

**Request for Proposals for Consulting Services
For the Identification and Nomination of Eligible Historic Resources
and the nomination of a Historic District
To the Municipal, State and National Registers of Historic Places**

I. Introduction:

The City of Jersey City, New Jersey is the county seat of Hudson County and is located on the Hudson River, south of Hoboken and west of New York City. With the advent of increased modes of transportation in the late nineteenth century, the City spread westward from the Hudson River Waterfront towards the Hackensack River, towards that part of the Township of Bergen which sat on the Bergen Ridge, the highest point in the city. Subdivision and real estate development began in the 1850s, on what had formerly been farmland, to accommodate the migration of the middle and upper business classes of New York City and Jersey City to the area that would develop along the westerly ridge and on the slope of the Bergen Ridge, first as a suburban enclave and later as a fashionable urban neighborhood. The development of the area spanned approximately 75 years, from 1860 to 1935 and several historically, architecturally, socially and culturally important resources from this period remain.

The City of Jersey City currently has four municipal state and national historic districts, and several individual municipal landmarks, some of which are also on the State and National Registers. The current districts are in the downtown area and are primarily residential and urban in character. The proposed identification of the West Bergen Historic District will help to expand upon the City's appreciation of its developmental history and highlight the upwardly mobile community which thrived on the ridge of the Palisades, which included some of the most prominent and powerful citizens our City ever had; ensure documentation of the remaining resources within the community; and encourage appropriate preservation and rehabilitation of the district.

II. Intent:

The City of Jersey City (the City) is seeking a consultant to conduct an eligibility analysis for the creation of a potential municipal, state and national register historic district to be known as the West Bergen Historic District. The analysis will be generally confined to the area of the City originally analyzed in the May 1979 *Designation Report West Bergen Historic District* and additional environs included in the attached Map, entitled, *West Bergen Historic District Study Area; dated October 15, 2012*. The consultant will be encouraged to define appropriate boundaries for the district.

Additionally, based on its analysis, the City's consultant shall prepare a National Register of Historic Places Nomination for the identified eligible district within the Study Area. This nomination shall be used in order to apply for the inclusion of the identified eligible district on the Municipal, State, and National Registers of Historic Places.

The consultant shall be responsible for the identification of resources and submission of the completed nomination to the Jersey City Historic Preservation Commission, the Jersey City

Planning Board and the Jersey City Municipal Council. Concurrently, the consultant shall also be responsible for submission of the nomination[s] to the New Jersey State Historic Preservation Office (NJSHPO), any revisions required by the SHPO, as well as presentation to the State Review Board.

Available resources regarding the history of the buildings are located in, but are not limited to, the Jersey City Public Library: New Jersey Room, The New York Public Library, the Jersey City Tax Assessor's Office, and the New Jersey State Archives. Staff of the Division of City Planning and the City's Historic Preservation Officer shall be available for aid in finding documentary and photographic resources, if necessary, and for general consultation. The May 1979 *Designation Report for the West Bergen Historic District* is appended for additional information and research as is the 1985 Phase II Survey of Ward B by Mary B. Dierickx, Architectural Preservation Consultant.

III. Goal of Historic Preservation Consultant

To achieve municipal, as well as state, and national register status for the remaining architecturally and historically significant buildings within the study area as components of a district.

IV. Role of the Historic Preservation Consultant

1. Complete an eligibility assessment of significant buildings within the Study Area for inclusion on the Municipal, State and National Registers.
2. Prepare and provide all supporting documentation, including but not limited to: new photographs, gathering of period photographs, structural condition and architectural analysis, and other information necessary to complete the National Register Nomination[s].
3. Complete and submit the National Register of Historic Places Nomination[s] for the district as a whole.
4. Conduct application presentations, including a community meeting, official meeting attendance, public hearings, and testimony when requested at both the local/municipal and state hearings.
5. Coordinate work with the Jersey City Historic Preservation Officer (JCHPO), and the staff of the Division of City Planning.
6. Provide necessary advice and assistance on the project and the National Register Application Process as directed by the JCHPO.

