

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

For FHRIS use only  
 received SEP 14 1980  
 date entered OCT 11 1980

**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 Van Vorst Park Historic District *(Boundary Increase Extension)*

and/or common *Assembly Hall, Railroad Ave., Henderson, Bright, Varick & Montgomery*

**2. Location**

Portions of Wayne, Barrow, Bright Varick, Montgomery, York, Monmouth, &  
 street & number Mercer Sts., Jersey Ave.; Columbus Drive *N/A not for publication*

city, town Jersey City \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district \_\_\_\_\_

state New Jersey code 034 county Hudson code 017

**3. Classification**

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

**4. Owner of Property**

name Multiple Ownership

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

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

street & number 595 Newark Avenue

city, town Jersey City state NJ

**6. Representation in Existing Surveys**

title Jersey City Cult. Resources Inventory *has this property been determined eligible? X\* yes \_\_\_ no*  
*\*DOE for some properties within Extension*

date 1980 (on-going) \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_  local

depository for survey records Jersey City Free Public Library, 472 Jersey Avenue

city, town Jersey City state NJ

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### **Describe the present and original (if known) physical appearance**

#### Justification for Extension

The original Van Vorst Park Historic District (SR 08/02/78; NR 03/05/80) was based on a windshield survey conducted in 1976 by Henry-Russell Hitchcock at the request of an architectural consultant then under contract to the Jersey City Redevelopment Agency. The district was proposed with the goal of encouraging housing revitalization in this significant concentration of mid to late nineteenth century and early twentieth century row houses and tenements. Also included within its boundaries was a major industrial complex, the Joseph Dixon Crucible Company, and scattered other industrial buildings. Of primary consideration by the Jersey City Redevelopment Agency was that the district delineated was to be used as the basis for creation of a number of homeowner assistance programs. Also, the surveyors felt that the "probability" of rehabilitation, more likely in the concentrations of rowhouses in the core area around Van Vorst Park than in the tenement structures, more isolated rowhouses and the commercial and/or industrial properties, should be a factor in boundary determination. An examination of the boundaries of the district as originally delineated does not reveal a clear pattern of justification.

#### Description of the Extension

The Van Vorst Park District Extension includes all the buildings and groups of buildings that can logically be said to be part of this contiguous neighborhood. The extended boundaries follow the logical edges of the district, varying only to omit significant parcels of vacant land or incompatible building groups.

The boundaries of the extended Van Vorst Historic District (inclusive of the original) are based as follows:

Western Boundary: The western edge of the district is bordered by extensive new development, including the Montgomery Gateway Redevelopment Area. This project was a combination of demolition of substandard buildings, new townhouses, and rehabilitated tenement buildings. The boundary was drawn to include remaining buildings identical in character, style, and features to those included in the original district, as well as the rehabilitated buildings within Montgomery Gateway. To the extent possible, the boundary was drawn to exclude massed groupings of new townhouses.

Northern Boundary: The original northern boundary runs east-west along Columbus Drive (called Railroad Avenue at the time of the original submission), from the Dixon Crucible complex to the rear lot lines of buildings facing Varick Street, thence along the rear lot lines of the houses fronting on the north side of Wayne Street to Jersey Avenue. At that point, the line once again extended to Columbus Drive, but only to the extent that it included corner buildings facing both sides of Jersey Avenue. At that point, the boundary turned again extending along the Wayne Street rear lot lines all the way to Grove Street; it was this segment of the boundary that bisected a major building with frontages on both Wayne Street and Columbus Drive. The northern boundary then moved south one block, and was extended through the middle of a block with vernacular Greek Revival brick houses facing Mercer Street included, while vernacular Greek Revival frame houses directly to their rear, but facing Wayne Street, were excluded.

# 8. Significance

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

Specific dates

Builder/Architect

## Statement of Significance (in one paragraph)

NOTE: This nomination is for the purpose of extending the boundaries of the existing Van Vorst Park National Register historic district. Thus, its significance in terms of developmental history and architecture are covered in the original nomination. Further, because of the nature of this extension, that is, adjustments to almost all boundaries of the districts, the significance of housing types, and their corollaries within the existing district, will be discussed on a streetscape basis, identified by City Block Number and cross streets.

The extension of the Van Vorst Park historic district includes approximately 115 contributing and pivotal structures of the type found in the existing Van Vorst Park district: late Victorian vernacular rowhouses (Italian Renaissance Revival and Greek Revival). As with the existing district, the character of the extension area is basically residential, although, again as with the original there are occasional institutional or industrial buildings interspersed throughout.

Block 202: (1) South side Wayne Street, between Grove and Henderson Streets (partial), (2) East side of Grove Street between Wayne and Mercer Streets (partial).

(1) This block consists primarily of original single family homes, mostly in a Greek Revival vernacular style which, although some structures have been artificially sided, is still evident. Some of these structures date from prior to 1850, and are thus among the earliest houses extant in Jersey City. Their corollaries in the existing district are found on almost all blocks between Grove Street and Barrow Street, where, as in this block, they are now interspersed among later brick structures.

(2) The corner building on this block is a four story apartment building erected c.1915. Grove Street was a major cross street in downtown Jersey City and was thus more prone to regeneration than side streets. This type of building - the early twentieth century apartment building - is found throughout the existing district. Major examples are at 87-89 Wayne Street and at the northeastern corner of York and Barrow Streets, facing Van Vorst Park. The existing district abuts this building on its southerly side.

Block 269: (1) West side of Barrow Street between Bright and Grand Streets, (2) south side of Bright Street, between Barrow and Jersey Avenue, (3) east side of Jersey Avenue between Bright and Grand Streets.

