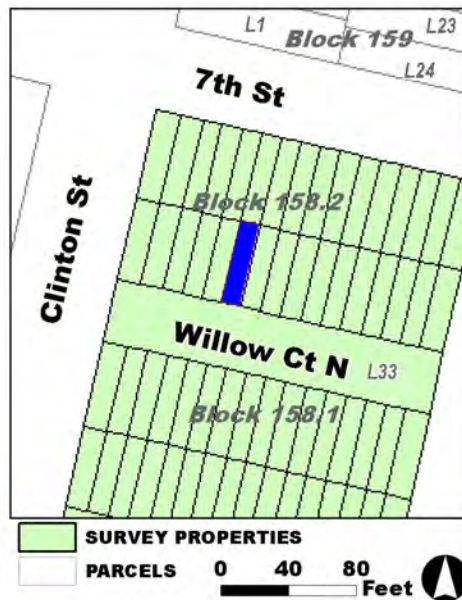
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1972519874

Page 2

BIBLIOGRAPHY:

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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 815:8	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

1972519874

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1972519874

Page 4

PROPERTY REPORT

Property ID: **-1585348176**

Property Name: 45 Willow Court

Ownership: Private

Address: 45 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

45 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original brick main block with a third-story, stucco-clad addition. Fenestration includes a pair of one-over-one windows on the first and third floors; fenestration on the second floor includes one-over-one windows set within original segmental arch openings and supported by stone sills. The main entry door is set within a segmental arch opening and retains the original stone threshold. No exterior flood mitigation measures are evident.

45 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1585348176

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and slight setback from the front facade, 45 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation technique common to these former workers houses. The building retains character-defining features, including original roofline and window openings, that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 45 Willow Court be classified as a contributing resource.

Setting:

45 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 23), located on the south side of 45 Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

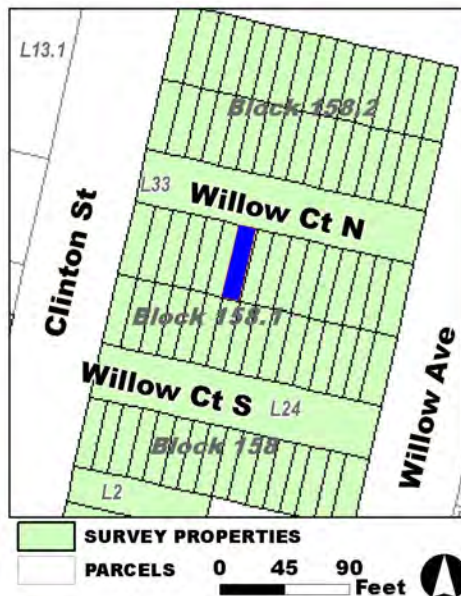
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1585348176

Page 2

BIBLIOGRAPHY:

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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
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Hudson County	Hudson County Deed 1448:427	1922	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1585348176

Page 3

☐ (Primary Contact)

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1585348176

Page 4

PROPERTY REPORT

Property ID: **-1172949733**

Property Name: 46 Willow Court
Address: 46 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

46 Willow Court is a three-story tall, two-bay wide, flat front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition. The first floor is clad in replacement brick. The second floor and rooftop addition are clad in vinyl siding. Fenestration includes a replacement picture window on the first floor; one-over-one vinyl windows set within the original openings on the second floor; and paired one-over-one vinyl windows in the rooftop addition. The facade features a replacement door with a metal awning and simple metal fence terminating at a brick half-wall shared with 44 Willow Terrace. Alterations include replacement siding; rooftop addition; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

46 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1172949733

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Although 46 Willow Court retains some character-defining features, namely the shared brick half-wall and some original openings, the concealment of original wall materials combined with the overall style and massing of the rooftop addition render the original main block largely indiscernible. Thus, it is recommended that 46 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

46 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 7), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

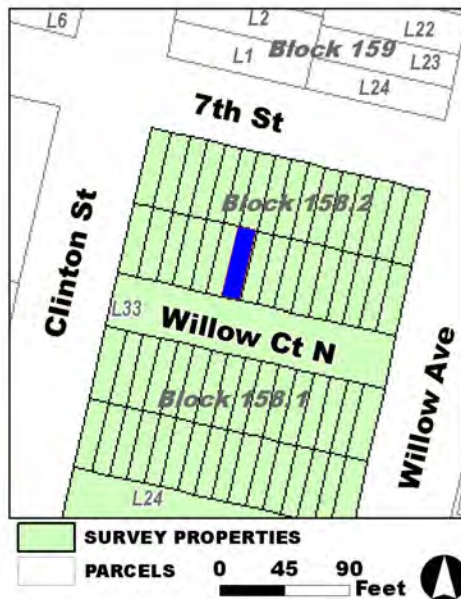
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-1172949733

Page 2

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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-1172949733

Page 3

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1172949733

Page 4

PROPERTY REPORT

Property ID: **-1169691663**

Property Name: 47 Willow Court

Ownership:

Address: 47 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

47 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a third-story addition. The main block has a brick exterior, and the addition is clad in painted stucco. Fenestration includes a pair of one-over-one vinyl windows set within a modern opening on the first floor; the second floor features one-over-one windows set within the original, segmental arched openings, supported by stone sills. A molded wood cornice demarcates the lower two floors from the shed-roofed addition. Alterations include the rooftop addition; vinyl replacement windows; and replacement front door with an infilled segmental arch. No exterior flood mitigation measures are evident.

47 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1169691663

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung windows, and slight setback from the front facade, 47 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because of its retention of character-defining features, such as the original roofline and second floor window openings, it is recommended that 47 Willow Court in Willow Terrace be classified as a contributing resource to the Hoboken Historic District.

Setting:

47 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 24), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

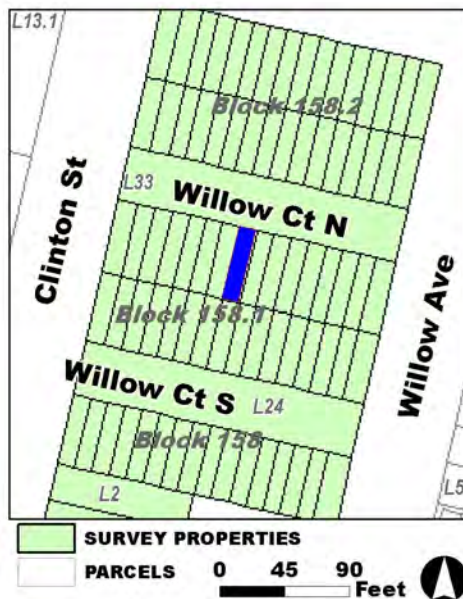
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-1169691663

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BIBLIOGRAPHY:

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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
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Hudson County	Hudson County Deed 1483:73.	1923	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-DECK / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1169691663

Page 3

☐ (Primary Contact)

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1169691663

Page 4

PROPERTY REPORT

Property ID: **-1453484096**

Property Name: 48 Willow Court
Address: 48 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

48 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof with offset shed dormer. Fenestration includes six-over-six vinyl windows with brownstone sills. The first floor window opening has been modified to fit paired double-hung windows and includes a modern, decorative brownstone surround. The main entry has been deeply recessed within the door jamb and the segmental arch infilled. Alterations include replacement windows, paired window with surround, and recessed door. No exterior flood mitigation measures are evident.

48 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1453484096

Page 1

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

48 Willow Court exhibits window and door modifications and sash replacement. It retains character-defining features, such as the original roof and dormer and second floor window openings. Therefore, 48 Willow Court contributes to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. It is recommended that 48 Willow Court be classified as a contributing resource.

Setting:

48 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 8), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

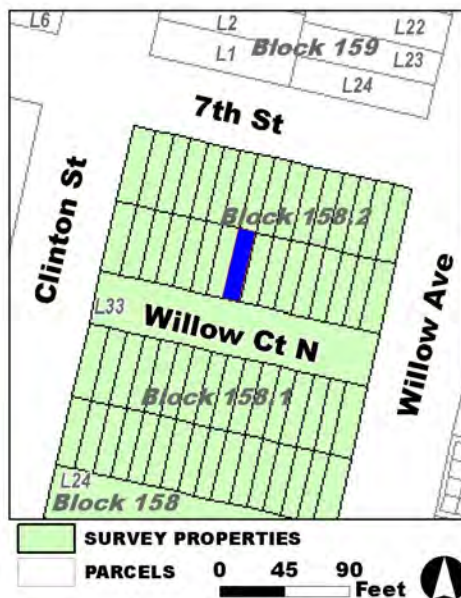
Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

-1453484096

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 815:8	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1483:73.	1923	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

-1453484096

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INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1453484096

Page 4

PROPERTY REPORT

Property ID: 1675558750

Property Name: 49 Willow Court

Ownership:

Address: 49 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

49 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story, brick main block with third-story, mansard roof addition sheathed in asphalt shingles. The main block features a replacement front door set within the original segmental arch opening; the original stone threshold is intact. Fenestration on the first floor includes a paired six-over-six vinyl window set within an enlarged opening that features a modern precast surround. The second floor includes six-over-six replacement vinyl windows set within original segmental arch openings; original stone sills are visible. The rooftop addition features a set of stucco-clad gabled dormers, each with a six-over-six vinyl window. Alterations include the rooftop addition and replacement windows and door. No exterior flood mitigation measures are evident.

49 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1675558750

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 49 Willow Court exhibits a modern technique of expanding these former workers houses. The building retains some character-defining features, such as original openings and stone accents. However, the substantial stylized rooftop addition combined with the alteration of the first-floor window opening, is incompatible with the historic character and scale of Willow Terrace's modest vernacular rowhouses. Thus, it is recommended that 49 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

49 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 25), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

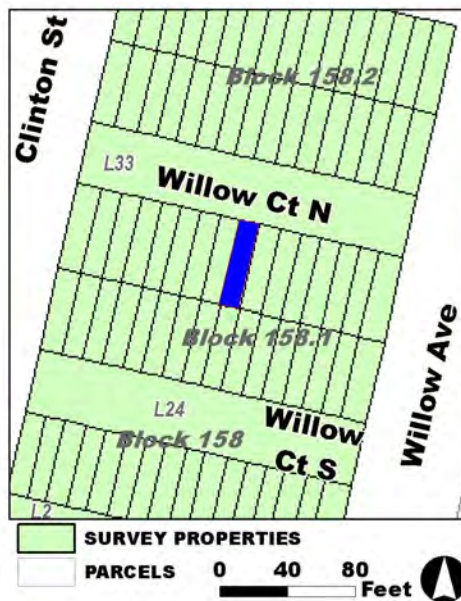
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

1675558750

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:14	1902	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1483:73.	1923	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 815:8	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-X-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

1675558750

Page 3

☐ (Primary Contact)

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1675558750

Page 4

PROPERTY REPORT

Property ID: 197799105

Property Name: 50 Willow Court
Address: 50 Willow CT

Ownership: Private
Apartment #: ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

50 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original brick main block with third-story, vinyl-sided addition. A simple cornice demarcates the addition from the lower floors. Fenestration includes a non-original picture window at the first floor and one-over-one replacement windows at the second floor and addition. Second floor openings include painted stone sills and original segmental brick arch openings. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). Alterations include the rooftop addition; picture window with brownstone surround; and replacement windows and door. No exterior flood mitigation measures were observed.