V. Outline of Consultant's Responsibilities:

1. The Consultant will assemble and review all available existing architectural and historical information available on the determined eligible historic resources within the study area.
2. Based on site, photographic, and written evidence, the Consultant shall identify the boundary of the qualifying district. The Consultant will assemble and review all available existing architectural and historical information available on the determined eligible historic resources within the study area.

The Consultant will conduct all historical research required for the documentation of historical significance and the description of the resources for the nomination (Section 7 and Section 8 of the National Register Nomination).

3. The Consultant will prepare the National Register Nomination Form for the eligible resource. The nomination shall be completed according to the standards of the National Park Service's Bulletin 16A and with the New Jersey State Historic Preservation Office's (NJSHPO's) guidance. Special attention must be taken so that the submitted nomination conforms to the NJSHPO's Preparer's Checklist for National Register Nominations. Drafts of the reports must be submitted to the attention of the JCHPO, for periodic review, and a draft of the entire nomination must be submitted for review by the NJSHPO prior to final submission.
4. The final versions of the nomination[s] shall be completed and submitted to the JCHPO for presentation by the consultant to the Jersey City Historic Preservation Commission (HPC) within 120 days of the date the contract is executed by the City's Business Administrator. The findings and recommendations of the HPC shall be presented to the Jersey City Planning Board by the consultant within 30 days of a decision by the HPC on a recommendation to the Planning Board. The findings and recommendation of the Planning Board shall be presented to the Jersey City Municipal Council by the consultant within 30 days of a decision by the Planning Board's on a recommendation to the Municipal Council.
5. Presentation of the nomination[s] before the Jersey City HPC, the Jersey City Planning Board and the City Council shall be the responsibility of the Consultant in conjunction with the JCHPO and the Director of the Division of City Planning.
6. The final versions of the nomination[s] shall be completed and submitted to the NJSHPO for presentation to the State Review Board within 30 days of the of the date of the decision by the Municipal Council.
7. Presentation of the nomination[s] before the State Review Board shall be the responsibility of the Consultant.

8. Aside from the copies required by the State Review Board THREE copies of the final version of the nomination[s], with any corrections, amplifications, or other editorial changes requested by the State Review Board or its staff and/or agents shall be filed with City offices: One copy of the final version of the nomination shall be sent to the Division of City Planning c/o Historic Preservation Commission: Attention Dan Wrieden; one copy shall be sent to the Department of Housing Economic Development & Commerce: Attention: Carl Czaplicki and one copy shall be sent for filing in the Jersey City Public Library, New Jersey Room: Attention Cynthia Harris and John Beekman.

VI. Budget

The City of Jersey City has been awarded a grant by the New Jersey Historic Preservation Trust for the consultant's services and the contract award will be made according to the submitted proposal's compatibility with existing grant funding.

VII. Submission Requirements

Submissions need to include the following:

1. Standard contact information.
2. Identification of the primary contact for the project and the project manager, other key personnel contributing to the project, an organization chart and a brief description of responsibilities for each staff member. The consultant and staff, as necessary for their tasks, must qualify under **36 CFR PART 61 HISTORIC PRESERVATION PROFESSIONAL QUALIFICATIONS STANDARDS**.
3. Statement of the firm's understanding of the project and its approach to the tasks defined in the body of this Request for Proposals.
4. Proposal narrative.
5. Cost information including:
 - a. lump sum, not to exceed \$ 50,000.00 (Fifty Thousand Dollars); at least \$1,000 (One Thousand Dollars) may and should be budgeted for promotional material.
 - b. the delineation of the *not to exceed cost* by major tasks; and
 - c. a schedule of hourly rate for all individuals associated with the project.
6. Time schedule, including a list of major milestones and deliverables.
7. Resumes of staff, consultants/sub-consultants that will be working on the project.
8. Three most recent examples of similar projects that the firm has worked on including:
 - a. the name of the project manager;
 - b. amount billed by your firm in connection with the project;
 - c. the name and telephone number of client reference; and
 - d. current status of the project.