(1) These row houses in the vernacular Greek Revival style are similar to those

# 9. Major Bibliographical References

Atlas of Hudson County, NJ, Vol. I, Jersey City: G.M. Hopkins Co.: Philadelphia, 1908  
 Atlas of Jersey City, N.J. G.W. Bromley & Co., Philadelphia, 1887.  
 Combined Atlas of NJ & Hudson County. G.M. Hopkins Co., Phila. 1873. (con't)

# 10. Geographical Data

Acreage of nominated property 77 acres  
 Quadrangle name Jersey City, NJ-NY Quadrangle scale 1:24000

UMT References

A	1,8	5,8,0,1,0,0	4,5,0,8,1,2,0	B	1,8	5,8,0,8,6,0	4,5,0,7,8,0,0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1,8	5,8,0,8,2,0	4,5,0,7,4,2,0	D	1,8	5,8,0,4,4,0	4,5,0,7,4,4,0
E	1,8	5,8,0,0,4,0	4,5,0,7,6,0,0	F	1,8	5,7,9,9,4,0	4,5,0,7,8,0,0
G				H			

Verbal boundary description and justification

NOTE: Because of the fragmented nature of the extension to an existing district, the following is an inclusive boundary of the revised Van Vorst District. (continued)

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

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title Charles Wyatt and Michael May  
 organization Charles Wyatt Associates date February 1984  
 street & number 706-A Jersey Avenue telephone 201 332-6536  
 city or town Jersey City NJ 07302 state

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

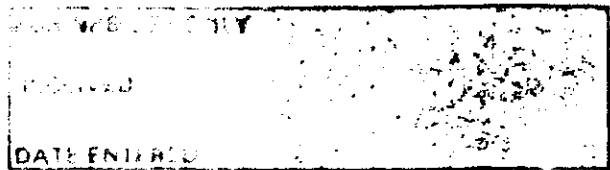
national  state  local

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 R.W. Myers

title Director, Division of Parks & Forestry date 8-21-84

For HCRS use only  
 I hereby certify that this property is included in the National Register  
 Entered in the National Register date 10-11-84  
 Keeper of the National Register  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration



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The revised boundary eliminates these discrepancies, and also picks up one grouping of three period structures just to the west of Jersey Avenue as well as a major grouping of ten tenement structures with only minor alterations in the block between Jersey Avenue and Barrow Street. It also includes a large four story building at the southeast corner of these two streets, and several structures, including the bisected one, in the block between Barrow and Grove Streets. Several large parcels of vacant land, however, were excluded. In the block between Grove and Henderson Streets, the grouping of frame row houses was included.

Eastern Boundary: This is the only boundary where no adjustments need to be made, in that it partially borders a mammoth 1960s highrise apartment complex and partially borders the western boundary of the Paulus Hook National Register Historic District.

Southern Boundary: The original boundary runs westerly from Henderson Street along the middle of Grand Street, a major commercial thoroughfare which divides the predominantly residential area to the north from the mixed use, but predominantly industrial area to the south. At the angled intersection with Bright Street, the boundary was placed in the street center, once again separating groups of buildings with identical characteristics, particularly in the block between Barrow Street and Jersey Avenue, and the revised boundary corrects this error. In the Bright Street blocks between Jersey Avenue and Monmouth Street, both sides of the Street had been omitted (the southerly boundary had previously run along the rear lots lines of structures facing York Street). The boundary was extended to the rear lot line of buildings on the south side of Bright Street. Because this is an edge, significant tracts of vacant land on this side have been excluded.

## DESCRIPTION OF BUILDINGS

Note: the buildings that are described herein are categorized according to the following definitions:

### Pivotal:

Buildings that are outstanding examples of their style, or possess individual architectural or historical significance and serve as landmarks within the district.

### Contributing:

Buildings that date from the period of the district's significance and possess historical importance and visually contribute to the cohesiveness of the district.

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These buildings may be significantly intact, or may have minor alterations which not in any appreciable manner detract from their contribution to the overall cohesiveness of the district.

### Harmonizing:

Because of the urban setting of this district, and the density of construction, and, because of the considerable amount of new and infill construction, this category was used to define buildings that may or may not date from the period of the district's significance. They do, however, visually contribute to the cohesiveness of the district through the use of one or more of the following characteristics: scale, materials, and building type, such as rowhouse, tenement or commercial structure.

### Intrusion:

Buildings that detract from significance of the district. These may be modern or old but which have been substantially and/or irreversibly altered.

Because of the complexity of this nomination - i.e., adjustments to almost all boundaries of the existing Van Vorst Park National Register Historic District, the building descriptions are listed on a streetscape basis. That is, they have not been separated into "Pivotal", "Contributing" etc. Rather, all the buildings on a particular blockfront have been identified by City Block # and cross streets, so that the contribution of a particular streetscape to the significance of the district may be evaluated.

### BLOCK 202:

#### 9 Wayne Street. c1850. CONTRIBUTING.

3 story, 3 bay dwelling with gable roof and Greek Revival massing. Altered by aluminum siding and 1/1 windows. Retains its pilastered door surround and eyebrow windows.

#### 11 Wayne Street. c1850. HARMONIZING

3 story, 3 bay dwelling altered by aluminum siding. 1/1 windows and raised roofline.

#### 13 Wayne Street. c1868. CONTRIBUTING

3 1/2 story, 3 bay dwelling with Italian Renaissance Revival elements. Brick facade with brownstone trim, double leaf door, 1/1 windows, and bracketed cornice.

#### 15 Wayne Street. c1850. CONTRIBUTING

3 story, 3 bay dwelling with Greek Revival massing. Sheathed in wood shingles. Retains its pilastered door surround

#### 17 Wayne Street. c1850. CONTRIBUTING

3 story, 3 bay frame dwelling, clad in aluminum siding. Modern 1/1

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19 Wayne Street. c1868. HARMONIZING  
3 story, 3 bay frame dwelling with aluminum siding. Modern 1/1 windows and doorway.

21 Wayne Street. c1868. CONTRIBUTING  
3 and 1/2 story, 3 bay dwelling with Italian Renaissance Revival elements. Brick Facade with brownstone trim. 1/1 windows and bracketed cornice.

