

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Paulus Hook Historic District

and/or common

2. Location *Greene, Washington, Grand, Sussex, Morris Green,*

Warren and York Sts. N/A not for publication

street & number city, town Jersey City N/A vicinity of congressional district 14th

state New Jersey code 34 county Hudson code 017

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hudson County Administration Building

street & number 595 Newark Avenue

city, town Jersey City state New Jersey

6. Representation in Existing Surveys

title New Jersey Historic Sites Inventory: Jersey City Survey has this property been determined eligible? yes no

date 1980-81 federal state county local

depository for survey records Office of Cultural and Environmental Services

city, town Trenton state NJ

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Paulus Hook Historic District, encompassing 211 structures in a 12-block area, is a well-preserved 19th century urban neighborhood. It is characterized by urban residential buildings, from the late 1830's through the mid-1890's, with a number of distinguished late 19th century institutional and commercial buildings scattered throughout the district. Eighty-seven percent of the buildings are residential and 71% were built before 1871. The predominant residential building is the rowhouse - basically brick, two to three stories with basement and stoop, three bay side hall plan. Detailing is Greek Revival or Italianate and the row is united by a single cornice. The 1880's through the early 1900's saw further expansion of the district with four to five story tenements of a late Italianate design, and institutional buildings including churches, schools, banks, offices and a monumental Beaux Arts post office.

In 1804, the New Jersey Associates, a group of New York businessmen, commissioned Joseph Mangin to draw up a plan for the area. The grid plan featured a city square, Washington Park, and included specific areas for churches and a school. By the late 1830's, Paulus Hook was a residential community, close to the river, a satellite of New York. The heart of the area was Paulus Hook Park (now Washington Square) on a promontory at Washington and Grand Streets. Paulus Hook, at that time, was a self contained entity bounded on the east by the Hudson River and waterfront development, which included ferries and railroad terminals, on the south by New York Bay and the Morris Canal, and by marshland on the west and north.

The present boundaries coincide with the district's historical boundaries, although industrial development and 20th century high-rise apartments have necessitated a smaller district than the mid-19th century Paulus Hook, and Washington Park is now closer to the eastern edge rather than the heart of the district. The termination of the residential area determines the western boundary; the modern Colgate Palmolive Plant on the Hudson River creates the eastern boundary; the modern high-rises on Montgomery Street create the northern boundary; and the industrial plants on the south create that boundary. These are also the boundaries of the locally-designated Paulus Hook Historic District.

8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/
			<input type="checkbox"/> humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Paulus Hook Historic District is an extremely well preserved 19th century urban residential landscape. An homogenous housing stock of brick and brownstone rowhouses present uniform streetscapes throughout the district. The architectural significance of these residential rows and the several fine institutional and commercial buildings in the district is complemented by the area's role in the development of Jersey City. Paulus Hook's location on New York Harbor, at the head of navigation of the Morris Canal, and at the railhead for the port drew a group of New York investors to the area in 1804. Their corporation, the Associates of the Jersey Company commissioned the creation of a city plan which was developed thirty years later as Paulus Hook.

The lower town of Jersey City grew up around three squares, Paulus Hook, Hamilton, and Van Vorst, in the middle decades of the last century. The earliest of the three areas is that around Paulus Hook. In 1804 Anthony Dey acquired property in the district that was soon taken over by a group called Associates of the Jersey Company. At that point the population consisted of less than twenty. For at least thirty years development proceeded very slowly. Such edifices as the one that later became the Hudson Hotel, the house where Robert Fulton lived until his death in 1815; the grander one called "Prospect Park" of 1816 on what became Essex Street; and the Dudley Gregory mansion of 1838 on the corner of Washington and Sussex, must have stood in comparative isolation. The district of Paulus Hook was incorporated as Jersey City in 1820, provided with a new charter in 1829, and reincorporated in 1838; but grew slowly. In 1834 there were only 170 houses within the boundaries, and when the first census was taken in 1840 there were only a few thousand inhabitants. Not surprisingly, few buildings before that date have survived. A group of houses at the west end of Sussex Street (photo 32) are of wood and possibly reflective of very early structures as the character of the roofs suggest. Number 77 Grand Street is said to be the site of the Fulton house. The house that stands there now is in bad condition. One of two identical brick houses c. 1830's, it appears on the Dribbs map of 1840 (some twenty-five years or more after Fulton's death in 1815).

9. Major Bibliographical References

ACREAGE NOT VERIFIED
See Continuation Sheets

10. Geographical Data

Acres of nominated property Approximately 20 acres

Quadrangle name Jersey City, NJ-NY

Quadrangle scale 1:24,000

UMT References

A	<u>1,8</u>	<u>5,8,1</u>	<u>1,4,0</u>	<u>4,5</u>	<u>0,7</u>	<u>5,6,0</u>
	Zone	Easting		Northing		

B	<u>1,8</u>	<u>5,8,1</u>	<u>3,6,0</u>	<u>4,5</u>	<u>0,7</u>	<u>5,4,0</u>
	Zone	Easting		Northing		

C	<u>1,8</u>	<u>5,8,1</u>	<u>4,0,0</u>	<u>4,5</u>	<u>0,7</u>	<u>3,4,0</u>
	Zone	Easting		Northing		

D	<u>1,8</u>	<u>5,8,1</u>	<u>3,3,0</u>	<u>4,5</u>	<u>0,7</u>	<u>1,3,0</u>
	Zone	Easting		Northing		

E	<u>1,8</u>	<u>5,8,1</u>	<u>2,2,0</u>	<u>4,5</u>	<u>0,7</u>	<u>1,4,0</u>
	Zone	Easting		Northing		

F	<u>1,8</u>	<u>5,8,0</u>	<u>9,6,0</u>	<u>4,5</u>	<u>0,7</u>	<u>2,8,0</u>
	Zone	Easting		Northing		

G	<u>1,8</u>	<u>5,8,0</u>	<u>8,2,0</u>	<u>4,5</u>	<u>0,7</u>	<u>4,2,0</u>
	Zone	Easting		Northing		

H	<u>1,8</u>	<u>5,8,0</u>	<u>8,4,0</u>	<u>4,5</u>	<u>0,7</u>	<u>4,8,0</u>
	Zone	Easting		Northing		

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

Minor revisions by Susanne Hand, Office Cultural and Environmental Services 5/1981

name/title Betty Nogan, Planner/revised by Joseph Brooks

organization	<u>Jersey City Office of Planning</u>	date	<u>May, 1977/revised 1980</u>
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street & number	<u>280 Grove Street</u>	telephone	<u>(201) 547-5010</u>
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city or town	<u>Jersey City</u>	state	<u>New Jersey</u>
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12. State Historic Preservation Officer Certification