9. All respondents must comply with affirmative action laws, per the attached, and indicate same in the response.
10. All respondents must include a Business Registration Certificate per N.J.S.A. 52:32-44 with their proposals. Consultant is required to comply with the requirements of P.L. 2004, c. 57 which includes the requirement that consultants provide copies of their Business Registration Certificates issued by the New Jersey Department of the Treasury.
11. Equal Employment Opportunity and Affirmative Action Required Forms:

Consultants are required to comply with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27. Questions in reference to EEO/AA Requirements for Goods, Professional Services, and General Service Contracts should be directed to:

Ms. Jeana F. Abuan
Affirmative Action Officer, Public Agency Compliance Officer
Department of Administration
Office of Equal Opportunity/Affirmative Action
280 Grove Street, Room 103
Jersey City, NJ 07302
Tel: (201) 547-4533
Fax: (201) 547-5088
E-mail Address: abuanJ@jcnj.org

12. Completion of the Certificate of Compliance with the City of Jersey City contractor Pay-To Play Reform Ordinance 08-128 is required.

All forms must be completed and submitted with proposals.

13. Instructions for Submission

Submissions should be divided into **separate parts: (1) technical and (2) cost proposals**. The technical proposal must consist of four (4) copies, separately bound. Proposers must submit one (1) cost proposal in a separate sealed envelope labeled ***West Bergen Cost Proposal***.

Proposals must be submitted by 11:00 A.M., Wednesday, January 9, 2013 to:

**Mr. Peter Folgado, QPA, RPPO, Director
Jersey City Division of Purchasing
1 Journal Square Plaza
Jersey City, NJ 07306**

14. Consultant's proposal is prepared at its own cost and expense. The City will not be responsible for paying any of the costs or expenses associated with the preparation or submission of a proposal.

15. Consultant is required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (see mandatory equal employment opportunity language for goods, professional service and general service contracts). Consultant for goods and services, that are not subject to a federally approved or sanctioned affirmative action program shall submit to the public agency, one of the following three documents:

- i. Appropriate evidence that the consultant is operating under an existing federally approved or a sanctioned affirmative action program; or
- ii. A certificate of employee information report approval, issued in accordance with N.J.A.C. 17:27-4; or
- iii. An employee information report (Form AA 302) provided by the Division and distributed to the public agency to be completed by the consultant, in accordance with N.J.A.C. 17:27-4.

16. A party responding to the RFP must indicate what type of business organization it is e.g., corporation, partnership, sole proprietorship, or non-profit organization. If a party is a subsidiary or direct or indirect affiliate of any other organization, it must indicate in its proposal the name of the related organization and the relationship. If a party responding to this RFP is a partnership, it shall list the names of all partners. If a party responding to this RFP is a corporation, it shall list the names of those stockholders holding 10% or more of the outstanding stock.

17. This RFP constitutes an invitation to submit proposals to the City. The City reserves the right in protection of the best interests of the City to waive any technical error, to reject any proposal, or any part thereof, for any reason whatsoever or to reject all proposals for any reason whatsoever.

VIII. Time for Submitting Proposals

All proposals must be in writing and must be delivered to Peter Folgado, RPPS, Director of the Jersey City Division of Purchasing, no later than **11:00 A.M., Wednesday January 9, 2013**. Any proposals received after this time will be rejected. Proposals may be submitted in person, or may be sent by U.S. certified mail return receipt requested, or may be sent by private courier service to:

**Mr. Peter Folgado, QPA, RPPO, Director
Jersey City Division of Purchasing
1 Journal Square Plaza
Jersey City, NJ 07306**

The City shall not be responsible for the loss, non-delivery or physical condition of proposals sent by mail or courier service.