50 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

197799105

Page 1

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its shed roof and change in materials, 50 Willow Court is consistent with the mid-late 19th century rooftop adaptation technique common to these former workers houses. Alterations are limited to the rooftop addition, picture window, replacement windows and door. The dwelling retains character-defining features, including stone sills and original segmental brick arch window openings on the second floor. These elements contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 50 Willow Court be classified as a contributing resource.

Setting:

50 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 9), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

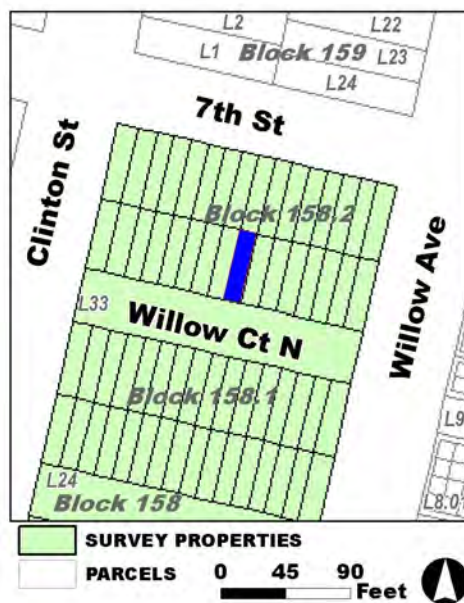
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

197799105

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 815:14	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Hudson County	Hudson County Deed 1448:427	1922	
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

197799105

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

197799105

Page 4

PROPERTY REPORT

Property ID: 1763792775

Property Name: 51 Willow Court

Ownership:

Address: 51 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

51 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The dwelling consists of a two-story original main block with a slightly-recessed, third-story addition. The original facade brick has been clad in a modern brick veneer while the addition is clad in stucco. Fenestration includes six-over-six windows set within modified window openings. No original segmental arch openings are visible. A pressed metal cornice demarcates the lower two stories from the shed-roofed addition. Alterations include the rooftop addition; brick veneer concealing the original brick; modified window openings; and replacement windows. No exterior flood mitigation measures are evident.

51 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

1763792775

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition, 51 Willow Court exhibit a common modern techniques of expanding these former workers houses. Despite alterations to exterior materials and the introduction of the addition, the property does retain certain character-defining features such as the original cornice and cornice line. Thus, it is recommended that 51 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

51 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 26), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story roughhouses row houses roughhouse's roughhouses' Ignore Ignore All rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

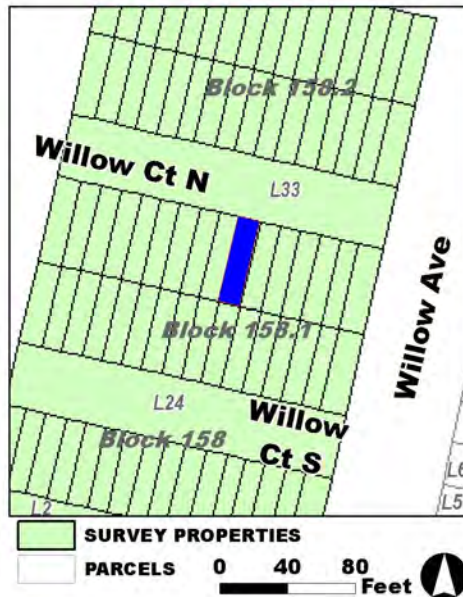
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1763792775

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 1539:48	1924	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 815:14	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1483:73.	1923	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**1763792775**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1763792775

Page 4

PROPERTY REPORT

Property ID: 1867071479

Property Name: 52 Willow Court

Ownership:

Address: 52 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

52 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The dwelling consists of a two-story original main block with third-story addition. The entire facade has been clad in scored stucco (intended to approximate masonry coursing). Fenestration includes a paired, one-over-one vinyl replacement window on the first floor, set within a modified opening; one-over-one vinyl replacement windows with stucco-covered lintels and sills are located on the upper floors. The main entry is composed of a replacement door set within a modified opening. Alterations include the rooftop addition; stucco cladding; replacement windows and door; and modified window and door openings. No exterior flood mitigation measures are evident.

52 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

1867071479

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Due to extensive alterations, most original and character-defining features no longer remain. These changes are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses and render the building's original appearance and design intent largely indiscernible. Thus, it is recommended that 52 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

52 Willow Court is sited on a parcel (Block 158.02 Lot 10), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1867071479

Page 2

BIBLIOGRAPHY:

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Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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Hudson County	Hudson County Deed 591:24	1893	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
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Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 815:8	1902	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

1867071479

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1867071479

Page 4

PROPERTY REPORT

Property ID: -297816900

Property Name: 53 Willow Court

Ownership:

Address: 53 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

53 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a tall third-story addition that includes an intersecting gable. The entire facade is clad in stucco. The main entry includes a slightly recessed door that sits within the original segmental arch opening (the segmental arch has been infilled). Fenestration on the main block includes a paired, one-over-one vinyl window in a modified opening on the first floor; one-over-one vinyl windows set within original openings and supported by painted stone sills are located on the second floor. The facade features raised, painted stucco beltcourses above the first and second floor openings. Alterations include the rooftop addition; stucco cladding over the original brick; replacement windows; and modified first floor window opening. No exterior flood mitigation measures are evident.

53 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-297816900

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building retains some character-defining features, such as the belt coursing and second floor openings. However, the substantial third floor addition combined with the concealment of the original facade brick and modified first floor window opening, render the original appearance and design intent largely indiscernible. In addition, the overall style and massing of the rooftop addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. Thus, it is recommended that 53 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

53 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 27), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

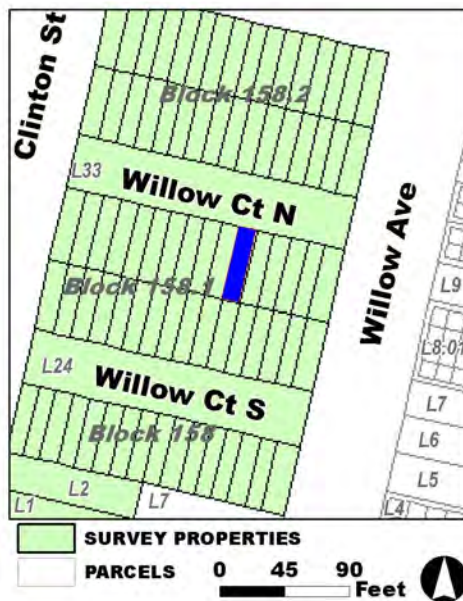
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-297816900

Page 2

BIBLIOGRAPHY:

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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Hudson County	Hudson County Deed 815:14	1902	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 591:24	1893	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-297816900**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-297816900

Page 4

PROPERTY REPORT

Property ID: **-904386452**

Property Name: 54 Willow Court

Ownership:

Address: 54 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

54 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story main block with original roof and offset shed-roof dormer. According to the owner, the main block was clad in formstone ca. 1970. Fenestration includes one-over-one vinyl replacement windows set within the original openings. Alterations include vinyl replacement windows; modern front door with an aluminum awning above; and formstone cladding. No exterior flood mitigation measures are evident.

54 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-904386452

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building retains character-defining features, including the original roof and dormer; these features contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Thus, it is recommended that 54 Willow Court be classified as a contributing resource.

Setting:

54 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 11), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

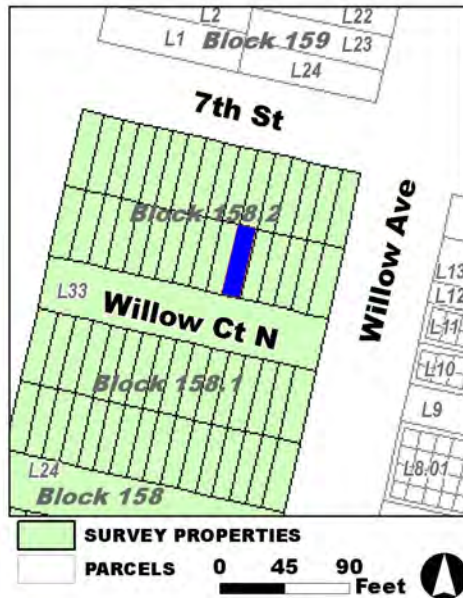
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

-904386452

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Hudson County	Hudson County Deed 427:1	1886	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 1419:321	1921	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-(LE) / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Organization: AECOM

Property ID:

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-904386452

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-904386452

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PROPERTY REPORT

Property ID: **-1721613043**

Property Name: 55 Willow Court
Address: 55 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

55 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof and offset, shed-roof dormer. The facade has been clad in painted stucco. Fenestration includes six-over-six replacement windows set within segmental arched openings; all openings are supported by painted stone sills. The main entry has been modified with a modern door and infilled segmental arched top. The facade features raised and painted stucco beltcourses above the openings of both floors. No exterior flood mitigation measures are evident.

55 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1721613043

Page 1

☐ (Primary Contact)

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

55 Willow Court has been altered by stucco cladding and window and door replacements, but retains the original roof and dormer as well as window openings. Due to its retention of character-defining features that contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 55 Willow Court be classified as a contributing resource.

Setting:

55 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 28), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

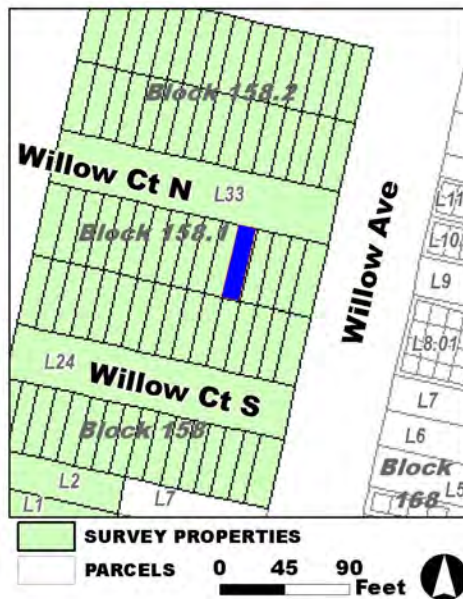
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1721613043

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BIBLIOGRAPHY:

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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Hudson County	Hudson County Deed 1483:73.	1923	
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Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 1539:48	1924	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1721613043

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☐ (Primary Contact)

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1721613043

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PROPERTY REPORT

Property ID: 965747453

Property Name: 56 Willow Court

Ownership:

Address: 56 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

56 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The dwelling consists of a two-story original main block with a third-story cantilevered addition. The main block features a projecting vestibule -- a common alteration among Willow Terrace rowhouses. The entire facade is sheathed in stucco. Fenestration includes single and paired steel-frame prairie-style casement windows with stucco-covered sills and lintels. Alterations include the rooftop addition; projecting vestibule; stucco exterior; and replacement windows. No exterior flood mitigation measures are evident.