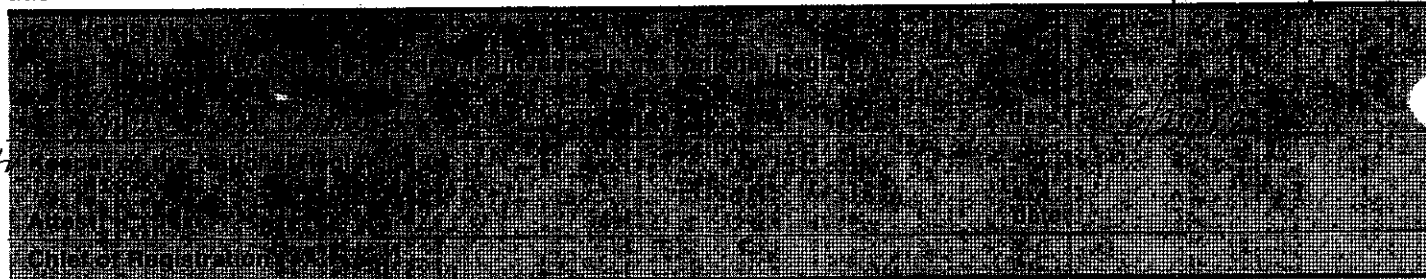
The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

Deputy State Historic Preservation Officer signature

title _____ date August 7, 1981



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Description (continued)

The buildings erected from the 1830's through the 1870's are mostly Greek Revival and Italianate rowhouses. The earliest buildings are near Washington Park on the north side of Sussex Street between Green and Washington. Built in the 1830's, they are good examples of Greek Revival rowhouses (photo #29). The Greek Revival style continued into the 1840's. The transition from the Greek Revival to the Italianate can be seen at 119, 121, and 123 Grand (Photo #19). The pair at 119 and 121 are Greek Revival, whereas 123, built in the early 1850's, is Italianate. The Italianate rowhouse has taller, narrower proportions, and a deeper plan. This example features a segmental-arched entryway and windows and a bracketted cornice. Several good examples of Italianate rowhouses are found in Paulus Hook, many of which were constructed in the 1860's. (Photos #11-13, 16, 21, 22, 24, 34). An early example of non-residential Italianate design is the firehouse, Hook and Ladder #1 (Photo #5), a free-standing building of the 1840's. A later example (c.1863), is 251 Washington (Photo #44), a cast iron building, originally the Hudson National Bank.

The main contribution of the 1880's and the 90's were institutional and commercial buildings, especially those designed by Herman Kreitler, and tenements. Kreitler's fine buildings, inspired by Romanesque architecture, include the Title Guarantee and Trust, 1890 (Photo #48); St. Peter's Prep (built as St. Aloysius) 1889 (Photo #10); St. Peter's Lyceum, 1898 (Photo #51); and possibly St. Joseph's Orphanage from the 1880's (Photo #42). A good example of a commercial building of this era is the Provident Institution for Savings, designed by George La Baw in 1899 (Photo #43). The commercial activity of this period is also apparent from the conversion of the ground floor of rowhouses into small shops. In residential architecture, four to five story brick tenements replace the single family rowhouses. The tenements are typically late Italianate in detailing, three to five bays, with ground level entry. Examples can be seen in photos #3, 20, 22, and 34.

Among the buildings dating from the late 1890's and early 1900's, which comprise 24% of the extant building stock, the Beaux Arts Style is finely represented by the Post Office (photos #45 and

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46), whose bronze furnishings are by Tiffany. The six story concrete and steel office building at 75 Montgomery (photo #47), built sometime about 1909, is representative of the large office buildings which once lined Montgomery from Exchange Place to Paulus Hook; it was designed by a prominent local architect, John T. Roland, who also designed Public School No. 16 (photo #28), 1916, built in concrete, but with Gothic detail, which is in accord with the Medievalizing church and church-school architecture in the community. John T. Roland was the favored architect of Mayor Hague, and the principal architect of Jersey City's monumental Medical Center.

The Paulus Hook district has some intrusions, although in quantity they are minimal. The most obtrusive types are the following: 1) buildings constructed after 1940 which do not relate to the architectural character of the district (photos #6, 17, 37, 39 and 50) and 2) empty lots, some used as parking lots or playgrounds (Photos #1, 9, 37, 47, 49, 50). Other intrusive elements, often reversible, include facades covered with modern artificial materials (photos #1, 4, 9, 32).

Three main building types predominate in the historic district. A definition of each type follows. The individual buildings within the district are described according to the numerical order of the enclosed photographs.

TYPE A Greek Revival Vernacular Rowhouses - late 1830's to 1850. Representative example: Photo 33, 137 Sussex Street, 1840's.

The building has three bays and three stories with a basement. It is usually brick (sometimes in Flemish bond) with stone and wood trim. The water table and window surrounds are stone, while the entablature and door surrounds are generally wood. The windows of the first floor are relatively tall with flat, simple lintels, and the windows of the third or attic floor are short and set close to the simple cornice. The entrance to the basement is below the entry staircase and protected by an iron fence along the street level. The main entrance is to one side set above five or six stone steps having an iron hand rail. The door enframing typically has Doric

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pilasters supporting a full, simple entablature. Surrounding the recessed door are side lights. Square-headed windows have flat or slightly projecting lintels and sills. The rather plain, slightly projecting cornice consists of three simple bands (of wood), in some cases with dentils under the cornice band. The whole row is set back from the sidewalk.

TYPE B Italianate Vernacular Rowhouses - 1850's to 1870's.
Representative example: Photo #12, 108 Grand Street; about 1865.

The building is usually brick with three bays and three stories with a rusticated stone basement. It is generally taller, has narrower proportions than the Greek Revival rowhouse and a greater sense of three-dimensionality especially in the projecting entry surround or hood, window head and roof cornice. The row is usually set closer to the sidewalk and the ground plan is deeper than in earlier rowhouses. The tall stoop may have either stone or iron railings with stone frontispiece and window trim, and wood or metal cornices. The double doors are recessed behind a molded wood or stone entry surround consisting of a segmental arched (sometimes triangular) pediment-like overdoor with a horizontal architrave supported at each corner by a bracket enriched with leaf forms and tall panelled pilasters; the opening in this frontispiece is round arched and the spandrels of this arch are molded with floral motifs. A less elaborate variant with a segmental arched entry head supported on brackets is also common. Windows are often segmental-arched with projecting, occasionally shouldered lintels. The cornice is richly detailed; brackets and the frieze may be panelled or decorated with floral or lattice motifs. A narrower two bay variant of this basic type can also be found.