23 Wayne Street. c1919. CONTRIBUTING  
5 story 8 bay apartment building (7 bays on Grove Street elevation) containing Classical elements. 1/1 windows with stone lintels and sills and a round-arched entry.

BLOCK 269

239 Barrow Street. c1908. INTRUSION  
1 story 1 bay stucco garage with no detailing.

235-237 Barrow Street. c1873. CONTRIBUTING  
Two 3 1/2 story, 3 bay frame dwellings clad with aluminum siding and containing modern 1/1 windows. Raised brick basements, end doorways, Gabled roofs. Greek Revival massing.

53 Bright Street. c1880. CONTRIBUTING  
4 story, 3 bay brick tenement with upper floor oriel windows, cornice removed. First floor commercial shop.

55 Bright Street. c1880. CONTRIBUTING  
4 story, 3 bay brick tenement with upper floor oriel windows, bracketed cornice, stretcher bond brick facade.

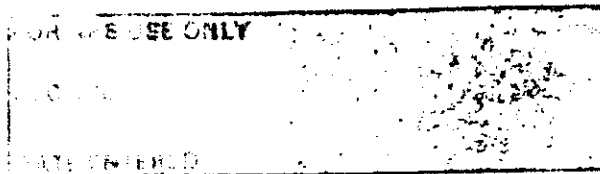
57-61 Bright Street, incl. c1873. CONTRIBUTING  
Three 2 1/2 story, 3 bay frame rowhouses with modern siding, modern 1/1 windows, end doorways, and parapet roofs.

63-63 1/2 Bright St. c1873. CONTRIBUTING  
Two 2 1/2 story, 2 bay brick dwellings with stone sills & lintels. 1/1 windows and modern end doorways.

65-67 Bright St. c1880 HARMONIZING  
Two 2 1/2 story, 3 bay frame rowhouses with aluminum siding and false stone. Modern 1/1 windows and doorways.

69-71 Bright St. c1873. CONTRIBUTING  
Two 4 story, 3 bay brick tenements with Italian Renaissance Revival elements. Bracketed and corbeled cornices. 1/1 windows with stone sills and lintels. Modern doorways. #69 is now clad with false stone.

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73 Bright St. c1873 CONTRIBUTING

3 1/2 story, 3 bay brick row house with Italian Renaissance Revival elements. Segmental arched windows with brownstone lintels and sills. Bracketed cornice and brownstone stoop with iron railing.

436-438 Jersey Avenue c1887 CONTRIBUTING 19

Two 3 story, 3 bay brick tenement buildings containing 2/2 arched windows with brownstone sills and lintels and bracketed cornices. #438 has a 19th century first floor corner shop, now enclosed.

BLOCK 304

431-435 Jersey Avenue. c1868 CONTRIBUTING

Three 2 1/2 story, 3 bay brick rowhouses with 1/1 windows, end doorways with rectangular transoms, brownstone sills and lintels, bracketed cornices, parapet roofs. #435 is clad with false stone.

427 Jersey Avenue. c1887 CONTRIBUTING

4 story, 3 bay brick tenement with 1/1 windows, end door with transom and bracketed and modillioned cornice.

79-81 Bright St. c1908 CONTRIBUTING

5 story, 2 by 4 bay brick tenement with classical elements. First floor has enclosed shop with garlanded cornice. Upper floors have decorative oriel windows and single 1/1 windows with brownstone sills and decorative lintels. Elaborate bracketed cornice.

83-85 Bright St. 1900 PIVOTAL

Known as Luker Brothers Warehouse, designed by E.M. Patterson. 4 story 5 bay brick warehouse with Italianate features. Erected for the storage of properties and sets for New York theatres and opera companies. 1/1 windows with continuous sills and lintels. Decorative brick bands between windows at lintel level. Topped with parapet roof featuring projection with construction date and name of building.

87 Bright St. c1900 CONTRIBUTING

2 story, 2 bay yellow brick stable with Italianate features. Round arch second story windows with molded surrounds and parapet roof. First floor altered with false stone.

91 Bright St. c1908 CONTRIBUTING

3 story, 4 bay tenement with stuccoed exterior. Retains bracketed cornice and projecting bay windows.

93-95 Bright St. c1908 HARMONIZING

Two 1 story, 1 bay garages/stables with parapet roofs.



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97 Bright St. c1887 CONTRIBUTING 28

4 story, 4 bay brick tenement with Italian Renaissance Revival features. 1/1 windows containing continuous lintels and sills. Center door, bracketed cornice, parapet roof.

BLOCK 305

88 Bright St. c1887 CONTRIBUTING

2 1/2 story, 3 bay brick rowhouse with Eastlake elements. Retains segmental arched windows with stone sills, 1/1 lights, and decorative brownstone lintels. Single leaf door, bracketed cornice with zigzag band.

92 Bright St. c1887 CONTRIBUTING

4 story, 3 bay brick tenement with Italian Renaissance Revival features. False stone facade. Retains bracketed cornice, 1/1 windows with stone trim.

98 Bright St. c1908 CONTRIBUTING

4 story, 4 bay brick tenement with Eastlake features. Retains double leaf doorway, 1/1 windows with stone sills and label lintels with end florets. Bracketed cornice, central gabled pediment with sunburst design.

100 Bright St. c1908 CONTRIBUTING 30

4 story, 3 bay brick tenement now clad with false stone. Retains segmental arched windows and bracketed cornice.

BLOCK 341

133-141 Bright St. c1887 CONTRIBUTING 31

Five 2 1/2 story, 3 bay rowhouses. Stretcher bond facades, straight head windows with stone sills and lintels and a continuous metal cornice.