56 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

965747453

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition and projecting vestibule, 56 Willow Court exhibits modern techniques of expanding these former workers houses. This dwelling does not retain character-defining features, and the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. As a result of the extensive alterations made to the exterior of this dwelling, the original main block is largely indiscernible. Thus, it is recommended that the property be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

56 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 12), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

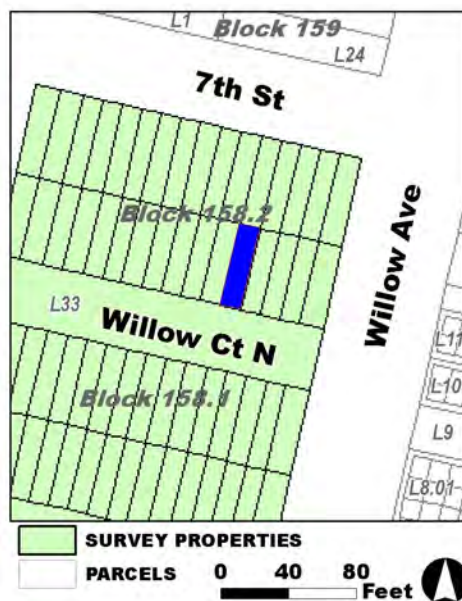
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

965747453

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Hudson County	Hudson County Deed 1448:427	1922	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 1483:73.	1923	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 815:8	1902	
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 815:14	1902	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**965747453**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

965747453

Page 4

PROPERTY REPORT

Property ID: 42979658

Property Name: 57 Willow Court

Ownership:

Address: 57 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

57 Willow Court is a two-and-one-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with two dormers on the front roof slope: an original offset, shed-roof dormer and a later, single, shed-roof dormer roughly centered on the roof. The main block and dormers are clad in painted stucco. Fenestration includes one-over-one replacement vinyl windows set within the original, segmental arch openings; all openings are supported by painted stone sills. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch is infilled). A raised and painted stucco beltcourse runs above the openings on both floors. Alterations include the dormer addition; vinyl replacement windows; replacement front door; and stucco cladding over the original brick. No exterior flood mitigation measures are evident.

57 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

42979658

Organization: AECOM

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 57 Willow Court retains sufficient character-defining features, such as the original roof, dormer and the openings, to contribute to the Willow Court streetscape. These elements contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 57 Willow Court be classified as a contributing resource.

Setting:

57 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 29), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

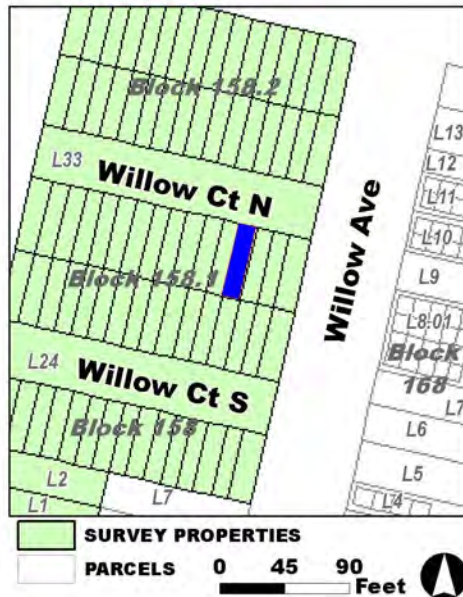
Other Designation Date:

☐ **Eligibility Worksheet included 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)

42979658

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Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 1483:73.	1923	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870-2000	2000	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)

42979658

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

42979658

Page 4

PROPERTY REPORT

Property ID: 738555002

Property Name: 58 Willow Court
Address: 58 Willow CT

Ownership:
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

58 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story, brick original main block with third-story, vinyl-clad addition. The replacement front door is set within the original segmental arched opening with a stone threshold. Fenestration on the main block includes a three-part picture window at the first story within a modern opening supported by a stone sill. One-over-one replacement windows set within the truncated openings are located on the second floor. A carved stone cornice demarcates the lower two floors from the shed-roofed rooftop addition. Alterations include the rooftop addition; vinyl replacement windows; and replacement front door with infilled segmental arch. No exterior flood mitigation measures are evident.

58 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

738555002

Page 1

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof, paired double-hung window, and differentiated material, 58 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because it retains character-defining features, such as the original roofline, brick facade, and segmental arch door opening, it contributes to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 58 Willow Court be classified as a contributing resource.

Setting:

58 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 13), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

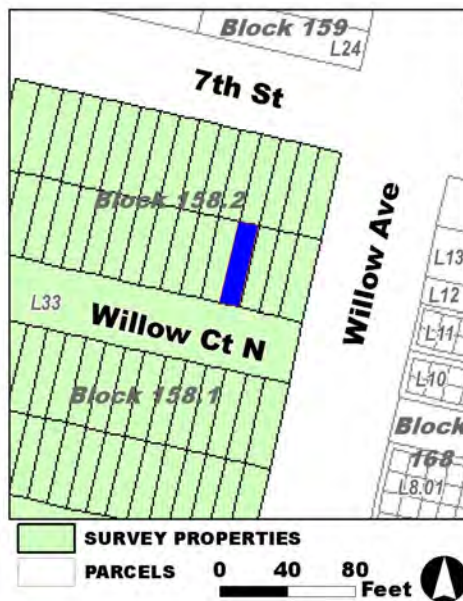
Other Designation Date:

☐ **Eligibility Worksheet included 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)

738555002

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
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Hudson County	Hudson County Deed 1448:427	1922	
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Hudson County	Hudson County Deed 1483:73.	1923	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1539:48	1924	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

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☐ (Primary Contact)**738555002**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

738555002

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PROPERTY REPORT

Property ID: **-1975320440**

Property Name: 59 Willow Court
Address: 59 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

59 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The Italianate-style dwelling consists of a two-story original main block with third-floor rooftop addition. The main block features a projecting painted stucco vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration on the main block includes a bay window on the first floor and one-over-one vinyl windows set within original openings on the second floor. Alterations include the addition with wood cornice and brackets; projecting vestibule; and replacement windows. No exterior flood mitigation measures were observed.

59 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1975320440

Page 1

☐ (Primary Contact)

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Alterations to 59 Willow Court, such as the stylized rooftop addition, are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses and render the original main block largely indiscernible. In addition, many original features of the rowhouse, such as windows, sills, and openings, have been altered or replaced. Therefore, it is recommended that 59 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

59 Willow Court is sited on a mid-block, rectangular parcel (Block 158.01 Lot 30), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☒

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

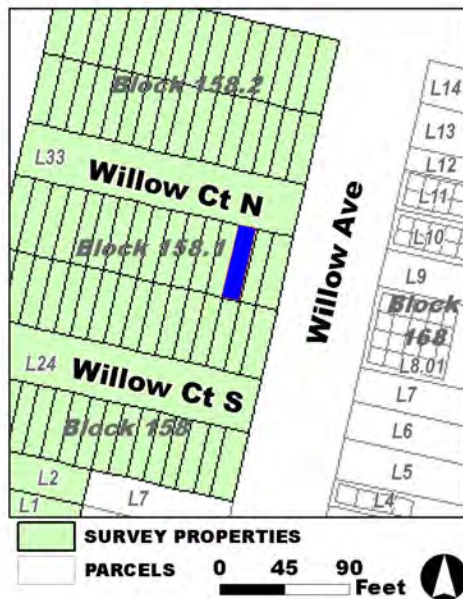
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1975320440

Page 2

☐ (Primary Contact)

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 1419:321	1921	
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Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 815:8	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1975320440

Page 3

☐ (Primary Contact)

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1975320440

Page 4

PROPERTY REPORT

Property ID: **-535095949**

Property Name: 60 Willow Court

Ownership:

Address: 60 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

60 Willow Court is a two-and-one-half-story tall, two-bay wide, flat-front rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. A frame vestibule clad in painted wood projects from the facade. The main block is clad in formstone and the dormer is sheathed in punched tin siding. Fenestration includes a three-part vinyl window within a modified opening on the first floor; one-over-one vinyl replacement windows set within the original segmental arch openings are located on the second floor. Alterations include the modern first floor window; vinyl replacement windows; projecting vestibule; and formstone cladding over the original brick. No exterior flood mitigation measures are evident.

60 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-535095949

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the addition of formstone and first floor window alteration, the retention of the original roof and original shed-roofed dormer results in sufficient integrity to contribute to the Willow Terrace streetscape. Because it retains sufficient character-defining features to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 60 Willow Court be classified as a contributing resource.

Setting:

60 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 14), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

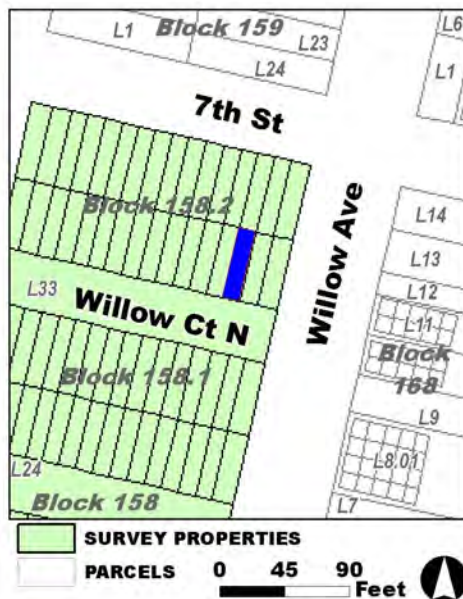
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-535095949

Page 2

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Hudson County	Hudson County Deed 815:8	1902	
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Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-535095949**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-535095949

Page 4

PROPERTY REPORT

Property ID: **-96385047**

Property Name: 61 Willow Court

Ownership:

Address: 61 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

61 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The dwelling consists of a two-story original main block with a third-story addition topped by a modest bracketed cornice. The entire facade is clad in stucco. The main block features a projecting, stucco-clad vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes six-over-six vinyl windows set within elongated openings throughout. Alterations include the rooftop addition; projecting vestibule; replacement windows; and modified window openings. No exterior flood mitigation measures are evident.