TYPE C Italianate Vernacular Tenement - 1880 to 1900. Representative example: Photo #34, 206 Warren; 1880's.

Stylistically, the building is late Italianate in detailing. The plan is very deep (almost 100 feet); there are four (often five) stories with basement, and the entry is in the center. The building is three to five bays; a five bay first story with four bay upper stories is common. The entry is at street level (or one step up),

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and the actual door is slightly recessed behind a frontispiece in the same shape, size and height or relief as the window heads. The windows may be square headed or segmental arched and the trim may be brick or stone or both. The cornice is elaborate and projecting and may feature paired brackets, paired modillions, and a decorative frieze. The building is set close to the public sidewalk.

MAPS PROVIDED

- 1) Address Key Map
- 2) Photograph Key Map
- 3) Historic Map - Building Dates Keyed
- 4) Land Use Map
- 5) Intrusion Key Map

DESCRIPTION OF THE DISTRICT

I. GRAND STREET - NORTH SIDE

A. Between Henderson and Van Vorst

PHOTO I

Intrusion: parking lot.

192 Grand - 1850 to 1868, probably about 1855; Type A. The bottom story was changed in the 20th century into a tavern; the cornice is Italianate (the school in the background of this photo is not part of the district).

PHOTO 2

188 Grand - New Victory Hall; 1893 Renaissance Revival Style. Grey stone two story.

180 Grand - Our Lady of Czestoghowa Convent; 1949 - Brick and stone, 2 story. Gothic detail.

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Description (continued)

PHOTO 3

172 Grand - 1887 to 1909, probably 1890's Type C. 3 bays wide and 5 stories; attic over bracketed cornice; 5th floor has square windows with architrave window surrounds; 4th floor windows have round arched heads; other windows are rectangular; vacant.

176-178 Grand - Whittier House; before 1868, probably about 1865; Type B 4 bays. Pitched roof with 2 dormers with segmental arched heads. Basement windows bricked in. First story windows have been altered to small openings.

PHOTO 4

170 to 162 Grand (even numbers) - 1850 to 1868, probably 1850's; Type A. All facades have modern artificial surfacing; 170 Grand was given an extra floor in the mid 19th century and a ground level shop probably at the turn of the century. 164 Grand was also given an extra floor; a modern canopy covers the ground floor of 162 Grand.

PHOTO 5

160 Grand - Hook and Ladder Co. No. 1; 1840 to 1850; Italianate with cornice; round arch windows on top floor; 4 bays, 2 stories; garage entry in center; brick (the tall buildings in the background of this photo are not part of the district.)

B. North side of Grand Street between Van Vorst and Warren

PHOTO 6

246 Van Vorst - St. Peter's Prep classroom; 1873 to 1887, probably in the 1880's; Romanesque-inspired; brick with round arch windows, 3 stories with a back extension of 2 stories; entry on street level. (Gregory Park Apts., not part of the district, are seen in the background on this photo.)

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Description (continued)

234 Van Vorst - St. Peter's Church, 1960; modern intrusion. (see Art Works of Jersey City, 1892, for a photograph of original Gothic Revival church).

PHOTO 7

140-142 Grand - St. Peter's rectory, 1873 to 1887; Second Empire style; brick and stone, 4 stories, basement and attic; the attic was once a mansard roof with dormers, but artificial covering now hides that fact; continuous stone segmental arched window heads and string course on upper two stories; straight window lintels over a belt course on second story, and continuous round arched window heads with belt course on the 1st story; stone rustication on basement and arched side entrances; stone quoins; stone triumphal arch entry in center of facade.

NO PHOTO

136-132 Grand - Hogan Hall of St. Peter's Prep; 1941; simple concrete structure which does not particularly detract from the architecture of the block.

PHOTO 8

128 Grand - St. Peter's Junior Prep School; 1913; Beaux Arts; stone and brick; 3 story, 5 bay; arch entry at street level; rusticated brick on 1st floor; monumental Doric pilasters on second & third floor; cornice with modillions.

C. North side of Grand between Warren and Washington

PHOTO 9

Intrusion - parking lot.

236 Warren - 1840 to 1850; Type B with straight window lintels; modern fire escape on facade.

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Description (continued)

PHOTO 9

Intrusion - parking lot.

242, 244, 246 Warren - 1840 to 1850; Type A much altered in recent times with artificial covering and shops (Paulus Hook Towers, not part of the district, is seen in the background of this photo).

PHOTO 10

116 Grand - 1889 by Herman Kreidler; St. Peter's Preparatory School (formerly St. Alloysius Prep); Romanesque-inspired; brick with stone and terra-cotta trim; four story basement, and central bay attic tower. 1st floor is rusticated stone with smooth finished string courses and round arched window heads. The projecting gabled entryway has stubby columns with terra-cotta capitals; a large terra-cotta console at the right side supports a short rounded tower; the second and third story have transomed windows under arches; the 4th story windows are mullioned; the roof is pitched, multi-planed, and the central pavillion roof is steeply pitched and four-sided; the two side bays are gabled. The window aprons of the third and fourth stories have decorative brick work.

PHOTO 11

110-108 Grand - 1850 to 1868, probably about 1865; Type B. The entry to 106 Grand is above 3 steps.

106, 104, 102, 100 Grand - 1868 to 1873, probably about 1870; Type B. Some modern alterations to moldings and surfaces; the entries are above 10 steps.

PHOTO 12

108 Grand - 1850 to 1868, probably about 1865; Type B with some detail missing on window heads; altered double doors.

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PHOTO 13

100 Grand - 1868 to 1873; Type B with a stucco surface which may not be original.

PHOTO 14

North-West quadrant of Paulus Hook Park (also called Washington Park) - The corner of Washington and Grand; the east side of 100 Grand is in the background and the deep plan of the house with its projecting side oriel is visible.

D. North side of Grand Street between Washington and Greene

PHOTO 15

North-East quadrant of Paulus Hook Park - the corner of Washington and Grand; in the background is 240 Washington, St. Mary's Home, Type B of 1840 to 1850 though expanded later (Colgate-Palmolive Co., not part of the district is seen in the background of this photo).