IX. Award of Contract

Proposals will be reviewed for compliance with the terms and conditions of the RFP. Any proposals not responsive to the RFP will be rejected. The contract will be awarded as an extraordinary unspecifiable services contract pursuant to N.J.S.A. 40A:11-

5(1)(a)(ii). The Municipal Council will vote to accept the proposal of a Consultant within 60 days of the receipt of proposals, except that the proposals of any Consultant who consent thereto, may, at the request of the City, be held for consideration for such longer period as may be agreed. Within twenty (20) days of contract award by the City Council, the Consultant shall execute an agreement with the City containing all the terms and conditions of this RFP. In the event that this deadline is missed, the parties may agree in writing to an extension of this time limit.

X. Insurance

1. The selected consultant shall purchase and maintain the following insurance throughout the term of the study.
 - Comprehensive General Liability: including Premises Operations, Products Completed Operations, and Independent Consultant Coverages – covering as insured the Consultant with not less than ONE MILLION (\$1,000,000) DOLLARS. The City of Jersey City, its agents, servants shall be named as additional insured. Coverage must be on a per occurrence form.
 - Workers' Compensation Insurance: benefit securing compensation for the benefit of the employees of the Consultant in the New Jersey Statutory amounts.
 - Professional Liability Insurance: covering as insured the Consultant with not less than ONE MILLION (\$1,000,000) DOLLARS limit of liability.
2. The selected consultant agrees to procure and maintain insurance of the kinds and in the amounts herein above provided in insurance companies authorized to do business in the State of New Jersey, as rated in the Best Key Rating Guide for Property and Casualty covering all operation specified in the contract. The Consultant shall furnish the City of Jersey City certificates of insurance upon execution of the contract.
3. The insurance policies described above shall be kept in force for the period specified below:
 - Comprehensive General Liability and Workers' Compensation Insurance shall be kept in force until submission of the Consultant's final invoice.
 - Professional Liability Insurance should be kept in force until at least two (2) years after completion of the contract.
 - The selected consultant will be required to indemnify the City of Jersey City in connection with the contracted work.

XI. Selection Criteria

A selection committee will review the proposals and rank them according to the following criteria:

1. Experience / Qualifications
2. Quality of the Proposal
3. Cost
4. Capacity/Ability
5. References

**Finalists may be asked to present their proposals to a selection committee.*

XII. Project Timeline

The City expects that the final work products to be prepared by the consultant will be completed within 120 days of the date the contract is executed by the City's Business Administrator, as outlined in Section V. of this RFP. The proposed historic resource(s) shall be scheduled for a hearing before the State Review Board no more than six months from the completion of the local portion of the contract.

XIII. Submission Schedule

December 19, 2012	Request for Proposals is advertised
January 3, 2013	Deadline for submitting written, faxed or emailed questions
January 9, 2013	Deadline to receive Proposals

All questions should be addressed to:

Division of City Planning, Jersey City Historic Preservation Commission
30 Montgomery Street 14th Floor
Jersey City, NJ 07302
Fax (201) 547-4323
Attention: DANIEL M. WRIEDEN
danw@icnj.org

NO QUESTIONS BY PHONE WILL BE ENTERTAINED

XIV. Appendices

1. EEO & AA Forms / Pay to Play Forms and Ordinance
2. West Bergen Historic District Study Area Map October 15, 2012
3. District History, District and Building Description, as described in *Designation Report West Bergen Historic District*: Lauren-Brook Sicckels, Robert William Craig and William Geo. May 1979.
4. 1985 Phase II Survey of Ward B by Mary B. Dierickx, Architectural Preservation Consultant

EEO/AFFIRMATIVE ACTION REQUIREMENTS

Goods, Professional Services and General Service Contracts

Questions in reference to EEO/AA Requirements For Goods, Professional Services and General Service Contracts should be directed to:

Jeana F. Abuan
Affirmative Action Officer, Public Agency Compliance Officer
Department of Administration
Office of Equal Opportunity/Affirmative action
280 Grove Street Room-103
Jersey City NJ 07302
Tel. #201-547- 4533
Fax# 201-547-5088
E-mail Address: abuanJ@jcnj.org

(REVISED 4/10)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status,

affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

The undersigned vendor certifies on their company's receipt, knowledge and commitment to comply with:

EXHIBIT A
N.J.S.A. 10:5-31 and N.J.A.C. 17:27
MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
Goods, Professional Services and General Service Contracts
(Mandatory Affirmative Action Language)

The undersigned vendor further agrees to furnish the required forms of evidence and understands that their contract/company's bid shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 .