61 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-96385047

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition and projecting vestibule, 61 Willow Court exhibits modern techniques of expanding these former workers houses. However, due to the application of stucco over the original facade brick, modified window openings, and loss of the original cornice, the building retains few original design elements. In addition, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. The alterations have rendered the building's original appearance and design intent largely indiscernible. Thus, it is recommended that 61 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

61 Willow Court is sited on a rectangular parcel (Block 158.01 Lot 31), located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

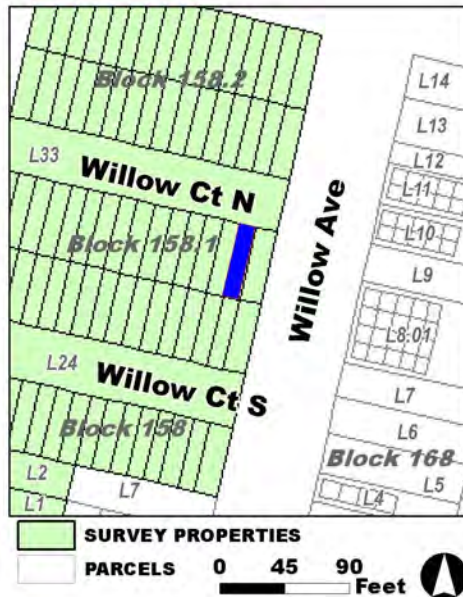
Other Designation Date:

☐ **Eligibility Worksheet included 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)

-96385047

Page 2

BIBLIOGRAPHY:

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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-96385047**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-96385047

Page 4

PROPERTY REPORT

Property ID: 398989112

Property Name: 62 Willow Court

Ownership:

Address: 62 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

62 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story addition embellished by a parapet with battlements. The facade features a doorway with a stone threshold, capped by an aluminum awning. Fenestration includes a three-sided bay window on the first story, and one-over-one vinyl windows on the upper stories. The original segmental arch openings have been concealed. Alterations include the rooftop addition; formstone cladding; and replacement windows and door. No exterior flood mitigation measures are evident.

62 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

398989112

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

As a result of the extensive alterations made to the exterior of the dwelling, the resulting style and massing of the dwelling is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. In addition, these alterations have rendered the building's original appearance and design intent largely indiscernible. Thus, it is recommended that 62 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

62 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 15), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

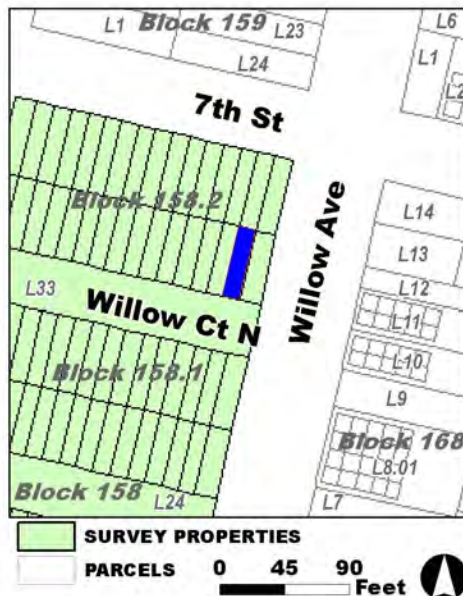
Other Designation Date:

☐ Eligibility Worksheet included 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)

398989112

Page 2

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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	Bank builder is given deadline to fix Court St., [North Hudson - Hoboken edition] September 30, 1975, 1.	1975	
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Hudson County	Hudson County Deed 815:8	1902	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 1448:427	1922	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**398989112**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

398989112

Page 4

PROPERTY REPORT

Property ID: **-782960138**

Property Name: 63 Willow Court

Ownership:

Address: 63 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.01	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

63 Willow Court is a three-story tall, two-bay wide, corner rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story brick main block with stucco-clad, shed-roof dormers on the front and rear roof slope. Fenestration includes a combination of single and paired one-over-one vinyl replacement windows. Window openings on the north elevation appear to have been shortened, as evidenced by replacement brick. Two main entry doors are deeply recessed on the east elevation. An early storefront window is located on the east elevation and is set beneath a projecting molded hood. Alterations include the dormer additions; modified window openings; and vinyl replacement windows. No exterior flood mitigation measures are evident.

63 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-782960138

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its corner placement, prominent gable roof visible from Willow Avenue, and storefront window, 63 Willow Court may represent a surviving, early mixed-use building in Willow Terrace. Due to its retention of character-defining features that contribute to the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 63 Willow Court be classified as a contributing resource.

Setting:

63 Willow Court is sited on a rectangular parcel (Block 158.01 Lot 32) at the east end of the block, located on the south side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

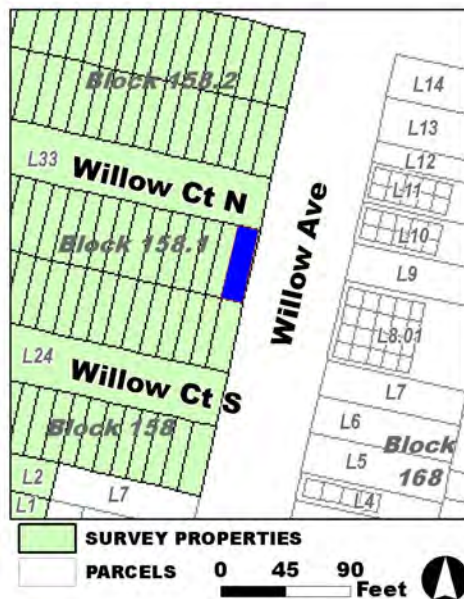
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-782960138

Page 2

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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 427:1	1886	
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Hudson County	Hudson County Deed 815:8	1902	
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Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-G-C / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☒ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:****Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-782960138**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-782960138

Page 4

PROPERTY REPORT

Property ID: **-1459067687**

Property Name: 64 Willow Court

Address: 64 Willow CT

Ownership:

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

64 Willow Court is a three-story tall, two-bay wide, three-bay deep, corner rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original block with a third-story addition. The first floor includes a portion of the original brick façade with stucco on the exposed side (east) elevation, while the upper floors are sheathed in vinyl siding. The main entry is located on the east elevation. Fenestration on the first floor includes six-over-six windows set within original segmental arch openings and supported by stone sills; fenestration on the upper floors include four-over-four vinyl windows. Alterations include the rooftop addition, vinyl siding, and vinyl replacement windows. No exterior flood mitigation measures are evident.

64 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

-1459067687

Page 1

☐ (Primary Contact)

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Although it retains some character-defining features, including original openings and exposed original brick on the first floor, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These changes render the original main block largely indiscernible. Thus, it is recommended that 64 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

64 Willow Court is sited on a rectangular parcel at the east end of the block (Block 158.02 Lot 16), located on the north side of Willow Terrace North in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

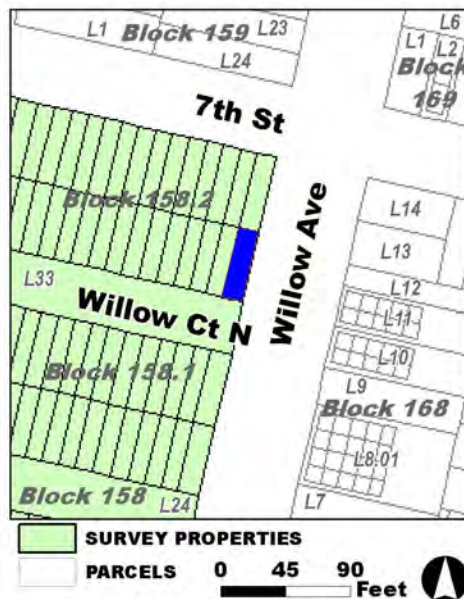
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

-1459067687

Page 2

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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 1419:321	1921	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 815:8	1902	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

-1459067687

Page 3

☐ (Primary Contact)

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1459067687

Page 4

PROPERTY REPORT

Property ID: 1045232927

Property Name: 97 Willow Court
Address: 97 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

97 Willow Court is a highly altered, three-story tall, two-bay wide, flat-front corner rowhouse with ground-floor retail constructed ca. 1885. The dwelling consists of a two-story original main block with third floor addition and two-story rear ell with rooftop deck. A modern storefront system wraps the corner at the first floor. Fenestration includes a variety of modern fixed windows. The only remaining historic fabric appears to be the brick exterior walls at the first and second floors. No exterior flood mitigation measures are evident.

97 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1045232927

Page 1

on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 97 Willow Court is highly altered, with recent additions of a full third story, modified window openings, and modern storefront. These changes are incompatible with the historic character of Willow Terrace's modest vernacular rowhouse and renders the structure's original design intent and appearance largely indiscernible. Thus, it is recommended that 97 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

97 Willow Court is sited on a corner rectangular parcel (Block 158.02 Lot 32), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing east. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

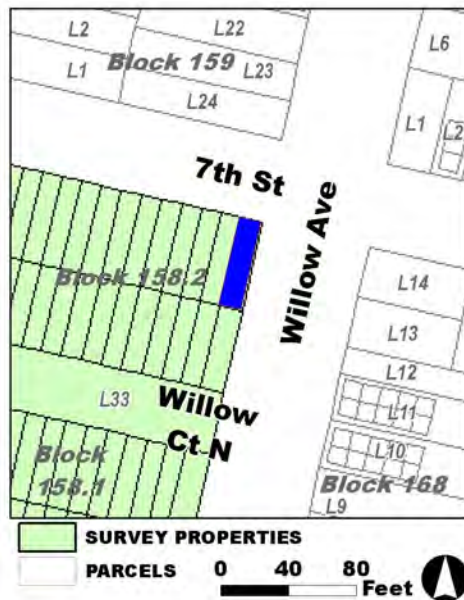
Other Designation Date:

☐ **Eligibility Worksheet included 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)

1045232927

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BIBLIOGRAPHY:

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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 815:8	1902	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 427:1	1886	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 1448:427	1922	
Hudson County	Hudson County Deed 591:24	1893	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 1539:48	1924	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2 1/2B-1U-C-R / FAC_NAME: / YR:)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**1045232927**

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1045232927

Page 4

PROPERTY REPORT

Property ID: -832400810

Property Name: 99 Willow Court

Ownership:

Address: 99 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

99 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with third-story brick addition. The main block features a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes one-over-one vinyl windows set within segmental arch openings and supported by bluestone sills. The facade features horizontal ribbons of sawtooth-laid brick at the upper floors. Alterations include the rooftop addition with boxed wood cornice; projecting vestibule; and replacement windows. No exterior flood mitigation measures are evident.