PHOTO 16

82-80 Grand - 1850 to 1868, probably about 1865, Italianate building with a broad facade with a brownstone surface with stone trim; a central door with a cornice-like overdoor supported on brackets; sash windows arranged in 2's, 3's and one group of 4; the window hoods are entablature-like; the actual entablature of the building has a stone frieze of triglyphs with guttae and smooth metopes, a slightly molded architrave, but the cornice is missing; and the window aprons of the first floor are carved in an "X" and cross pattern; stone stoop and rusticated basement.

NO PHOTO

78 Grand - St. Joseph's sisters residence; 1850 to 1868; Type B; missing moldings.

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II. GRAND STREET - SOUTH SIDE

A. South side of Grand Street, Greene to Washington

NO PHOTO

77 & 79 Grand - before 1840, probably 1830's; Type A; in bad condition; the pilasters beside the door have papyrus capitals.

NO PHOTO

81 & 83 Grand - Ukrainian National Association; 1928; Office building; a brick cube; large panels; this 3 story building is in harmony with the commercial architecture of Montgomery Street, particularly 75 Montgomery (photo 47).

B. South side of Grand Street, Washington to Warren

NO PHOTO

103 to 105 Grand - 1840 to 1850; Type A; the pilasters beside the doors have papyrus capitals.

PHOTO 17

107 & 109 Grand - about 1970; modern two story dwellings; intrusion.

PHOTO 18

113-115 Grand - Sts. Peter and Paul Greek Orthodox Church; although a church was on this site since the map of 1840, it has changed denomination several times. The present brick plaster and stone church is in an English Gothic style with three copper-surfaced onion domes. It is probably from the first quarter of the 20th century, and although the onion domes are slightly strange, the church is not particularly out of character with the medievalizing styles of the church architecture in the district.

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PHOTO 19

119 & 121 Grand - 1840 to 1850; Type A; the Italianate entablature of 119 is probably of a date between 1850 and 1870.

123 Grand - 1850 to 1868, probably about 1855; Type B; missing some moldings of window heads and the pediment of the entrance frontispiece as well as some detail of the frieze board.

B. South side of Grand Street, Warren to Van Vorst

PHOTO 20

133 Grand - 1887 to 1909; probably about 1890 and perhaps by Edward Simon; Type C five stories, the continuous belt of Segmental arched window heads and string course has interior dentils. The decorative red brick-work is especially skillful. The building was restored in 1979.

135 to 153 Grand (odd numbers) - 1850 to 1868, possibly about 1860; Type B. A continuous row of 11 intact houses.

C. South side of Grand Street, Van Vorst to Henderson

PHOTO 21

161 to 171 Grand (odd numbers) - 1850 to 1868, possibly about 1860; Type B variation; repainting of, e.g. 165, has given color differentiation to units which was not originally intended. No. 175, a building of the 1880's, and entirely resurfaced is not within the district.

III. SUSSEX STREET - NORTH SIDE

A. North side of Sussex Street, Van Vorst to Warren

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PHOTO 22

The angle of this photo is from Warren to Van Vorst. 128 & 130 Sussex - 1873 to 1887, probably about 1885; Type C, four bays segmental arched window heads. A shop appears added to 128, although it may be original. Two modern fire escapes.

132 to 160 Sussex (even numbers); 1850 to 1868, possibly about 1860; Type B but narrower 2 bay facades, repainting has given color differentiation to units which was not originally intended, but otherwise an intact row.

PHOTO 23

Intrusion - parking lot 217 to 223 Warren (odd numbers) - 1850 to 1868, possibly about 1860; Type B. The Bromirski funeral home has added the intrusive front extension on No. 217, the window heads of this unit have also been changed. The ground level of No. 219 has been altered and its entry way and stoop, removed. The entry frontispiece of both No. 221 and 223 has been shaved. The moldings on the window heads of this row are more floral than those of the usual Type B house.

PHOTO 24

221 to 231 Warren (odd numbers) - 1850 to 1868, possibly about 1860; Type B. These are the north units of a similar row seen in photo 23. The Kowalchyk funeral home has changed the ground level of No. 231. Many of the entry frontispieces have been shaved of their moldings.

B. North side of Sussex Street, Warren to Washington

PHOTO 25

126 Sussex - 1850 to 1868; Type A with an Italianate cornice and the entry is at the basement level; the sunken bottom floor is a shop which may be original.

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Description (continued)

124, 122 & 120 Sussex - 1840 to 1850, probably about 1850; Type A, but with Italianate cornices (the cornice of no. 122 has been changed and an upper story added). The entry frontispiece of No. 124 has been shaved as has that of No. 122, which is partially bricked closed. No. 120 shows the probable appearance that all three units once had (see photo 26).

PHOTO 26

120 Sussex - 1840 to 1850, probably about 1850; Type A has a projecting Italianate cornice with brackets, modillions, dentils and an architrave with rinceau designs in relief. The entry portico consists of a projecting smooth-surfaced cornice, frieze and architrave carried by two full Doric columns with smooth shafts rather than the pilaster treatment more typically found in Type A. The surface of the building is stucco (probably modern).

PHOTO 27

114 to 118 Sussex - 1870; Polish Roman Catholic Church; this twin tower stone church is in the Gothic Revival style with tall steeples.

112 & 110 Sussex - 1873 to 1887, probably about 1885; Type C, five story with straight window heads.

NO PHOTO

108 Sussex - same as Nos. 112 & 110 Sussex.

PHOTO 28

106 to 96 Sussex - 1916 by John T. Rowland; Public School No. 16. This three story brick, stone, and concrete building has its windows grouped under straight window heads with

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Description (continued)

straight sills. The two entrances project and have Gothic-arch openings. The entablature has a consolled cornice with frieze and architrave bands. The blank corner (on Washington Street) is decorated by a large rectangular panel; the exterior walls rise behind the entablature. The architectural elements are in harmony with the church-school architecture on Grand Street.

C. North side of Sussex Street, Washington to Greene

NO PHOTO

86 Sussex - before 1840, probably in the late 1830's; Type A. The surface of the building seems to be plaster rather than brownstone.

PHOTO 29

84 to 72 Sussex (even numbers) - before 1840, probably in the late 1830's; Type A. The surfaces of Nos. 84, 78, 76, 74 and 72 are plaster and probably modern. The upper story of No. 80 was raised and an Italianate cornice added; No. 74 also has an added Italianate cornice and a Mansard roof with dormers added perhaps in the 1860's. The vacant space between 84 and 80 is an intrusion. (The Colgate Palmolive Co., not part of the district, is seen in the background of this photo.)

68, 66, 64, 62 Sussex - before 1840; Type A. Different from the model, the entrances are on ground level and have no pilasters. The scale is modest, probably indicating that this was a row of workers' houses.