Representative's Name/Title (Print): _____

Representative's Signature: _____

Name of Company: _____

Tel. No.: _____ Date: _____

APPENDIX A
AMERICANS WITH DISABILITIES ACT OF 1990
Equal Opportunity for Individuals with Disability

The contractor and the _____ of _____ (hereafter "owner") do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "Act") (42 U.S.C. 5121 01 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the owner pursuant to this contract, the contractor agrees that the performance shall be in strict compliance with the Act. In the event that the contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the contractor shall defend the owner in any action or administrative proceeding commenced pursuant to this Act. The contractor shall indemnify, protect, and save harmless the owner, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the owner's grievance procedure, the contractor agrees to abide by any decision of the owner which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the owner, or if the owner incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the contractor shall satisfy and discharge the same at its own expense.

The owner shall, as soon as practicable after a claim has been made against it, give written notice thereof to the contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the owner or any of its agents, servants, and employees, the owner shall expeditiously forward or have forwarded to the contractor every demand, complaint, notice, summons, pleading, or other process received by the owner or its representatives.

It is expressly agreed and understood that any approval by the owner of the services provided by the contractor pursuant to this contract will not relieve the contractor of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the owner pursuant to this paragraph.

It is further agreed and understood that the owner assumes no obligation to indemnify or save harmless the contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Representative's Name/Title Print: _____
Representative's Signature: _____
Name of Company: _____
Tel. No.: _____ Date: _____

Sample Certificate of Employee Information Report

VOID

Certificate _____

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

This is to certify that the contractor has provided the Employee Information Report pursuant to N.J.A.C. 17:27-1.7 et seq. and that the Treasurer has approved this report. This approval will remain in effect for the period of _____



State Treasurer

VOID

STATE OF NEW JERSEY
Division of Contract Compliance & Equal Employment Opportunity

EMPLOYEE INFORMATION REPORT

IMPORTANT-READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM. FAILURE TO PROPERLY COMPLETE THE ENTIRE FORM AND TO SUBMIT THE REQUIRED \$150.00 FEE MAY DELAY ISSUANCE OF YOUR CERTIFICATE. DO NOT SUBMIT EEO-1 REPORT FOR SECTION B, ITEM 11. For Instructions on completing the form, go to: http://www.state.nj.us/treasury/contract_compliance/pdf/aa302ins.pdf

SECTION A - COMPANY IDENTIFICATION

1. FID. NO. OR SOCIAL SECURITY	2. TYPE OF BUSINESS <input type="checkbox"/> 1. MFG <input type="checkbox"/> 2. SERVICE <input type="checkbox"/> 3. WHOLESALE <input type="checkbox"/> 4. RETAIL <input type="checkbox"/> 5. OTHER	3. TOTAL NO. EMPLOYEES IN THE ENTIRE COMPANY
4. COMPANY NAME		
5. STREET	CITY	COUNTY
		STATE
		ZIP CODE
6. NAME OF PARENT OR AFFILIATED COMPANY (IF NONE, SO INDICATE)		
		CITY
		STATE
		ZIP CODE
7. CHECK ONE: IS THE COMPANY: <input type="checkbox"/> SINGLE-ESTABLISHMENT EMPLOYER <input type="checkbox"/> MULTI-ESTABLISHMENT EMPLOYER		
8. IF MULTI-ESTABLISHMENT EMPLOYER, STATE THE NUMBER OF ESTABLISHMENTS IN NJ		
9. TOTAL NUMBER OF EMPLOYEES AT ESTABLISHMENT WHICH HAS BEEN AWARDED THE CONTRACT		
10. PUBLIC AGENCY AWARDED CONTRACT		
		CITY
		COUNTY
		STATE
		ZIP CODE
<i>Official Use Only</i>	DATE RECEIVED	INAUG. DATE
		ASSIGNED CERTIFICATION NUMBER