BLOCK 342

271 Varick St. c1919 CONTRIBUTING

Five story, three section facade on Varick Street, continuous 14 bay facade on Bright Street. Yellow brick laid in a stretcher bond. Windows are round arched, segmental arched, and straight headed, with limestone trim. Above second floor, facade is rusticated with brick and flanked by brick quoins.

115 Bright St. c1887 CONTRIBUTING

3 story, 3 bay brick dwelling recessed from street. 1/1 segmental arched windows, end doorway. Bracketed cornice. Parapet roof.

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- 122 Bright St. c1908 CONTRIBUTING  
4 story, 4 bay brick tenement. 1/1 windows, stone sills and lintels. Centered doorway, terra cotta and brick decorative work. Bracketed cornice with finials.
- 124 Bright St. c1887 CONTRIBUTING  
3 story, 3 bay brick dwelling recessed from street. Contains false stone facade, 1/1 windows, end doorway. Bracketed cornice.
- 126 Bright St. c1900 HARMONIZING  
4 story, 4 bay brick tenement now covered with false stone. Decorative features have been removed. Retains its center doorway with lintel.
- 128 Bright st. c1900 CONTRIBUTING  
4 story, 4 bay brick tenement with 1/1 windows, brick trim, and bracketed cornice. Center doorway.
- 278 Monmouth St. c1890 CONTRIBUTING  
4 story, 4 bay brick tenement with 1/1 windows, brownstone sills and lintels. Connecting brick bands at lintel level. Bracketed cornice with gabled pediment. First floor shopfront, now enclosed.
- 286 - 288 Monmouth St. c1887 CONTRIBUTING  
2 1/2 story, 2 bay paired rowhouses with brick bay fronts, shared brownstone stoop, paired doorways, 1/1 windows with stone trim. Bracketed cornice and parapet roof.
- 347-349 York Street. c1887 CONTRIBUTING <sup>47</sup>  
Two 3 1/2 story, 3 bay brick rowhouses with 1/1 windows containing decorative hood lintels and stone sills. End doorways with transoms and heavy bracketed cornices. Brownstone stoops.
- 379 - 387 York St, incl. c1887 CONTRIBUTING <sup>52</sup>  
Five 2 1/2 story, 3 bay brick rowhouses. End double leaf doorways, transoms, brownstone stoops, 1/1 windows with incised brownstone lintels and stone sills. Bracketed cornices with gothic pointed arch lower band.
- BLOCK 378
- 273 - 283 Monmouth St, incl. c1887 CONTRIBUTING <sup>58</sup>  
Six 3 1/2 story, 2 bay brick dwellings. 1/1 windows, molded stone lintels and stone sills, metal bracketed cornices. Brownstone stoops. End doorways.
- 285 Monmouth St. c1887 CONTRIBUTING  
2 1/2 story, 2 bay brick dwelling with angled facade wall. 1/1 windows with stone sills and lintels. Brownstone stoop and bracketed cornice.

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287 - 293 Monmouth St. c1887 CONTRIBUTING 63  
 Four 2 1/2 story, 3 bay brick rowhouses. 1/1 windows containing incised brownstone lintels, stone sills. Brownstone stoops. End doorways with transoms. Metal bracketed cornices.

295 Monmouth St. c1887 CONTRIBUTING  
 3 1/2 story, 3 bay brick rowhouse with high basement containing original shopfront. 1/1 windows with incised lintels and stone sills. Metal bracketed cornice.

BLOCK 379

361 Montgomery St. (Note that these buildings were once individually numbered. After rehabilitation, however, when they were interconnected, they were given the lowest number in the series. Thus, for purposes of description, the buildings are described as (a)(b), etc.

361 Montgomery St. (a) - (c), incl. c1880 CONTRIBUTING  
 Three 4 story, 4 bay brick tenements with first floor commercial fronts. Segmental arched windows with brownstone sills and lintels. Bracketed cornice with segmental arched lower band.

361 Montgomery St.(d) c1908 CONTRIBUTING  
 4 story, 4 bay brick tenement. 1/1 windows, segmental arched label lintels with dentils, stone sills, brick dentil bands. First floor shop front. Corbeled cornice with crowning metal gabled pediment with sunburst design.

361 Montgomery St.(e) c1908 CONTRIBUTING  
 5 1/2 story, 3 bay yellow brick tenement with rusticated stone base, Roman arched first floors windows and center doorway with keystones, exaggerated voussoir. Second floor centered balcony with corbels. Upper floors have 1/1 windows with jack arches. 4 story oriel windows. Heavy bracketed cornice.

361 Montgomery St.(f) c1908 CONTRIBUTING 64  
 5 1/2 story, 2 bay brick tenement with rusticated limestone basement. Covered with false stone. End round arched doorway with stone surround. Round arched first floor windows with keystones. 2nd floor balcony one bay in width with limestone base and corbels. Upper floors have 4 story east bay oriel windows and west bay 1/1 windows.

361 Montgomery St.(g) 1892 PIVOTAL  
 Known as "St.Bridget's Lyceum", designed by Herman Kreitler. 3 1/2 story two bay brick structure designed in Romanesque Revival style. Pierced by three large arched openings with stone voussoir, terra cotta

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floral and beaded decorations, decorative aprons, and gables.  
First floor terra cotta capitals supporting arched openings. Second  
floor 4 part oriel window. 3rd floor round arched 4-part window with  
terra cotta band containing name of building.

371-373 Montgomery St. c1910 CONTRIBUTING

2 story, 3 bay gray brick industrial building containing decorative  
brick panels, corbels, and a centered first floor garage opening.  
Windows are tri-partite.

BLOCK 343

352 York St. c1900 CONTRIBUTING

4 story, 4 bay tenement with stretcher bond brick facade, brownstone  
trim. 1/1 windows with incised label lintels and sills. Bracketed  
cornice.

350 York St. c1900 HARMONIZING

4 story, 4 bay brick tenement in stretcher bond false brick. Original  
stone trim has been covered with stucco. 1/1 windows. Centered entry.  
Bracketed cornice.