IV. SUSSEX STREET - SOUTH SIDE

A. South side of Sussex Street, Greene to Washington

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Description (continued)

NO PHOTO

Intrusion - two vacant lots 65 & 67 Sussex - 1850 to 1868, possibly about 1860; Type B. No. 65 has a "permastone" facade, and the surface of No. 67 is plaster, probably of a recent date. The window heads and the entry surrounds have been shaved.

PHOTO 30

69 to 79 Sussex (odd numbers) - 1850 to 1868, possibly about 1860; Type B. The surfaces are plaster; a modern fire escape intrudes on the facade of No. 69; window heads and entry surrounds have been shaved on all these units; the iron stair railing of Nos. 71 and 73 seems original. The vacant lot between Nos. 75 and 79 is an intrusion. The ground story of No. 79 is changed and its stoop was removed.

81, 83 Sussex - (foundation) 1887 to 1909, now very altered. Thomson & Sons Pattern shop. One story structure of wood.

NO PHOTO

85-87 Sussex - (foundation) 1887 to 1909, now very altered. Danny's Bar; one story brick structure with a "permastone" facade. Intrusion.

B. South side of Sussex Street, Washington to Warren

PHOTO 31

213 Washington and 101 Sussex - 1887 to 1909, probably in the 1890's. Type C, five stories, straight stone window lintels and stone belt courses.

103, 105 Sussex - 1840's Type A. The cornice of No. 103 was changed to an Italianate style.

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Description (continued)

107 through 117 Sussex (odd numbers) - 1850 to 1868, probably in the early 1850's; Italianate appears transitional Greek Revival and Italianate (Types A and B).

C. South side of Sussex Street, Warren to Van Vorst

PHOTO 32

Intrusion - 2 lots (on Warren Street) 135, 137, 139 Sussex - 1840's; Type A; No. 135 has an addition of a top story; the facade of No. 139 has a modern artificial surface and a top story addition (see photo 33 for No. 137).

141 Sussex - 1850 to 1868; Type A, but unrecognizable because of the permastone facade.

143 Sussex - 1850 to 1868; probably about 1865; Type B; entry frontispiece is shaved.

145, 147, 149 Sussex - 1850 to 1868, probably about 1855; Type A; wood frame houses with modern artificial surfaces and virtually no molding left. Modest scale.

151 Sussex - 1850 to 1868; Type B; wood with modern artificial surface; no molding. Modest scale.

153-155 Sussex - 1850 to 1868, probably about 1855; Type A; wood with modern artificial surfaces and no molding; No. 155 has an added mansard roof. Modest scale.

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Description (continued)

PHOTO 33

137 Sussex - 1840's; Type A. The actual door and the glass of its side lights are not original, but good example of type.

V. WARREN STREET - MORRIS TO SUSSEX

A. Warren Street - East Side

PHOTO 34

206 Warren - 1873 to 1887, probably about 1885; Type C.

204, 202, 200 Warren - 1850 to 1868, probably about 1860; Type B with original double doors intact. Small stores were added at basement level on all three houses (possibly in the 1890's). These stores have now been bricked closed.

NO PHOTO

208 Warren - 1840's; Type A.

212, 214 Warren - 1873 to 1887, probably about 1885; Type C; No. 214 is five stories; in both tenements, shops were included on the street level; the shops are probably original.

B. Warren Street (Morris to Sussex) - West Side

NO PHOTO

209, 209 1/2, 207, 205, 203 Warren - 1840's; Type A; Nos. 209 and 209 1/2 have modern artificial surfaces.

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Description (continued)

201 1/2, 201, 199 Warren - 1887 to 1909, probably in the 1890's; Type C, five stories; the surface of the street level has a modern artificial covering, and a new shop has been inserted at street level on Nos. 201 & 201 1/2.

VI. MORRIS STREET - NORTH SIDE

A. North side of Morris Street, Warren to Washington

PHOTO 35

Intrusion - storage structure 116 & 118 Morris - 1850 to 1868, probably about 1860; Type B. Fire escapes obscure the view of the facades. No. 118 has a store at the basement floor which may be original or early.

112 to 102 Morris (even numbers) - 1873 to 1887, probably about 1885. Type C. No. 112 has a store on ground level (probably original); No. 108 has no cornice; Nos. 106 & 104 have modern artificial surfaces with no cornice or molding; a fire escape mars the front of No. 102; behind No. 102 is a four story "twin" Type C tenement, although it is only half as deep in plan as No. 102.

B. Washington Street, Morris to Sussex - West Side

PHOTO 36

199 Washington - 1887 to 1909; Type C; five stories, completely shaved surface (no moldings); ground level store now bricked closed. Two, one story brick storage rooms with garage behind.

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Description (continued)

201 to 209 Washington (odd numbers) - 1850 to 1868, probably about 1865; Type B. A modern one story brick addition extending across the ground story of No. 201 is an intrusion to the character of the row. A fifth story at No. 203 was added with a cornice different from the cornices of the rest of the row. A store was added to the ground level of No. 209; a fire escape covers No. 205; some moldings, particularly of the entry frontispieces, are missing. The 1868 map shows that this was a row of eight broad units, and the entries of Nos. 205 and 207 are set side by side, so that a central axis was created which would have given the block a palatial symmetry and grandness.

211, 213 Washington - 1887 to 1909, probably about 1909; Type C, five stories with straight stone window heads and stone belt courses. Stores are on street level (probably original).

C. Washington Street, Sussex to Morris - East Side

NO PHOTO

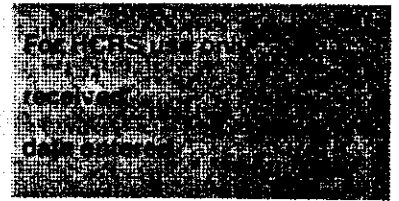
200 to 208 Washington (even numbers) - 1873 to 1887, probably about 1885; Type C with shops on the street level of all five tenements. Although the shops were probably original, all but that of No. 200 have been bricked closed.

210, 212, 214 Washington - 1850 to 1868, probably about 1865; Type B. Nos. 210 212 are one building with a grand entryway; however, two shops were added on the ground level (possibly in the 1880's or 1890's) and the cornice is missing. No. 214 had an upper story added (possibly about 1880 to 1890).

D. North side of Morris Street, Washington to Greene

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Description (continued)

PHOTO 37

64 & 64 1/2 Morris - 1887 to 1909, probably about 1900; Type C, five stories with straight stone window heads and string courses. A store on street level on No. 64 is now altered with glass bricks; both these twin tenements have fire escapes on the facades.