99 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor:

☐ (Primary Contact)

-832400810

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its rooftop addition and projecting vestibule, 99 Willow Court exhibits modern techniques of expanding these former workers houses. Although it retains some character-defining features, such as pattern brickwork and original openings, the overall style and massing of the third floor addition is incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These alterations render the original main block largely indiscernible. Thus, it is recommended that 99 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

99 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 31), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

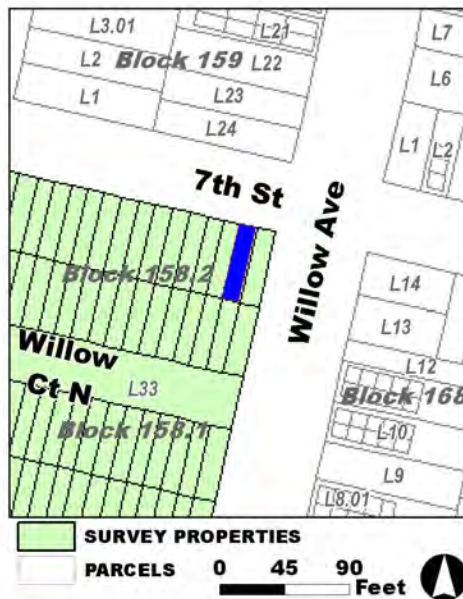
Other Designation Date:

☐ Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-832400810

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 1539:48	1924	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)**-832400810**

Attachments Included:

0 Building
0 Structure
0 Object

0 Bridge
0 Landscape
0 Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐

ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-832400810

Page 4

PROPERTY REPORT

Property ID: 759029193

Property Name: 101 Willow Court

Ownership: Private

Address: 101 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

101 Willow Court is a three-story tall, two-bay wide, former flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of: a two-story original brick main block; third-story addition; two-story bay window addition at the upper floors; and projecting brick vestibule. A portion of the original sawtooth-laid brick ribbons are visible at the second floor. Fenestration includes a one-over-one replacement window set within the original opening at the first floor and one-over-one modern windows in the bay window. Alterations include a projecting vestibule; rooftop addition; two-story bay window; and replacement windows and door. No exterior flood mitigation measures are evident.

101 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

759029193

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

101 Willow Court is highly altered and retains few character-defining features. Alterations include the overall style and massing of the third floor addition and two-story bay window. These are not compatible with the historic character of Willow Terrace's modest vernacular rowhouses, and renders the dwelling's original design intent and appearance largely indiscernible. Thus, it is recommended that 101 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

101 Willow Court is sited on an end of the block, rectangular parcel (Block 158.02 Lot 30), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

759029193

Page 2

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Hudson County	Hudson County Deed 1448:427	1922	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 591:24	1893	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 1539:48	1924	
Hudson County	Hudson County Deed 427:1	1886	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-BX-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:**

759029193

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

759029193

Page 4

PROPERTY REPORT

Property ID: 783540451

Property Name: 103 Willow Court
Address: 103 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

103 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of: a two-story original brick main block; third-story, mansard-roof addition; two-story bay window addition at the upper floors; and projecting brick vestibule. A portion of the original sawtooth-laid brick ribbons are visible at the second floor. Fenestration include a two-over-two vinyl replacement window within an expanded opening on the first floor; one-over-one modern windows are located in the bay window. Alterations include the rooftop addition; two-story bay window; first floor window replacement and opening modification; and projecting vestibule. No exterior flood mitigation measures are evident.

103 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

783540451

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were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

103 Willow Court is highly altered, and retains few character-defining features. The overall style and massing of the third floor addition as well as the two-story bay window are incompatible with the historic character of Willow Terrace's modest vernacular rowhouses. These changes render the dwelling's original design intent and appearance largely indiscernible. Thus, it is recommended that 103 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

103 Willow Court is sited on an end of the block, rectangular parcel (Block 158.02 Lot 29), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

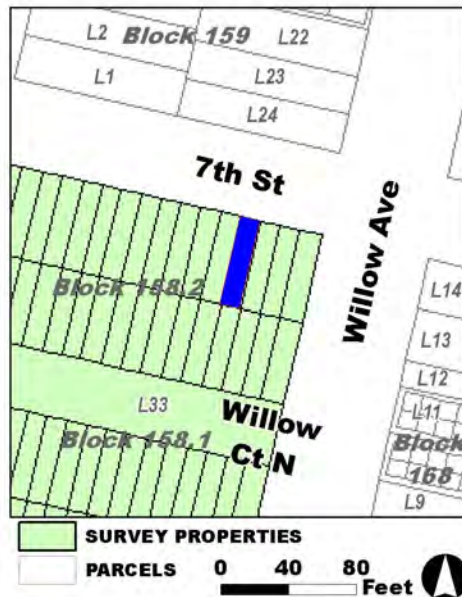
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

783540451

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Author:	Title:	Year:	HPO Accession #: (if applicable)
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Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 591:24	1893	
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Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 1419:321	1921	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Hudson County	Hudson County Deed 427:1	1886	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 3B-1U-BX-DECKS / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Property ID:

783540451

Page 3

Organization: AECOM

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

783540451

Page 4

PROPERTY REPORT

Property ID: 73040810

Property Name: 105 Willow Court
Address: 105 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

105 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset shed-roof dormer; an interior end brick chimney rises from the center ridge of the roof. The roofline is embellished with a non-original bracketed wood cornice. The facade also features original horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes a pair of six-over-six replacement windows set within a modified opening; six-over-six replacement windows set within original segmental brick arch openings and stone sills are located at the second floor. The main entry is composed of a replacement door set within the original segmental arch opening (the top of the arch has been infilled). Alterations include the addition of the cornice; window replacements; modified first floor window opening; and door replacement. Notably, the building is one of few on the 100 block of Willow Court with no projecting vestibule. No exterior flood mitigation measures are evident.

105 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

73040810

Page 1

Shipperville development. In the early 1920s, the Stevens family sold the dwellings to the Shipperville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the addition of a stylized cornice, window replacements, and first floor window alteration, the retention of the original roof and original shed-roofed dormer with chimney results in sufficient integrity to contribute to the Willow Terrace streetscape. Because it retains sufficient character-defining features to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District, it is recommended that 105 Willow Court be classified as a contributing resource.

Setting:

105 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 28), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

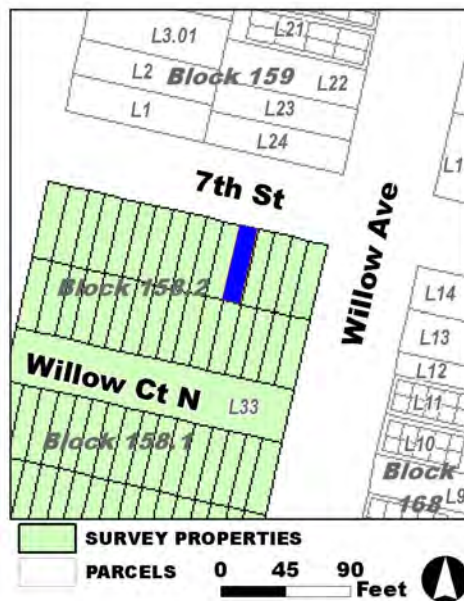
Other Designation Date:

☐ Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

73040810

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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

☐ (Primary Contact)

Property ID:

73040810

Page 3

Organization: AECOM

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

73040810

Page 4

PROPERTY REPORT

Property ID: 1682611437

Property Name: 107 Willow Court
Address: 107 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

107 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a third-story mansard roof addition. The main block features a projecting vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes one-over-one replacement vinyl windows set within the original segmental arch openings. The facade is accented by original horizontal ribbons of sawtooth-laid brick at the second floor. Alterations include the rooftop addition; projecting vestibule; and replacement windows and door. No exterior flood mitigation measures are evident.

107 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1682611437

Page 1

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

107 Willow Court retains some character-defining features, such as original window openings and brickwork, segmental lintels, and original cornice line. Despite the style and massing of a third-story addition, the property remains legible as a modest, vernacular rowhouse in Willow Terrace. Thus, it is recommended that 107 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

107 Willow Court is sited on amid-block, rectangular parcel (Block 158.02 Lot 27), located on the north side of 107 Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1682611437

Page 2

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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
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Hudson County	Hudson County Deed 591:24	1893	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:****1682611437**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1682611437

Page 4

PROPERTY REPORT

Property ID: **-1664274404**

Property Name: 109 Willow Court

Ownership: Private

Address: 109 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

109 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof with offset shed-roof dormer. The facade features a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes four-over-four replacement windows with stone sills, set within original segmental arch openings. Alterations include the projecting vestibule; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

109 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

-1664274404

Page 1

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

109 Willow Court exhibits minimal alterations, mainly contained to material and window replacements. The projecting vestibule, though not original to the dwelling, does reflect a historic trend along the northernmost block of Willow Terrace to affix shared front-gabled vestibules to the entrances. Due to its retention of character-defining features, including the original roof and dormer, it is recommended that 109 Willow Court be classified as a contributing resource.

Setting:

109 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 26), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing south. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

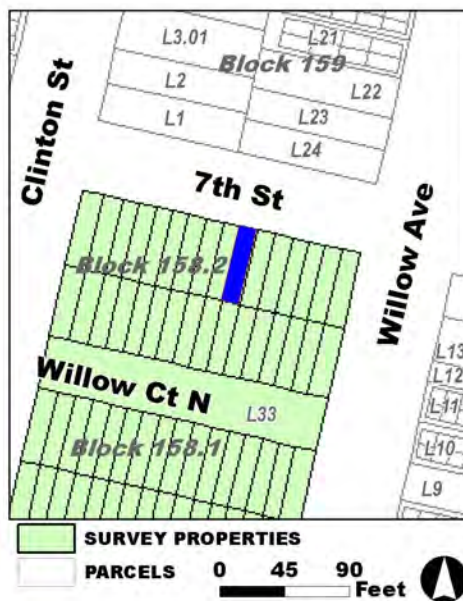
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1664274404

Page 2

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Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1539:48	1924	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1483:73.	1923	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Hudson County	Hudson County Deed 815:14	1902	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

-1664274404

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1664274404

Page 4

PROPERTY REPORT

Property ID: 641950823

Property Name: 111 Willow Court
Address: 111 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

111 Willow Court is a three-story tall, two-bay wide, flat-front masonry Italianate-style rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a third-story mansard roof addition. The main block features a projecting shed roof vestibule -- a common alteration among Willow Terrace rowhouses. Fenestration includes two-over-two vinyl replacement windows with stone sills, set within original openings. The second floor features horizontal ribbons of sawtooth-laid brick. Alterations include the rooftop addition; replacement windows; and projecting vestibule. No exterior flood mitigation measures are evident.