325 Montgomery St. c1870 CONTRIBUTING

3 1/2 story, 3 bay brownstone dwelling. Arched windows, elongated on  
first floor. First floor aprons. Rusticated basement. Elaborate  
doorway surround and double leaf doors. 1/1 windows with molded  
surrounds. Bracketed cornice.

327-329 Montgomery St. c1900 CONTRIBUTING

4 story, 6 bay brick apartment building with Romanesque Revival features.  
Facade contains brick piers separating paired windows, terra cotta filled  
window aprons, brick window trim, arched top floor windows with terra  
cotta filled fanlights, brick voussoir. Elaborate cornice with dentils,  
panels, brackets. Facade is topped by 3 acorn finials.

331-333 Montgomery St. c1980 HARMONIZING

5 story, 5 bay brick apartment building with single 1/1 windows.

335-339 Montgomery St. c1919 CONTRIBUTING

5 story, 6 bay apartment building. Yellow brick laid in stretcher bond.  
First floor arched openings with egg and dart terra cotta surrounds.  
Upper floor straight head windows and continuous modern oriels.

BLOCK 380

358 Montgomery St. (Note: This is a seven building grouping rehabilitated as part

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of the Montgomery Gateway project. Originally assigned individual numbers, the rehabilitated structure was given a single address. For purposes of description the buildings will be identified from east to west as (a), (b) etc.)

(a) (b) (c) c1981 HARMONIZING

These three buildings are new and almost identical to the buildings they replaced. 5 story, 2 bay apartment structures with stuccoed first floors and yellow brick upper floors containing continuous oriel windows. Round arched first floor openings.

(d) c1906 CONTRIBUTING

Five story, 2 bay apartment structure with stuccoed first floor, round arched first floor openings, 1/1 west bay windows, 4 story east bay oriel. Bracketed cornice.

(e) c1897 CONTRIBUTING

4 story, 3 bay brick apartment building with Richardsonian style base containing round arched openings and stone voussoir. Projecting central doorway. Upper floor oriel windows. Dentilled cornice.

(f) c1897 CONTRIBUTING

4 story, 4 bay brick building retaining first floor shopfront appearance. Brick decorative aprons, continuous sills. 1/1 windows, rusticated lintels. Brick piers and crenellation. Bracketed and paneled cornice and gabled pediment with sunburst design.

(g) c1897 CONTRIBUTING

4 story, 3 bay brick apartment structure with first floor shopfront appearance. Brownstone trim. 1/1 windows. Brick dentilled cornice.

366-382 Montgomery St. St. Bridget's Church Complex PIVOTAL

(a) Convent c1923

3 1/2 story, 7 bay brick structure with central entry, white block decorative detailing, 1/1 wooden sash windows with tri-partite windows at center. Stone sills and keystones. Center doorway has engaged door columns.

(b) Rectory c1886

3 1/2 story, 5 bay Italianate style dwelling with brick facade. Center arched doorway. 1/1 arched windows. Deep overhanging eaves.

(c) Parish school c1890

Designed by Thomas F. Houghton. 4 story, 7 bay brick structure with projecting center entry, round arched first floor openings. Central round

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arched windows at 3rd and 4th floors. Decorative brick work over arches. Stone band over entry with building's name. Heavy keystone with cross at entry. Metal bracketed cornice with gabled pediment.

(d) Church c1886

Large Neo-gothic style brick church with stone trim. Contains pointed arched stained glass windows and flanking end towers with finials. The central nave has a gabled roof, three part entry with sculptured stone surround, centered stained glass windows with pointed arch surround and central rose light.

BLOCK 344

326 Montgomery St. c1900 CONTRIBUTING

4 story, 4 bay yellow brick tenement. 1/1 windows. Stone keystones, lintels and sills. Parapet roof. First floor has been altered.

326 1/2 Montgomery. c1919 HARMONIZING

2 story, 4 bay brick commercial building with 1/1 windows and brick surrounds, bracketed cornice, altered first floor.

328 Montgomery St. c1919 HARMONIZING

3 story, 3 bay structure with false stone front. 3rd floor round arched openings, corbeled brick cornice. First floor garage doors.

330 Montgomery St. c1950 INTRUSION

1 story brick commercial building with parapet roof.

336 Montgomery St. c1980 INTRUSION

1 story brick commercial building with parapet roof.

338-340 Montgomery St. c1919 HARMONIZING

2 story, 3 bay brick commercial structure with decorative brickwork, tripartite second floor windows, first floor garage doors.

342 Montgomery St. c1887 CONTRIBUTING

4 story, 4 bay brick tenement. 1/1 windows, rusticated lintels, stone sills. Brick cornice. Enclosed first floor.

344 Montgomery St. c1927 CONTRIBUTING

2 story, 6 bay warehouse with brick exterior, dentilled cornice, decorative brick panels and piers. Enclosed tripartite windows.

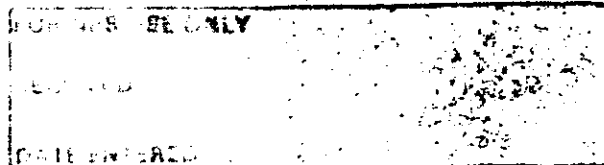
BLOCK 345

168-174 Mercer St. c1867 PIVOTAL

Four story brick apartment building. 14 bay facade divided by brick

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piers. Decorated with pointed arched windows containing brick and brown-stone voussoir. Four entries, each with pointed tops. Crowning facade is a brick corbeled band and metal cornice with gabled parapet. Terra cotta panels and the date "1867" are found in the gabled peak.

176 Mercer St. c1880 HARMONIZING

4 story, 2 bay modern brick building erected as extension to adjoining buildings at 168-174 Mercer St. Contains straight head 1/1 windows, stone sills and lintels.