62 Morris - Intrusion - very altered structure, shorn of its upper stories, occupied by a delicatessen. Intrusion - empty lot.

NO PHOTO

Intrusion - empty.

Lot 68 Morris - 1850 to 1868, possibly about 1865; Type B, three story and basement, brick; permastone surface. (70 Morris is a small garage).

Intrusion - empty lot.

80 Morris - 1873 to 1887, probably about 1885; Type C; entryway altered.

Intrusion - empty lot.

84 Morris - 1850 to 1868; Type B.

VII. MORRIS STREET - SOUTH SIDE

A. South side of Morris, Greene to Washington

PHOTO 38

75 Morris - 1840's; Type A; the third floor windows are the same size as those of the second floor. A garage door is at the left of the main door.

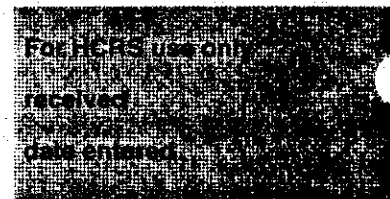
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Description (continued)

77 Morris - between 1850 to 1873. This was once a livery stable; two story, brick with roof pitched toward rear of the building. Italianate with continuous label-headed windows on 1st floor; ground floor is of a lighter brick and has arched window heads; the horse entrance (at left) is a segmental arched opening.

79 Morris - 1840's; Type A. It is like No. 75. The entrance surround has been removed.

Intrusion - empty lot.

85 Morris - 1840's; Type A; a store was added to the ground story (perhaps in the 1880's or 1890's), but that store has now been changed and has a permastone surface. Intrusion - empty lot (corner Morris and Washington)

VIII. ESSEX STREET, WASHINGTON TO GREENE - NORTH SIDE

PHOTO 39

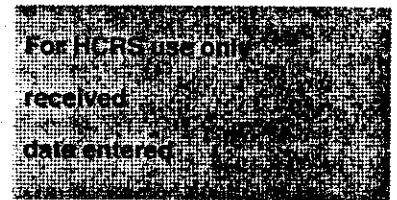
90 Essex - Intrusion - completely out-of-character structure (actually a very altered bottom story of a 19th century building). Now a restaurant-tavern.

PHOTOS 40 & 41

88 to 70 Essex (even numbers) - 1840's; Type A. (Between Nos. 78 and 74 is the intrusion of an empty lot.) The windows of the second and third story are the same size and the whole row has Italianate cornices. The door of No. 88 is entered by a hall-like structure which extends from the original door to the sidewalk's edge; this extension and the one-story shop next to it are probably from the 1880's or 1890's. The overdoors of

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Description (continued)

Nos. 86 & 84 are twentieth century "colonial" and there are fire escapes on the facades of Nos. 86 and 84 (see Photo 40). Nos. 78, 74, 72 and 70 were given a fifth floor (perhaps in the 1880's to make them into tenements). Nos. 80 and 72 also have facade fire escapes. Nos. 82 and 74 are unoccupied and boarded up. No. 72 has a small pediment over its tin entablature. These modest houses were probably for workers, and their style represents a combination of Greek-Revival and Italianate.

IX. YORK STREET, WASHINGTON TO GREENE - SOUTH SIDE

PHOTO 42

79-81 York - Between 1873 to 1887, possibly about 1880, and possibly by Herman Kreidler; St. Joseph's Home for Girls; Romanesque-inspired. This five story building is brick with stone and terra-cotta trim and a copper covered steeply pitched multi-planed roof. It is Romanesque inspired, hence its turret, gable, round arched windows and, on the first floor, stained-glass lunettes. This is a fine example of Romanesque inspired church school architecture. (The Colgate-Palmolive Co., not part of the district, is seen in the background of this photo.)

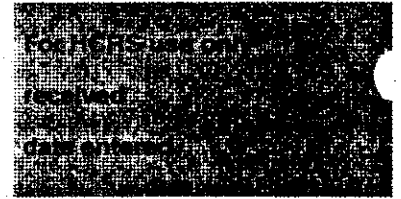
X. WASHINGTON STREET, GRAND TO YORK - WEST SIDE

PHOTO 43

239 - 241 Washington - 1889 by George La Baw; Provident Institution for Savings (the Old Beehive); somewhat "chateau-like" in style. This four story brick building has stone, stucco and terra-cotta trim to give polychromatic contrast. On the second floor it has a Renaissance-style entry with a semi-circular arch and Corinthian pilasters; a large stone staircase once went up to this entrance. The croisette windows have white label-mold heads with incised flowers, and there are multiple white belt courses, a two story oriel, and a

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roof balustrade. The street-level facade is faced in stone. The Hudson Bank, a Romanesque-inspired stone building by Herman Kreitler in 1889 once stood conjunct with the Old Beehive, but the former was demolished in the 1940's to make the parking lot at right (in the photo).

XI. WASHINGTON STREET, YORK TO MONTGOMERY - WEST SIDE

NO PHOTO

247 - 249 Washington - between 1850 to 1868. These three story brick buildings were probably once Type A, but they have been altered greatly, with surfaces of plaster and synthetic materials. No. 249 still retains its cornice.

PHOTO 44

251 Washington - 1850 to 1863, probably about 1860. This three-story and basement building is iron and brick faced in stucco, and it was built by 1863 as the Hudson National Bank. Between 1863 and 1878 it housed the Post Office in its basement. By 1909 it was the offices of the Jersey City News. It is now being converted to apartments. The style is Italianate adapted to commercial use. Its wide arch-headed windows have floral keystones and are bordered on the first floor by Corinthian, panelled pilasters. The entablature has brackets and modillions and a freize board carved in linking circles. A balustrade rises above. The basement windows and entry portal have recently been altered to smaller openings.

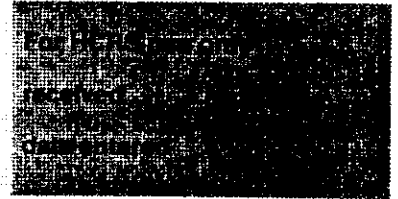
NO PHOTO

253 Washington - Intrusion - recently built one-story commercial structure.

XII. FEDERAL POST OFFICE

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Description (continued)

PHOTOS 45 & 46

69 Montgomery (S-E corner Washington) - 1913; Beaux-Arts Classicism. This two story granite and stone building has monumental engaged Corinthian columns in the central bays and monumental engaged Corinthian pilasters at the corner bays. These columns and pilasters support an entablature and roof balustrade. Between the columns on the Washington Street side (photo 45) are arched glazed openings which have molded edges and keystones; the second story windows are rectangular. The windows and entry on Montgomery Street (photo 46) are all rectangular, and, on the first floor have window heads of flat arches and pronounced keystones. A twelve-step stone stairway runs the length of the building on Washington Street. The ground floor is rusticated. The bronze lamps on the exterior, and the bronze architectural details of the interior were done by Tiffany & Co. The architect is unknown, but he was the architect for the Federal Department of the Treasury in 1913.