111 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

641950823

Page 1

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

Despite the overall style and massing of the third floor addition, 111 Willow Court retains character-defining features such as original brickwork, original openings, and segmental lintels and remains legible as one of Willow Terrace's modest vernacular rowhouse. Thus, it is recommended that 111 Willow Court be classified as a contributing resource within the Hoboken Historic District.

Setting:

111 Willow Court is sited on a mid-block, rectangular parcel(Block 158.02 Lot 25), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers' housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

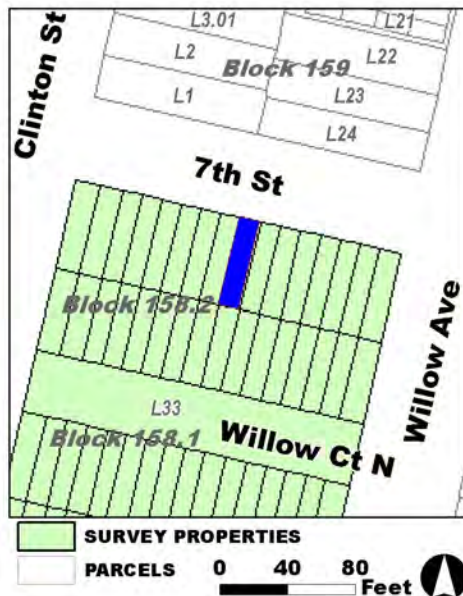
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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

☐ (Primary Contact)

Property ID:

641950823

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
Hudson County	Hudson County Deed 815:14	1902	
Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 427:1	1886	
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Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 815:8	1902	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H-DK / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

Property ID:

641950823

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

641950823

Page 4

PROPERTY REPORT

Property ID: **1468738494**

Property Name: 113 Willow Court

Ownership: Private

Address: 113 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

113 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. An interior end brick chimney rises from the center ridge of the roof. The facade features horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes one-over-one replacement vinyl windows with stone sills set within original segmental brick arch openings. The main entry is composed of a replacement door and original bluestone threshold. A modern decorative metal fence is shared with 115 Willow Court. Alterations are limited to replacement window sash and door. No exterior flood mitigation measures are evident.

113 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor:

Organization: AECOM

☐ (Primary Contact)

Property ID:

1468738494

Page 1

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

113 Willow Court exhibits minimal alterations, including replacement window sash and replacement door, and maintains a high degree of integrity among Willow Terrace rowhouses. It retains character-defining features, such as the original roof and dormer, brickwork, stone threshold, stone sills, and original window openings. These elements help contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 113 Willow Court be classified as a contributing resource.

Setting:

113 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 24), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

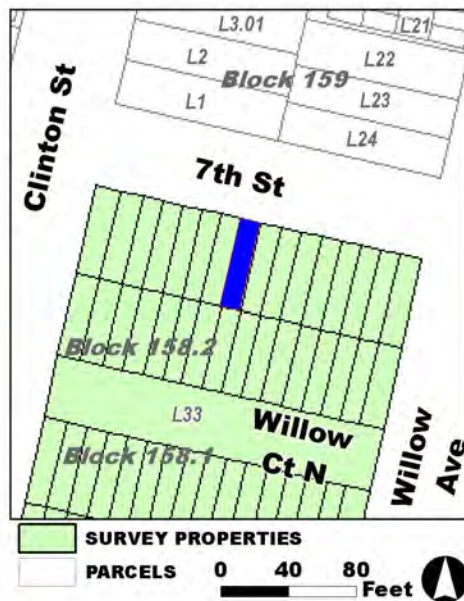
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

1468738494

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:****Organization:** AECOM**Property ID:****1468738494**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1468738494

Page 4

PROPERTY REPORT

Property ID: **-621943343**

Property Name: 115 Willow Court

Ownership: Private

Address: 115 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

115 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains its original roof and offset shed dormer. The facade features horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes six-over-six vinyl replacement windows with stone sills, set within original segmental arch openings. The main entry includes a replacement door with an original threshold and a modern decorative metal fence shared with 113 Willow Court. Alterations include the metal fence; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

115 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-621943343

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

115 Willow Court exhibits minimal alterations, limited to replacement windows and a replacement door. It retains character-defining features, such as the original roof, stone threshold, stone sills, and shed-roof dormer. These elements contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 115 Willow Court be classified as a contributing resource.

Setting:

115 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 23), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

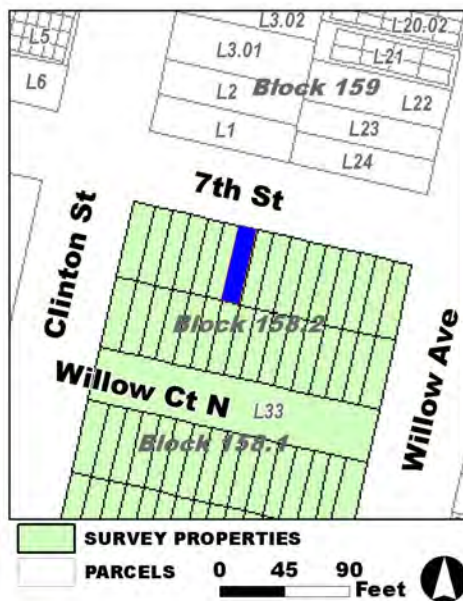
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

-621943343

Page 2

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Hudson County	Hudson County Deed 591:24	1893	
Hudson County	Hudson County Deed 1448:427	1922	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 3

☐ (Primary Contact)**-621943343**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-621943343

Page 4

PROPERTY REPORT

Property ID: 1016753936

Property Name: 117 Willow Court
Address: 117 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

117 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with rooftop addition. The main block is brick while the addition is clad in wood siding. The facade features horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes six-over-one vinyl replacement windows with stone sills, set within original segmental brick arch openings. The rooftop addition features one-over-one windows. The main entry is composed of a replacement door with non-original paneled surround concealing the original segmental arch opening. A simple wood cornice demarcates the lower two floors from the shed-roof rooftop addition. Alterations include rooftop addition; replacement windows; and replacement door with surround. No exterior flood mitigation measures are evident.

117 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1016753936

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof and differentiated material, 117 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation techniques common to these former workers houses. Because it retains character-defining features, such as the original roofline, brick facade, and window openings, it contributes to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 117 Willow Court be classified as a contributing resource.

Setting:

117 Willow Court is sited on a mid-block rectangular parcel (Block 158.02 Lot 22), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

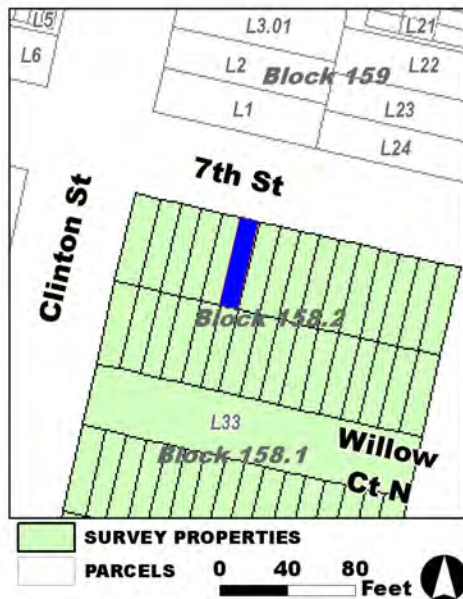
Other Designation Date:

☐ **Eligibility Worksheet included 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:

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☐ (Primary Contact)

1016753936

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 1539:48	1924	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 427:1	1886	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hudson County	Hudson County Deed 1419:321	1921	
Clark, Geoffrey W.	History of Stevens Institute of Technology: A Record of Broad-Based Curricula and Technogenesis, 1870–2000	2000	
Hudson County	Hudson County Deed 815:14	1902	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
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Hudson County	Hudson County Deed 1448:427	1922	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****1016753936**

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☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1016753936

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PROPERTY REPORT

Property ID: **-1870148693**

Property Name: 119 Willow Court

Ownership: Private

Address: 119 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

119 Willow Court is a two-and-a-half-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling features the original roof with offset shed-roof dormer. The facade features a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. Raised and painted stucco beltcourses run above the openings of both floors. Fenestration includes one-over-one vinyl replacement windows with stone sills, set within original openings. Alterations include projecting vestibule; replacement windows; and replacement door. No exterior flood mitigation measures are evident.

119 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-1870148693

Organization: AECOM

severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

119 Willow Court exhibits minimal alterations - mainly material and window replacements. The projecting vestibule, though not original to the dwelling, reflects a historic trend along the northernmost block of Willow Terrace to affix shared front-gabled vestibules to the entrances. Due to its retention of character-defining features, including the original roof and dormer, it is recommended that 119 Willow Court be classified as a contributing resource to the Hoboken Historic District.

Setting:

119 Willow Court is sited on a mid-block, rectangular parcel (Block 158.02 Lot 21), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

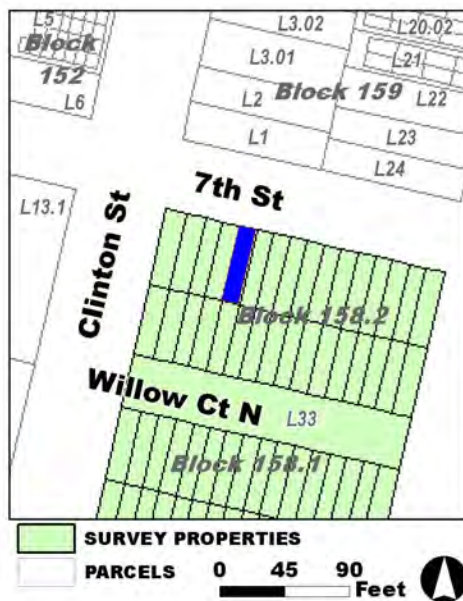
Other Designation Date:

☐ Eligibility Worksheet included 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)

-1870148693

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BIBLIOGRAPHY:

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Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Hudson County	Hudson County Deed 1448:427	1922	
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Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 591:24	1893	
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Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1419:321	1921	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1870148693

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☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1870148693

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PROPERTY REPORT

Property ID: 1426087570

Property Name: 121 Willow Court
Address: 121 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

121 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling retains the original roof with offset, shed-roof dormer. An interior end brick chimney rises from the center ridge of the roof. The first floor features a stone threshold within a projecting brick vestibule -- a common alteration among Willow Terrace rowhouses. The original brick facade has been mostly concealed with applied half-timbering; a portion of original sawtooth-laid brick ribbons are still visible at the second floor. Fenestration includes six-over-six replacement vinyl windows with stone sills; second-floor windows are set within original segmental brick arch openings. Alterations include replacement window sash; projecting vestibule; and stylized alterations to the facade. No exterior flood mitigation measures are evident.