SECTION B - EMPLOYMENT DATA

11. Report all permanent, temporary and part-time employees ON YOUR OWN PAYROLL. Enter the appropriate figures on all lines and in all columns. Where there are no employees in a particular category, enter a zero. Include ALL employees, not just those in minority/non-minority categories, in columns 1, 2, & 3. **DO NOT SUBMIT AN EEO-1 REPORT.**

JOB CATEGORIES	ALL EMPLOYEES			PERMANENT MINORITY/NON-MINORITY EMPLOYEE BREAKDOWN										
	COL. 1 TOTAL (Col. 2 & 3)	COL. 2 MALE	COL. 3 FEMALE	***** MALE *****					***** FEMALE *****					
				BLACK	HISPANIC	AMER. INDIAN	ASIAN	NON MIN.	BLACK	HISPANIC	AMER. INDIAN	ASIAN	NON MIN.	
Officials/Managers														
Professionals														
Technicians														
Sales Workers														
Office & Clerical														
Craftworkers (Skilled)														
Operatives (Semi-skilled)														
Laborers (Unskilled)														
Service Workers														
TOTAL														
Total employment From previous Report (if any)														
Temporary & Part-Time Employees	The data below shall NOT be included in the figures for the appropriate categories above.													

12. HOW WAS INFORMATION AS TO RACE OR ETHNIC GROUP IN SECTION B OBTAINED <input type="checkbox"/> 1. Visual Survey <input type="checkbox"/> 2. Employment Record <input type="checkbox"/> 3. Other (Specify)	14. IS THIS THE FIRST Employee Information Report Submitted? 1. YES <input type="checkbox"/> 2. NO <input type="checkbox"/>	15. IF NO, DATE LAST REPORT SUBMITTED: MO. DAY YEAR
13. DATES OF PAYROLL PERIOD USED From: _____ To: _____		

SECTION C - SIGNATURE AND IDENTIFICATION

16. NAME OF PERSON COMPLETING FORM (Print or Type)	SIGNATURE	TITLE	DATE MO DAY YEAR
17. ADDRESS NO. & STREET	CITY	COUNTY	STATE
		ZIP CODE	PHONE (AREA CODE, NO., EXTENSION)

INSTRUCTIONS FOR COMPLETING THE EMPLOYEE INFORMATION REPORT (FORM AA302)

IMPORTANT: READ THE FOLLOWING INSTRUCTIONS CAREFULLY BEFORE COMPLETING THE FORM. PRINT OR TYPE ALL INFORMATION. FAILURE TO PROPERLY COMPLETE THE ENTIRE FORM AND TO SUBMIT THE REQUIRED \$150.00 NON-REFUNDABLE FEE MAY DELAY ISSUANCE OF YOUR CERTIFICATE. IF YOU HAVE A CURRENT CERTIFICATE OF EMPLOYEE INFORMATION REPORT, DO NOT COMPLETE THIS FORM UNLESS YOU ARE RENEWING A CERTIFICATE THAT IS DUE FOR EXPIRATION. DO NOT COMPLETE THIS FORM FOR CONSTRUCTION CONTRACT AWARDS.

ITEM 1 - Enter the Federal Identification Number assigned by the Internal Revenue Service, or if a Federal Employer Identification Number has been applied for, or if your business is such that you have not or will not receive a Federal Employer Identification Number, enter the Social Security Number of the owner or of one partner, in the case of a partnership.

ITEM 2 - Check the box appropriate to your TYPE OF BUSINESS. If you are engaged in more than one type of business check the predominate one. If you are a manufacturer deriving more than 50% of your receipts from your own retail outlets, check "Retail".

ITEM 3 - Enter the total "number" of employees in the entire company, including part-time employees. This number shall include all facilities in the entire firm or corporation.