XIII. MONTGOMERY STREET, WASHINGTON TO WARREN - SOUTH SIDE

PHOTO 47

75 Montgomery - between 1909 and 1919, by John T. Rowland; Neo-Classicism; Garden State National Bank and other Offices. This office building is of steel, concrete, stone and it is six stories. The Montgomery Street entrance is in the shape of a single arched Roman arch of triumph. The bays are separated by monumental piers supporting an entablature. These piers are rusticated on the ground floor. A multi-planed belt course runs between the fifth and sixth floors. This building is similar to the office buildings of the 1890's (now demolished) which were on the north side of Montgomery between Exchange Place and Washington Street. Rowland was the favored architect of Mayor Hague.

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Description (continued)

81 Montgomery - 1873 to 1887, probably about 1885. Type C. Straight window heads; the entablature is missing. In modern times the entrance has been completely changed into a glass brick front.

PHOTO 48

81 Montgomery - begun 1890 by Herman Kreitler (with G. Heberd); Romanesque-inspired; Title Guarantee and Trust (now condominiums). The pyramidal roof of the tower is tile, and terra cotta is used for the decorative ornament of the spandrels of the tower's deep-set arched windows. Terra-cotta is also used for the decorative blocks of flowers, animal and human faces of the entablature, the capitals of pilasters and columnettes, and for the moldings of arches and the heads in the spandrels of the two depressed arches of the ground level. Cast iron gates front these street level arches. Kreitler first built this as a three-bay, three-story Romanesque style building, and then he expanded it to its present dimensions in 1897.

PHOTO 47

Intrusions - shed and parking lot. 93, 95, 99 Montgomery - 1887 to 1909, probably in the 1890's. Romanesque-inspired, brick with stone trim four-story office buildings. Sequences of deeply set arched windows give sturdiness to these commercial structures; buildings such as these were once abundant on Montgomery, but few remain today. (The Gregory Park Apartments, not part of the district, are seen in the background of this photo.)

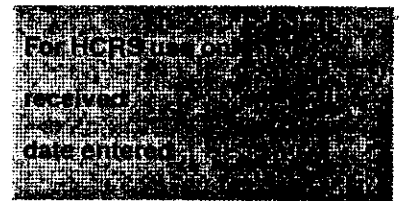
Intrusion - vacant lot.

103 Montgomery - 1850 to 1868, probably about 1860. Type A with a shop on the street level (the shop is probably original).

XIV. WARREN STREET, MONTGOMERY TO YORK - EAST SIDE

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Description (continued)

NO PHOTO

262, 260, 256 Warren - 1850 to 1868, probably about 1860; Type A with shops on street level. No. 256 has been completely changed to a one-story restaurant (The Montgomery Inn).

PHOTO 49

250 Warren - 1850 to 1868, probably about 1860. Type A with a shop at street level. This building is vacant and surrounded by intrusions, viz., the open lots and playground on York between this building and Washington Street. The corner shop with a pole supporting an entablature in front of the door was very typical in Paulus Hook by mid century. (The modern high-rises in the background of this photo are not part of the district.).

XV. YORK STREET, WARREN TO VAN VORST - SOUTH SIDE

PHOTO 50

249 Warren (at left in photo) - Intrusion - school built in about 1960. Intrusions - playground and parking lot.

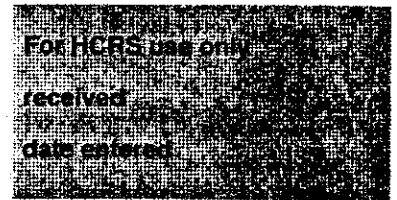
PHOTO 51

51 York - 1898 by Herman Kreidler; St. Peter's Parochial School. Romanesque inspired. The lunettes of the arched windows and entrances are cast iron; the steeply pitched roof is tile; the rest of this three-story brick edifice is brick with terra-cotta trim around openings and in the round panels of the gables. No. 155 York, which is part of this "Lyceum", is also Romanesque inspired but it dates from 1873 to 1887, probably about 1885; the architect is anonymous.



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Significance (continued)

The Paulus Hook district is bounded to the east by Greene Street, beyond which is the Colgate plant along the Hudson; on the west the boundary is Van Vorst Street (and includes one row of houses on Grant west of Van Vorst Street). On the north the boundary encompasses two blocks of Montgomery and one block of York Street; on the south, the boundary follows a jagged line from Grant to Essex Streets. While the oldest surviving houses are to the east of Washington Street, there was only a rather loose chronological development from east to west.

The surviving houses on the south side of Grand Street east and west of Paulus Hook Park are of a Greek Revival vernacular type, common with little variation in Eastern cities from Boston to Baltimore and not unknown in southeastern cities from the 1830's to the 1850's. The Jersey City examples, all but a few of which have sunken entrances below the main entry staircase, are somewhat modest, like those that survive in the West Village and Chelsea areas of New York City.

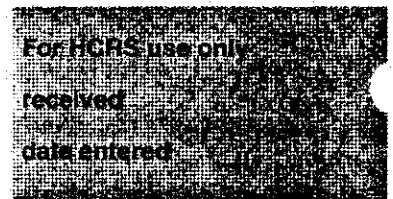
Such American city-houses were recognized internationally in the 1840's to be worthy of emulation. They seemed to provide evidence of wide-spread American affluence when they were published, for example, in Vienna in the Allgemeine Bauzeitung.

The door frames, window lintels and crowning entablature (mostly of wood) punctuate the three bay facades with restrained dignity. The brick work of walls (in some cases stuccoed) is well laid and even in some instances is laid in Flemish bond. Within the portal the doors are flanked by small Greek pilasters.

The first houses were probably built some years after the D. Gregory house. An isolated mansion was built in 1838 at Washington and Sussex Streets, it was demolished in 1916 to make room for the Public School No. 1 (photo 28). The 3,000 inhabitants listed in the census of 1840 increased and in 1850 the population was between 3,000 and 7,000. The remarkable population increase (326%) in the period between 1850 and the Civil War (a period whose prosperity was only briefly interrupted by the financial Panic of 1857) represents the inclusion of the inhabitants of the near-by town of Van Vorst, which was annexed to Jersey City in 1851.