121 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

1426087570

Page 1

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

121 Willow Court exhibits several alterations, mainly applied half-timbering, projecting vestibule, and replacement windows and door. The projecting vestibule, though not original to the dwelling, reflects a historic trend along the northernmost block of Willow Terrace to affix shared front-gabled vestibules to the entrances. It retains sufficient character-defining features - including the original second-floor window openings, shared interior brick chimney, original roof, and dormer - to contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 121 Willow Court be classified as a contributing resource.

Setting:

121 Willow Court is sited on amid-block, rectangular parcel (Block 158.02 Lot 20), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood - a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

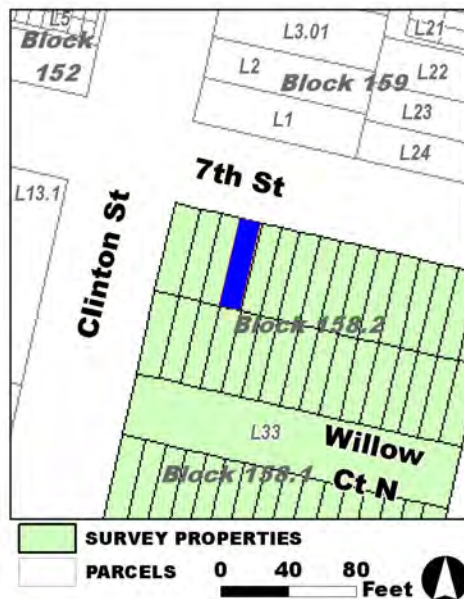
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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)

1426087570

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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Hudson County	Hudson County Deed 427:1	1886	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
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Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
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Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Hudson County	Hudson County Deed 591:24	1893	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****1426087570**

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

1426087570

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PROPERTY REPORT

Property ID: **-1379996988**

Property Name: 123 Willow Court
Address: 123 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

123 Willow Court is a three-story tall, two-bay wide, flat-front masonry building constructed ca. 1885. The vernacular dwelling consists of a two-story original main block, third-story brick addition, and projecting brick vestibule. The facade features horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes one-over-one vinyl replacement windows; windows at the main block are set within the original segmental arch openings. Alterations include the rooftop addition, projecting vestibule, vinyl replacement windows and replacement door. A simple wood cornice demarcates the lower two floors from the brick-clad, shed-roofed addition. No exterior flood mitigation measures are evident.

123 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-1379996988

Page 1

☐ (Primary Contact)

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

With its low-profile shed roof and differentiated brick, 123 Willow Court exhibits the mid-to-late 20th-century rooftop adaptation technique common to these former worker houses. The building retains character-defining features, such as the original openings and brick detailing. Thus, it is recommended that 123 Willow Court be classified as a contributing resource to the Hoboken Historic District.

Setting:

123 Willow Court is sited on an end of the block, rectangular parcel (Block 158.02 Lot 19), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

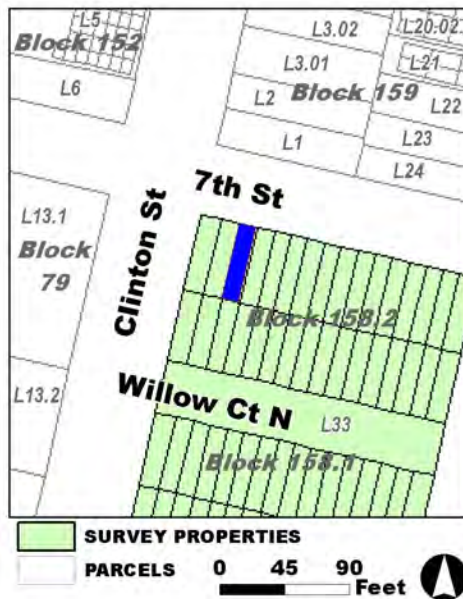
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included 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:

-1379996988

☐ (Primary Contact)

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 427:1	1886	
Hudson County	Hudson County Deed 1419:321	1921	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Hudson County	Hudson County Deed 815:8	1902	
Hudson County	Hudson County Deed 591:24	1893	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
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Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Hudson County	Hudson County Deed 1539:48	1924	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:****-1379996988**

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☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: 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:

-1379996988

Page 4

PROPERTY REPORT

Property ID: -492496209

Property Name: 125 Willow Court

Ownership: Private

Address: 125 Willow CT

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

125 Willow Court is a three-story tall, two-bay wide, flat-front masonry rowhouse constructed ca. 1885. The vernacular dwelling consists of a two-story original main block with a tall, vinyl-clad, third-story addition. The facade features horizontal ribbons of sawtooth-laid brick at the second floor. Fenestration includes a small vinyl window in a modified opening at the first floor; replacement vinyl windows with stone sills set within original segmental arch openings are located on the second floor. Alterations include the third-story addition; replacement windows; modified first floor window opening; and replacement door set beneath an infilled segmental arch. No exterior flood mitigation measures are evident.

125 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings

Survey Name: Hoboken City Architectural Survey 2018

Property ID:

Page 1

Surveyor: Emily P. Everett

☐ (Primary Contact)

-492496209

Organization: AECOM

were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

The building at 125 Willow Court retains some original design elements, including second floor window openings and brickwork. However, the overall style, massing, and scale of the third-story addition combined with modified first floor window opening have diminished the building's integrity and rendered its original appearance and design intent largely indiscernible. Thus, it is recommended that 125 Willow Court be classified as a non-contributing resource within the Hoboken Historic District.

Setting:

125 Willow Court is sited mid-block on a rectangular parcel (Block 158.02 Lot 18), located on the north side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

Registration
and Status
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

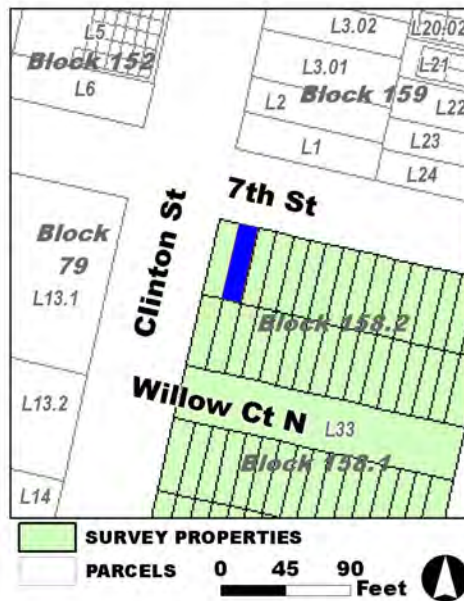
Other Designation Date:

☐ Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-492496209

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 1539:48	1924	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 815:8	1902	
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hudson County	Hudson County Deed 427:1	1886	
Jersey Journal	"Hoboken asks why fire report on 911 took 10 minutes," [North Hudson - Hoboken edition] May 1, 1975, 1.	1975	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
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Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 815:14	1902	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
Trenton Evening Times	"New Concerns Chartered," June 18, 1921, 9.	1921	
Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

-492496209

Page 3

☐ (Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

Historic District ? ☒

District Name: Hoboken Historic District

Status: Not Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-492496209

Page 4

PROPERTY REPORT

Property ID: **-95113178**

Property Name: 127 Willow Court
Address: 127 Willow CT

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace	Newark	158.02	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

127 Willow Court is a two-and-a-half story tall, two-bay wide, flat-front masonry corner rowhouse constructed ca.1885. The dwelling retains its original roof with offset, shed-roof dormer. Fenestration on the front (north) elevation includes a paired, one-over-one vinyl replacement window set within an elongated opening at the first floor; one-over-one vinyl replacement windows set within original segmental arch openings and stone sills are located on the second floor. The main entry includes a replacement door set within the original segmental arch opening with infilled top. The dwelling features a painted, header brick beltcourse above the first and second floor openings that wraps around the blank, exposed side (west) elevation. Alterations include replacement windows and door and the modified first floor window opening. No exterior flood mitigation measures are evident.

127 Willow Court was built in 1885-1886 by the Hoboken Land & Improvement Company (HL&IC) as one of 80 rowhouses in the Willow Terrace neighborhood. Willow Terrace was built by Martha Bayard Stevens and her son Edwin for the workers employed by the HL&IC, partially replacing an earlier company village known as Shippenville. Willow Terrace rowhouses are characterized by their two-story height, low-pitched gable roofs (often with offset shed dormers on the front roof slope), and two-bay wide, flat-front facades arranged along several short, narrow cobblestone streets with minimal setbacks. Martha Bayard Stevens is said to have been inspired by the style and character of workers housing in New Lanark, Scotland, though additional evidence suggests possible influences from the earlier Shippenville development. In the early 1920s, the Stevens family sold the dwellings to the Shippenville Realty Company and the Willow

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

-95113178

Terrace Realty Company, which subsequently sold them to individual owners. By the middle of the 20th century, some of the dwellings were in poor condition, and a number were abandoned, raising concerns of demolition for redevelopment. After an April 30, 1975 fire severely damaged 15 Willow Court and damaged four others, the city (via City Council resolution) deemed Willow Terrace a historic site on May 7, 1975 to recognize the history of the area, encourage the owners of the damaged house to rebuild it in a compatible style, and allow city resources to be deployed to help with restoration. The paving of Willow Terrace's two streets was also noted as early as 1975 as among the last cobblestone streets in the city of Hoboken. Though the city maintained the cobblestones of Court Street, Willow Terrace was noted as being privately owned. Today, though many of the dwellings have been expanded with entry vestibules and rooftop additions, only one wholesale demolition has occurred. As a result, Willow Terrace maintains its historic character as former workers' housing through retained historic fabric and the consistent setback, scale, and massing of its dwellings to form cohesive, distinct streetscapes.

127 Willow Court retains several character-defining features, including the original roof form and dormer. The unaltered and exposed side-gable wall that is fully visible from Clinton Street contributes significantly to the Willow Terrace streetscape. These elements contribute to the historic character of the distinctive Willow Terrace neighborhood and greater Hoboken Historic District. Therefore, it is recommended that 127 Willow Court be classified as a contributing resource.