ITEM 4 - Enter the name by which the company is identified. If there is more than one company name, enter the predominate one.

ITEM 5 - Enter the physical location of the company. Include City, County, State and Zip Code.

ITEM 6 - Enter the name of any parent or affiliated company including the City, County, State and Zip Code. If there is none, so indicate by entering "None" or N/A.

ITEM 7 - Check the box appropriate to your type of company establishment. "Single-establishment Employer" shall include an employer whose business is conducted at only one physical location. "Multi-establishment Employer" shall include an employer whose business is conducted at more than one location.

ITEM 8 - If "Multi-establishment" was entered in item 8, enter the number of establishments within the State of New Jersey.

ITEM 9 - Enter the total number of employees at the establishment being awarded the contract.

ITEM 10 - Enter the name of the Public Agency awarding the contract. Include City, County, State and Zip Code. This is not applicable if you are renewing a current Certificate.

ITEM 11 - Enter the appropriate figures on all lines and in all columns. THIS SHALL ONLY INCLUDE EMPLOYMENT DATA FROM THE FACILITY THAT IS BEING AWARDED THE CONTRACT. DO NOT list the same employee in more than one job category. DO NOT attach an EEO-1 Report.

Racial/Ethnic Groups will be defined:

Black: Not of Hispanic origin. Persons having origin in any of the Black racial groups of Africa.

Hispanic: Persons of Mexican, Puerto Rican, Cuban, or Central or South American or other Spanish culture or origin, regardless of race.

American Indian or Alaskan Native: Persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.

Asian or Pacific Islander: Persons having origin in any of the original peoples of the Far East, Southeast Asia, the Indian Sub-continent or the Pacific Islands. This area includes for example, China, Japan, Korea, the Phillipine Islands and Samoa.

Non-Minority: Any Persons not identified in any of the aforementioned Racial/Ethnic Groups.

ITEM 12 - Check the appropriate box. If the race or ethnic group information was not obtained by 1 or 2, specify by what other means this was done in 3.

ITEM 13 - Enter the dates of the payroll period used to prepare the employment data presented in Item 12.

ITEM 14 - If this is the first time an Employee Information Report has been submitted for this company, check block "Yes".

ITEM 15 - If the answer to Item 15 is "No", enter the date when the last Employee Information Report was submitted by this company.

ITEM 16 - Print or type the name of the person completing the form. Include the signature, title and date.

ITEM 17 - Enter the physical location where the form is being completed. Include City, State, Zip Code and Phone Number.

TYPE OR PRINT IN SHARP BALL POINT PEN

THE VENDOR IS TO COMPLETE THE EMPLOYEE INFORMATION REPORT FORM (AA302) AND RETAIN A COPY FOR THE VENDOR'S OWN FILES. THE VENDOR SHOULD ALSO SUBMIT A COPY TO THE PUBLIC AGENCY AWARDED THE CONTRACT IF THIS IS YOUR FIRST REPORT; AND FORWARD ONE COPY WITH A CHECK IN THE AMOUNT OF \$150.00 PAYABLE TO THE TREASURER, STATE OF NEW JERSEY (FEE IS NON-REFUNDABLE) TO:

NJ Department of the Treasury
Division of Public Contracts
Equal Employment Opportunity Compliance
P.O. Box 206

Trenton, New Jersey 08625-0206

Telephone No. (609) 292-5473



State of New Jersey

CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE & PROPERTY
CONTRACT COMPLIANCE AUDIT UNIT
BEO MONITORING PROGRAM
P.O. BOX 206
TRENTON, NJ 08625-0206

ANDREW P. SIDAMON-ERISTOFF
State Treasurer

ISSUANCE OF CERTIFICATE OF EMPLOYEE INFORMATION REPORT

Enclosed is your Certificate of Employee information Report (hereinafter referred to as the "Certificate" and issued based on the Employee Information Report (AA-302) form completed by a representative of your company or firm. Immediately upon receipt, this certificate should be forwarded to the person in your company or firm responsible for ensuring equal employment opportunity and/or overseeing the company or firm's contracts with public agencies. Typically, this person may be your company or firm's Human Resources Manager, Equal Employment Opportunity Officer or Contract Administrator. If you do not know to whom the certificate should be forward, kindly forward it to the head of your company or firm. Copies of the certificate should also be distributed to all facilities of your company or firm who engage in bidding on public contracts in New Jersey and who use the same federal identification number and company name. The certificate should be retained in your records until the date it expires. This is very important since a request for a duplicate/replacement certificate will result in a \$75.00 fee.