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Significance (continued)

In the 1850's many houses were built in the Italianate style. Most were built of brick, some with brownstone surfaces. Representative examples of these grander mid-century houses survive on both sides of Grand Street just to the west of the Paulus Hook Park (photo 20). Characteristic of the Italianate style are the heavy bracketted cornices, usually of painted tin or wood, that replaced the plain fascia-board entablatures of the Greek Revival houses. Also characteristic of the Italianate style are the arched doorways with scrolled carving in the spandrels and friezes, and the heavy-framing of the windows with eared architraves and segmental heads, so unlike the simple lintel heads of the earlier windows. In the period of the Civil War, construction generally diminished.

Italianate houses continued to be built in the 1860's. Less brownstone was used, although the heavily molded segmental window heads were retained as were the bracketted cornices. Windows no longer had eared architraves and portals were simplified. The exceptionally long rows that run along Sussex Street on the north side between Van Vorst and Warren (photo 22) and on Warren Street on the west side between Sussex and Grand (photos 23 & 24) are examples. They probably date from 1860 to 1868 (they are on the map of 1868) just prior to the financial crash of 1873.

The Paulus Hook district was well populated by 1870. The rise of population in the 1870's was only 46% as opposed to the 182% increase of the '60's. Hudson City and Bergen were annexed to Jersey City in 1869 and Greenville in 1873, in which year Jersey City obtained a new charter.

In most cities, housing, whether row houses or apartment blocks, is complemented by public and semi-public structures such as churches, schools, courthouses and libraries. In Paulus Hook, although no churches face on the square in the traditional way, schools, churches and public buildings were and are within the district. Particularly noteworthy are the church at 114-118 Sussex (photo 27) built in the 1870's, the church-school structures by Herman Kreitler in the 1880's and 1890's (photos 10, 51 and probably

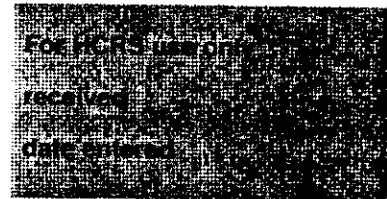
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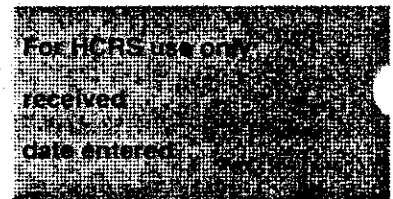
Significance (continued)

42; the Title Guarantee Bank (photo 48 is also by Kreitler), and the Federal Post Office of 1913 (photos 45 & 46). The Post Office was housed in the basement of 251 Washington (photo 44) from 1863 to 1878. In that year it was moved to the old Gregory mansion on Washington and Sussex where it remained until the Beaux Arts Postal building (with brass lamps and furnishings by Tiffany) was completed in 1913.

Although high-grade housing characteristic of the Paulus Hook district has survived in some quantity elsewhere in the New York Metropolitan area, Jersey City's urbanistic heritage has been especially well preserved.

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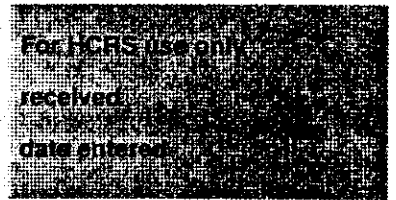
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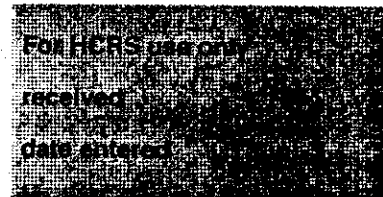
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Significance Statement based on observation of Henry Russell Hitchcock on May 12, 1976.

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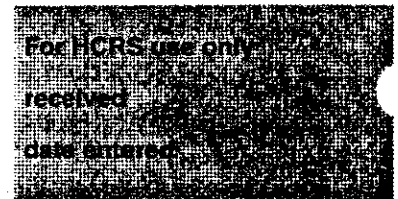
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Verbal Boundary Description

The southern boundary of the Paulus Hook Historic District begins at a point at the intersection of the center line of Essex Street with the easterly lot line of 70 Essex Street (as if extended) and proceeds in a westerly direction for a distance of 330 feet to the intersection of the center line of Washington Street. From there it proceeds in a northerly direction for a distance of 250 feet, to the intersection of the center line of Morris Street. From there it proceeds in a westerly direction a distance of 640 feet to the western lot line of 130 Morris Street (as if extended). From there it proceeds north for a distance of 120 feet, to the southern lot line of 135 Sussex Street. From there it proceeds in a westerly direction for 340 feet, to the center line of Van Vorst Street. From there it proceeds in a northerly direction a distance of 270 feet to the southern lot line of 161 Grand Street (as if extended). From there it proceeds in an easterly direction for a distance of 170 feet. From there it proceeds, along the eastern lot line of 173 Grand Street, in a northerly direction for 160 feet, to the center line of Grand Street. From there it proceeds in a westerly direction for a distance of 320 feet, to the center line of Henderson Street. From there it proceeds in a northerly direction for 160 feet, it then proceeds east, for a distance of 490 feet, to the center line of Van Vorst Street. From there it proceeds in a northerly direction for a distance of 140 feet, to the center line of York Street. It then proceeds in a westerly direction for a distance of 500 feet, to the center line of Warren Street. From there it moves in a northerly direction for 270 feet to the center line of Montgomery Street. It then proceeds in an easterly direction for a distance of 780 feet, to the western lot line of 43 Montgomery Street. From this point it proceeds south for a distance of 255 feet, then west for a distance of 60 feet, and then south again for a distance of 290 feet. The boundary then moves east for a distance of 40 feet to the intersection of the eastern lot line of 77 Grand Street (as if extended).

The boundary line then moves south for a distance of 150 feet, to the northern lot lines of Sussex Street. It then proceeds east for 245 feet, to the center line of Greene Street. It then proceeds south for a distance of 410 feet, to the center line of Morris Street. It then proceeds west for 260 feet to the western lot line of 75 Morris Street. It then proceeds south for a distance of 115 feet. It then moves in an easterly direction for 60 feet, then in a southerly direction 30 feet and then east again, a distance of 50 feet. It then proceeds in a southerly direction for 140 feet to the point and place of beginning.