Setting:

127 Willow Court is sited on a corner rectangular parcel (Block 158.02 Lot 17), located on the south side of Willow Court in the City of Hoboken, Hudson County, New Jersey. The building is oriented with its primary elevation facing north. The property is situated in the Willow Terrace neighborhood – a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

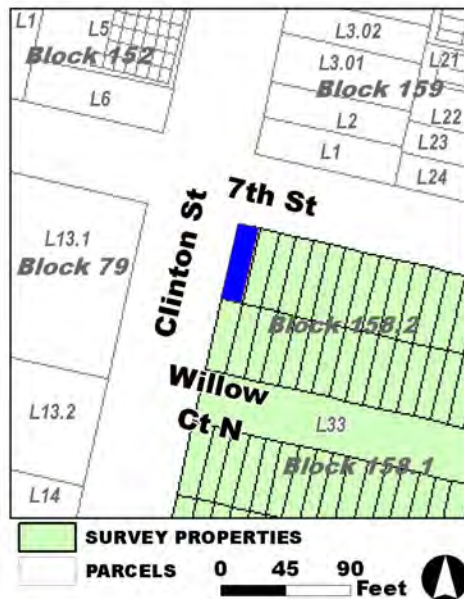
Other Designation Date:

☐ **Eligibility Worksheet included 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:

Page 2

☐ (Primary Contact)

-95113178

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Mr. Fixit Reports!," May 19, 1956, 16.	1956	
Hallam, Peter	"A walk in Hoboken's history," [Enjoy! in Jersey Journal] April 28, 1978.	1978	
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Jersey Journal	"Hoboken's Willow Terrace to be designated historic site," [North Hudson - Hoboken edition] May 6, 1975, 1.	1975	
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Otis, Lauren	"ON THE MAP; From Worker's Housing to Pint-Size Urban Enclave," [New York Times] June 13, 1999.	1999	
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Evening Journal	"A Bit of Hoboken," September 1, 1881.	1881	
Hudson County	Hudson County Deed 815:14	1902	
Evening Journal	"An Old Landmark Sold," Evening Journal	1885	
Jersey Journal	"Group forms to restore Willow Terrace homes," [North Hudson - Hoboken edition] May 27, 1975, 6.	1975	
Jersey Journal	"Hoboken council OKs new agency," [North Hudson - Hoboken edition] May 8, 1975, 18.	1975	
Hudson County	Hudson County Deed 1483:73.	1923	
Hudson County	Hudson County Deed 1419:321	1921	
Hudson County	Hudson County Deed 427:1	1886	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Evening Journal	"Hoboken's Many Prominent Women: Some of Their Splendid Charitable Work," March 28, 1905, 6.	1905	
Jersey Journal	"Mrs. Wittpenn Sells 32 Houses in Hoboken," October 25, 1921, 13.	1921	
[J. I. Kislak, Inc.]	"More Interesting Realty Deals," [Kislak Quarter Century Edition in Jersey Journal], November 23, 1931.	1931	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: 2.5B-1U-H / FAC_NAME: / YR: 1901)

NOTES: Bad Block # in Parcel Data: Correct is 158.02 (not 158.2)

More Research Needed? ☐ (checked=Yes)**Survey Name:** Hoboken City Architectural Survey 2018**Surveyor:** Emily P. Everett**Organization:** AECOM**Property ID:**

Page 3

☐ (Primary Contact)**-95113178**

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: 12/19/2018

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Emily P. Everett

Organization: AECOM

☐ (Primary Contact)

Property ID:

-95113178

Page 4

PROPERTY REPORT

Property ID: 1409479743

Property Name: Willow Court North

Ownership: Private

Address: Willow CT N

Apartment #:

ZIP: 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace North	Newark	158.01	33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Willow Court North is one of two original, one-block, stone-paved streets within the Willow Terrace neighborhood, which included 80 brick rowhouses constructed between 1885 and 1886. Along with Willow Court South, Willow Court North is one of two internal streets in Willow Terrace and is composed of intact stone blocks, or setts. Willow Court North is characterized by its uniformly-laid, square-headed stone blocks, which are almost fully intact and in good condition, and bluestone curbing. The street is also notable for its hard edge - with rowhouses built up to the limits of their properties.

Willow Terrace included 80 model workman's homes built by Martha Bayard Stevens and the Hoboken Land and Improvement Company (HL&IC) between 1885 and 1886, partially replacing an earlier company village known as Shippenville. The brick rowhouses are arranged in five rows of 16 rowhouses along Seventh Street, Willow Court North, and Willow Court South. An April 30, 1975 fire that severely damaged several of the rowhouses prompted the City to take protective measures, which also extended to the street paving. Both terrace streets were noted at the time as among the last "cobblestone" streets in the city of Hoboken. Though the city maintained the stone blocks of Court Street, Willow Terrace was noted as being privately owned.

Willow Court North retains integrity as one of two internal stone block streets constructed as part of the Willow Terrace neighborhood; its stone blocks and bluestone curbing are fully intact. Willow Court North further serves as a unifying, character-defining feature for the

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

Property ID:

Page 1

☐ (Primary Contact)

1409479743

vernacular rowhouses that line the street. The street contributes to the character of the Willow Terrace neighborhood and the greater Hoboken Historic District. Therefore, it is recommended that Willow Court North be classified as a contributing resource to the Hoboken Historic District.

Setting:

Willow Court North is sited on a linear parcel (Block 158.01 Lot 33), located in the City of Hoboken, Hudson County, New Jersey. The street is situated in the Willow Terrace neighborhood -- a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company. The immediate vicinity is comprised of primarily residential and mixed-use properties to the south, east, and north and historic industrial development along Clinton Avenue and to the west.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

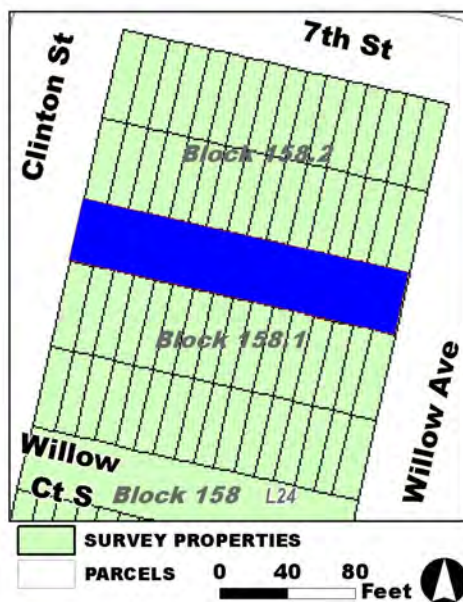
Other Designation:

Other Designation Date:

☐ **Eligibility Worksheet included 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)

1409479743

Page 2

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: STREET/EASEMENT / FAC_NAME: / YR: 0)

NOTES: Bad Block # in Parcel Data: Correct is 158.01 (not 158.1)

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ? ☒

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

Survey Name: Hoboken City Architectural Survey 2018

Surveyor: Samantha Kuntz

Organization: AECOM

☐ (Primary Contact)

Property ID:

1409479743

Page 3

PROPERTY REPORT

Property ID: **-327928062**

Property Name: Willow Court South
Address: Willow CT S

Ownership: Private
Apartment #: **ZIP:** 07030

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
HUDSON	Hoboken	Willow Terrace South	Newark	158	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Willow Court South is one of two original, one-block, stone-paved streets within the Willow Terrace neighborhood, which included 80 brick rowhouses constructed between 1885 and 1886. Along with Willow Court North, Willow Court South is one of two internal streets in Willow Terrace and is composed of intact stone blocks, or setts. Willow Court South is characterized by its uniformly-laid, square-headed stone blocks, which are almost fully intact and in good condition, and bluestone curbing. The street is also notable for its hard edge - with rowhouses built up to the limits of their properties.

Willow Terrace included 80 model workman's homes built by Martha Bayard Stevens and the Hoboken Land and Improvement Company (HL&IC) between 1885 and 1886, partially replacing an earlier company village known as Shippenville. The brick rowhouses are arranged in five rows of 16 rowhouses along Seventh Street, Willow Court North, and Willow Court South. An April 30, 1975 fire that severely damaged several of the rowhouses prompted the City to take protective measures, which also extended to the street paving. Both terrace streets were noted at the time as among the last "cobblestone" streets in the city of Hoboken. Though the city maintained the stone blocks of Court Street, Willow Terrace was noted as being privately owned.

Willow Court South retains integrity as one of two internal stone block streets constructed as part of the Willow Terrace neighborhood; its stone blocks and bluestone curbing are fully intact. Willow Court South further serves as a unifying, character-defining feature for the

Survey Name: Hoboken City Architectural Survey 2018

Researcher: Emily P. Everett

Organization: AECOM

☒ (Primary Contact)

Property ID:

-327928062

Page 1

vernacular rowhouses that line the street. The street contributes to the character of the Willow Terrace neighborhood and the greater Hoboken Historic District. Therefore, it is recommended that Willow Court South be classified as a contributing resource to the Hoboken Historic District.

Setting:

Willow Court South is sited on a linear parcel (Block 158 Lot 24), located in the City of Hoboken, Hudson County, New Jersey. The street is situated in the Willow Terrace neighborhood -- a dense, residential enclave of two and three-story rowhouses originally built in 1885-1886 as workers housing by the Hoboken Land Improvement Company. The immediate vicinity is comprised of primarily residential and mixed-use properties to the south, east, and north and historic industrial development along Clinton Avenue and to the west.

**Registration
and Status
Dates:**

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

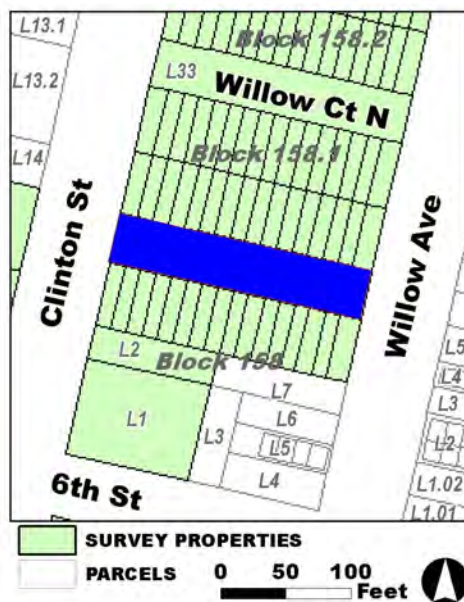
Other Designation Date:

☐ **Eligibility Worksheet included 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:

-327928062

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BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Jersey Journal	"Sinatra contribution goes to Willow Terrace," [Hudson City edition] September 30, 1975, 4.	1975	
Jersey Journal	"Council to set Sept. 2 as date for city land sale," [North Hudson - Hoboken edition] August 18, 1975, 6.	1975	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Sanborn-Perris Map Co.	Insurance Maps of Hudson County, New Jersey.	1891	
Harshbarger and Lee	Cultural Resources Screening Report, Court Street, City of Hoboken, Hudson County, New Jersey.	2018	

Additional Information:

HPC LIST ID: 232

PARCEL DATA (BLDG_DESC: STREET/EASEMENT / FAC_NAME: / YR:)

NOTES:

More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ? ☒

District Name: Hoboken Historic District Boundary Increase

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: 3/6/2019

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