BLOCK 309

187 Columbus Drive c1873 HARMONIZING

2 story, 3 bay frame dwelling now clad with aluminum siding. Contains end doorway, 1/1 windows, parapet roof.

189 Columbus Drive c1873 CONTRIBUTING

4 story, 3 bay brick tenement with end door and 1/1 windows with arched lintels. Brick corbeled cornice.

191 Columbus Drive c1873 CONTRIBUTING

4 story, 4 bay brick tenement. Centered doorway. Paired first floor windows, original 1/1 upper floor windows with arched lintels and stone sills. Brick corbeled cornice.

BLOCK 273

315 Barrow St. c1887 CONTRIBUTING

4 story, 4 bay brick tenement. 1/1 windows, carved stone lintels, stone sills. Centered doorway. Bracketed cornice.

321 Barrow St. c1908 CONTRIBUTING

6 story 6 bay brick loft building. 1/1 windows with stone sills and lintels. Molded metal cornice. Large first floor bay openings.

151 - 161 and 165 - 169 Columbus Drive. c1908 CONTRIBUTING

Nine 4 story, 4 bay brick tenements with stretcher bond facades. 1/1 windows with stone sills and lintels. End brick piers. Brick corbeled cornices.

163 Columbus Drive c1887 CONTRIBUTING

3 story, 4 bay frame tenement with asphalt shingles. 2/2 windows with wood surround. Altered first floor with centered doorway.

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BLOCK 239

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322 Barrow St. c1887 CONTRIBUTING

4 story, 5 bay brick loft building. Arched window and door openings now enclosed. Egg and dart molded lintels, stone sills. Bracketed cornice. Modern door on Columbus Drive elevation.

115-121 Columbus Drive c1908 CONTRIBUTING

4 story 8 bay brick loft structure with 1/1 windows, brick sills and lintels. Modern first floor doorway. Parapet roof. (Note: the rear wing of #121 extends through the block and is known as 50 Wayne St. The rear wing is within the existing Van Vorst historic district.)

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found on Block 202 (above).

(2) The contributing buildings on this block include post-Civil War frame and brick rowhouses and small, four story tenement buildings. Similar buildings, particularly of the tenement type, are found on the opposite side of the street within the existing district. Early insurance atlases indicate that a number of smaller structures of the age and type found on the south side of the street were demolished to allow for construction of a large public school on the north side.

(3) Only two buildings are found on this streetscape, both of which are Italian Renaissance revival brick rowhouses. The corner building has been altered with a turn of the century storefront. This is an edge of the proposed extension, as a modern diner and its parking lot lie immediately beyond.

Block 304: (1) west side of Jersey Avenue, between Bright and Grand Streets, (2) south side of Bright Street between Jersey Avenue and Varick Street.

(1) The corner building is a late nineteenth century apartment building, with an original albeit now altered storefront below. To the west are four brick rowhouses. Abutting the last structure is the Grand Street industrial and commercial corridor.

(2) This is among the more varied blocks in the proposed extension. It includes the Luker Brothers Warehouse erected in 1900 for the storage of theatrical properties and sets for New York theater and opera companies, several buildings erected as stables and now being used as automobile repair buildings, and one brick and one frame tenement. The boundary ends at the line of the intrusive metal temporary public school structure.

Block 305: (1) north side of Bright Street between Jersey Avenue and Varick Street (portion).

The northern half of this block is within the existing district. This streetscape includes four residential structures: three tenement flat buildings, and a brick single family structure. As with the opposite side, there is another temporary public school building, and the boundary is drawn to exclude this.

Block 341: (1) South side of Bright Street between Varick and Monmouth Streets (portion).

The major portion of the block is vacant and excluded from the extension, while continuity is carried on the opposite side of the street, Block 342 (1). A

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grouping of five originally identical three story single family rowhouses is found at the southeast corner of Bright and Monmouth Streets.

Block 342: (1) North side of Bright Street between Varick and Monmouth Streets, (2) East side of Monmouth Street between Bright and York Streets, (3) South side of York Street between Varick and Monmouth Streets (portion), and (4) West side of Varick Street between Bright and York Streets (portion).

(1)(4). Two large four story early twentieth century apartment buildings are found at the northwest corner of Bright and Varick Streets. Although they are separate structures, they are erected in an identical style, and horizontal design features give the continuity. Two single family dwellings and three tenement buildings are also found in this block. Both single family dwellings are located at the rear of their building lots, and may have had similar structures located forward of them; this placement of dual structures on one lot has precedents in both the Van Vorst District (149 Wayne Street is a good example) and the Paulus Hook District.

(2) There are three structures, and three vacant lots, on this streetscape. The building located at the northeastern corner of Bright and Monmouth is a tenement flat with street level storefront. The other buildings are identifiable as one, and are similar in style to 276 Varick Street, located within the district, one block to the east.

(3) This streetscape is interrupted in mid-block by a large tract of vacant land. At its western edge, however, is found a contiguous row of six originally identical three story rowhouses, and at its eastern edge are found two adjoining four story rowhouses in the vernacular Italian Renaissance Revival style, of the type found in the intact blockfronts one block eastward.

Block 378: (1) west side of Monmouth Street, between Bright and York Streets.

(1) This is one of the few uninterrupted blockfronts remaining within the proposed extension. It consists of three and four story rowhouses, with both corner buildings having been altered for commercial uses at street level.

Block 379: (1) South side of Montgomery Street between Monmouth and Brunswick Streets (portion).

(1) The entirety of this block has been incorporated into the Montgomery Gateway project. Only the northern streetscape survives; and this consists of mid- and late-nineteenth century tenement buildings, the former St. Bridget's Lyceum designed by Herman Kreidler, and a block-through warehouse erected in 1919 for the

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Joseph Dixon Crucible Company, whose major manufacturing works, two blocks to the north, figures so prominently in the existing Van Vorst district. Montgomery Street, from its origin at Exchange Place on the Hudson River, westward to the upland area of Jersey City was a major east-west thoroughfare, transverses Paulus Hook and the Van Vorst District, and with the exception of the two solid residential blocks between Barrow and Varick Streets, it was lined with structures, single family or tenement, which had either original or converted street level storefronts. The boundary of the extension has been terminated at the Dixon warehouse to exclude a new townhouse cluster.

Block 343: (1) South side of Montgomery Street between Varick and Monmouth Streets (portion), (2) North Side of York Street between Varick and Monmouth Streets (portion).

(1) This streetscape is also part of the Montgomery Gateway project, and includes both rehabilitated period buildings and new harmonizing in-fill construction. The period buildings include a single three story rowhouse and tenement buildings with street level storefronts. The boundary was diverted to exclude new infill townhouses.

(2) Two remaining tenement buildings which abut the existing district are included. The new, although harmonizing mid-rise building and townhouses were excluded.

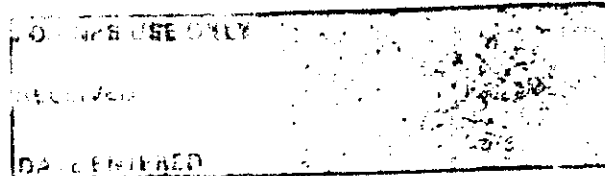
Block 380: (1) North side of Montgomery Street between Monmouth and Brunswick Streets.

(1) This blockfront includes four rehabilitated/restored period buildings and the pivotal four building St. Bridget's Church complex: the church, school, convent, and rectory. Also included are three harmonizing buildings which are generally faithful reproductions of buildings which were intended for rehabilitation in the Montgomery Gateway project, but which were destroyed during the demolition phase by a wind storm.

Block 344: (1) North side of Montgomery Street, between Varick and Monmouth Streets (portion). (2) South side of Mercer Street between Varick and Monmouth Streets.

(1) This streetscape includes both contributing commercial buildings and mixed use buildings (tenements above, storefront at street level.) There is one modern intrusion in mid-block.

(2) If it were on the edge of the district, the revised boundary would exclude this streetscape, as it consists of new, albeit harmonious, townhouses and a



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parking lot, both of which are included in the Montgomery Gateway project.

Block 345: (1) North side of Mercer Street, between Varick and Monmouth Streets.(portion)

(1) This streetscape includes a grouping of four( of an original five) highly detailed massing of tenement buildings attributed to Edward Simon, a prominent nineteenth century Jersey City architect. The fifth building, at the northeastern corner of Monmouth and Mercer Streets, was substandard and was demolished as part of the Montgomery Gateway project; it was replaced by a harmonizing new structure which respects the height and scale of the Simon grouping.

Block 382: (1) North side of Wayne Street, between Monmouth and Brunswick Streets.(portion).

(1) The eastern half of this block is occupied by a portion of the Joseph P. Crutcher Crucible Company, and is within the existing Van Vorst District. The additional portion consists primarily of typical three and four story tenement buildings.

Block 309: (1) South side of Columbus Drive, a.k.a. Railroad Avenue, between Jersey Avenue and Varick Streets.(portion)

(1) Added to the Van Vorst District, which they abut, are three adjoining structures: a (former) single family brick structure and two typical tenement buildings.

Block 273: (1) South side of Columbus Drive between Jersey Avenue and Barrow Streets (portion). (2) West side of Barrow Street between Columbus Drive and Wayne Street.

(1) The buildings at the Corner of Columbus and Jersey Avenue are inside the existing district because of their Jersey Avenue frontage. However, ten additional tenement buildings form a continuous and unbroken frontage on Columbus. They are of an identical type of building referred to in the Jersey Avenue frontage. The building at the corner of Barrow and Columbus is a seven story loft building, erected in the Italian Renaissance Revival style at the same general time period of the abutting tenement grouping. (2) This blockfront is half in and half out of the existing district. Excluded was one period tenement building typical of the district.

Block 239: (1) South side of Columbus Drive between Barrow and Grove Streets.(portion)

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(1) This is not a contiguously compatible streetscape with the district. Because it is a boundary block, it is possible to include only those three structures which are characteristic of the existing district. The building at the southeastern corner of Barrow and Columbus is a four story loft building which is similar in appearance and style to the predominant Italian Renaissance Revival structures found throughout this portion of the existing Van Vorst District. A major warehouse structure at midblock is included for both its compatibility with similar structures found in the existing district, and, more importantly, because the structure has a rear wing which extends the block through and thus penetrates, and is compatible with the existing district streetscape on Wayne Street. Note: Although some of the grouping of buildings at the corner of Columbus Drive and Grove Street are period structures, the two that are unaltered are relatively isolated from the remainder of the district by the intrusive twentieth century commercial buildings which front on Grove Street.

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Hitchcock, Henry-Russell. Van Vorst Park Historic District Designation & Nomination.  
(prepared for the Jersey City Neighborhood Preservation Program, January 1977)

Map of Jersey City and Van Vorst township, N.J. M. Dripps, 1850.

Real Estate Record and Builders Guide 1880-1917. Real Estate Record and Builders Guide  
Company, New York, N.Y.

also,

Cultural Resource Survey of Jersey City, currently being undertaken by the Jersey City  
Division of Urban Research and Design, Department of Housing and Economic Development.

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BEGINNING at the midpoint of the intersection of Grove and Wayne Streets and proceeding in an easterly direction to the easternmost lot line of Lot D Block 202, THENCE southerly along that lot line to its intersection with the rear Line of Lot Y, THENCE, easterly along the rear lot lines of those lots facing Mercer Street to the midpoint of Henderson Street; THENCE, southerly along the center line of Henderson Street to the midpoint of the intersection of Henderson Street with Grand Street; THENCE, westerly along the centerline of Grand Street to the angled intersection with Bright Street; THENCE, westerly along the center line of Bright Street, to the midpoint of the intersection of Bright Street and Barrow Street; THENCE, southerly along the centerline of Barrow Street to the intersection of the southernmost lot line of Lot V Block 269; THENCE, westerly along said lot line, continuing westerly along the rear lot lines of all lots on Block 269 facing Bright Street to the westernmost lot line of Lot E Block 269; THENCE, northerly along said lot line to the intersection of the southernmost lot line of Lot B, Block 269; THENCE, westerly along said lot line to the center line of Jersey Avenue; THENCE, southerly along the center line of Jersey Avenue to the intersection of the southernmost lot line of Lot G2, Block 304; THENCE, westerly along said lot line and continuing westerly along the rear lot lines of buildings facing Bright Street on Block 304 to the intersection of the westernmost lot line of Lot 5 Block 269; THENCE, northerly along said lot line, crossing Bright Street and continuing northerly along the westernmost lot line of Lot 26, Block 305 to its intersection with the rear lot line of Lot H Block 305; THENCE, westerly along the rear lot lines of Lots H and G and the southerly lot line of Lot 1A, Block 305 to the centerline of Varick Street; THENCE, southerly along the centerline of Varick Street to its intersection with the centerline of Bright Street; THENCE, westerly along the centerline of Bright Street to its intersection with the easternmost lot line of Lot L Block 341, THENCE, southerly to the rear lot line of said lot; THENCE, westerly along the rear lot lines of Lots L, M, N, R, and P1 to the centerline of Monmouth Street; THENCE, northerly along the centerline of Monmouth Street to the mid point of its intersection with Bright Street; THENCE, westerly along the centerline of Bright Street to its intersection with the rear lot line of Lot P, Block 378; thence northerly in an irregular line along the rear lot lines of all lots on Block 378 facing Monmouth Street to the centerline of York Street; THENCE, easterly along the centerline of York Street to the intersection of the westernmost lot line of Plot A, Block 342; THENCE, southerly along said lot line to the intersection with the rear lot line of Plot A; THENCE, easterly along the rear lot line of Plot A to the intersection with the (extension of) the westernmost lot line of Lot J Block 342; THENCE, northerly along said lot line to the center line of York Street; THENCE, westerly along the centerline of York Street for a distance of approximately 75 feet\*; THENCE, northerly into a portion of Plot A Block 343 along the building line of the westernmost rehabilitated structure facing York Street, a former lot line, to the intersection with the former rear lot line\*; THENCE, westerly along the centerline of the Plot A Block 343 a distance of approximately 200 feet to the former lot line of the westernmost rehabilitated building facing Montgomery Street\*; THENCE, northerly along said building line to the centerline of Montgomery Street\*; THENCE, westerly along the centerline of Montgomery Street to a point approximately 25 feet west of the intersection of Monmouth Street and Montgomery Street\*; THENCE, southerly along the building line of a former rehabilitated building within Lot 6 Block 379 to the intersection with the former

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rear lot lines of buildings on Block 379 facing Montgomery Street\*\*; THENCE, northerly along the westernmost building line of the rehabilitated warehouse located approximately 100 feet east of Brunswick Street to the centerline of Montgomery Street\*\*; THENCE, westerly along the centerline of Montgomery Street to midpoint of the intersection of Montgomery Street and Brunswick Street; THENCE, northerly along the centerline of Brunswick Street to the point of intersection with the rear building line of Lot N1 Block 380; THENCE, easterly along the rear building line of Lots N1, A and B; THENCE, southerly along the line of Lot B to the intersection with the former rear lot lines of buildings facing Montgomery Street within Plot P Block 380; thence easterly along said imaginary line to the center line of Monmouth Street; THENCE, continuing along the rear lot lines of all lots facing Montgomery Street in Block 344 to westernmost lot line of Lot A Block 344; THENCE, northerly along said lot line to the centerline of Mercer Street; THENCE, westerly along the centerline of Mercer Street to the point of intersection with the centerline of Monmouth Street; THENCE, northerly along the centerline of Monmouth Street to the point of intersection of the rear lot lines of Lot B Block 381; THENCE, westerly along the rear lot line of Lot B Block 381 to the intersection with the westernmost lot line of Lot 9 Block 381; THENCE, northerly along said lot line continuing across Wayne Street and westerly along the westernmost lot line of Lot A2, Block 382 to the centerline of Columbus Drive, formerly known as Railroad Avenue; THENCE, easterly along the centerline of Columbus Drive to the intersection of the easternmost lot line of Lot 3 Block 309; THENCE, southerly along said lot line to the rear lot lines of lots facing Columbus Drive; THENCE, easterly along said rear lot lines to the intersection of the westernmost lot line of Lot 9 Block 389; THENCE, northerly along said lot line to the centerline of Columbus Drive; THENCE, easterly along the centerline of Columbus Drive to the intersection with the easternmost lot line of Lot B Block 239; THENCE, southerly along said lot line to the point of intersection with the rear lot lines of all lots on Block 239 facing Wayne Street; THENCE, easterly along said lot lines to the intersection of the westernmost lot line of Lot 12 Block 239; THENCE, northerly along said lot line to the centerline of Columbus Drive; THENCE, easterly along the centerline of Columbus Drive to the point of intersection with the easternmost lot line of Lot 15 Block 239; THENCE southerly along said lot line to the intersection with the lot lines of buildings on Block 239 facing Wayne Street; THENCE, easterly along the rear lot lines of Lots 29, 28A, 27A, and continuing along the northernmost lot line of Lot 23 to the centerline of Grove Street; THENCE, southerly along the center line of Grove Street to the point of intersection of the centerlines of Grove Street and Wayne Street, the point of BEGINNING.

\* This entire plot, formerly individual lots, has been consolidated into one tax lot, only portions of which contain historic buildings.

\*\* This entire plot, formerly individual lots, has been consolidated into one tax lot, only portions of which contain historic buildings.