On future successful bids on public contracts, your company or firm must present a photocopy of the certificate to the public agency awarding the contract after notification of the award but prior to execution of a goods and services or professional services contract. Failure to present the certificate within the time limits prescribed may result in the awarded contract being rescinded in accordance with N.J.A.C. 17:27-4.3b.

Please be advised that this certificate has been approved only for the time periods stated on the certificate. As early as ninety (90) days prior to its expiration, the Division will forward a renewal notification. Upon the Division's receipt of a properly completed renewal application and \$150.00 application fee, it will issue a renewal certificate. In addition, representatives from the Division may conduct periodic visits and/or request additional information to monitor and evaluate the continued equal employment opportunity compliance of your company or firm. Moreover, the Division may provide your company or firm with technical assistance, as required. Please be sure to notify the Division immediately if your company's federal identification number, name or address changes.

If you have any questions, please call (609) 292-5473 and a representative will be available to assist you.

Enclosure(s) (AA-01 Rev. 11/11)

**NEW INSTRUCTIONS FOR COMPLETING THE
EMPLOYEE INFORMATION REPORT (FORM AA302) RENEWAL
DISREGARD INSTRUCTIONS ON PRE-PRINTED FORM REV. 1/00**

IMPORTANT: READ THE FOLLOWING INSTRUCTIONS CAREFULLY BEFORE COMPLETING THE FORM. PRINT OR TYPE ALL INFORMATION. FAILURE TO PROPERLY COMPLETE THE ENTIRE FORM AND TO SUBMIT THE REQUIRED \$150.00 FEE MAY DELAY ISSUANCE OF YOUR CERTIFICATE. DO NOT COMPLETE THIS FORM FOR CONSTRUCTION CONTRACT AWARDS.

ITEM 1 - Enter the Federal Identification Number assigned by the Internal Revenue Service, or if a Federal Employer Identification Number has been applied for or if your business is such that you have not or will not receive a Federal Employer Identification Number, enter the Social Security Number of the owner or of one partner, in the case of a partnership.

ITEM 2 - Check the box appropriate to your TYPE OF BUSINESS. If you are engaged in more than one type of business check the predominate one. If you are a manufacturer deriving more than 50% of your receipts from your own retail outlets, check "Retail".

ITEM 3 - Enter the total "number" of employees in the entire company, including part-time employees. This number shall include all facilities in the entire firm or corporation.

ITEM 4 - Enter the name by which the company is identified. If there is more than one company name, enter the predominate one.

ITEM 5 - Enter the physical location of the company. Include City, County, State and Zip Code.

ITEM 6 - Enter the name of any parent or affiliated company including the City, County, State and Zip Code. If there is none, so indicate by entering "None" or N/A.

ITEM 7 - Check the box appropriate to your type of company establishment. "Single-establishment Employer" shall include an employer whose business is conducted at only one physical location. "Multi-establishment Employer" shall include an employer whose business is conducted at more than one location.

ITEM 8 - If "Multi-establishment" was entered in item 7, enter the number of establishments within the State of New Jersey.

ITEM 9 - Enter the total number of employees at the establishment being awarded the contract.

ITEM 10 - Not Applicable.

ITEM 11 - Enter the appropriate figures on all lines and in all columns. THIS SHALL ONLY INCLUDE EMPLOYMENT DATA FROM THE FACILITY THAT IS BEING AWARDED THE CONTRACT. DO NOT list the same employee in more than one job category. DO NOT attach an EEO-1 Report.

Racial/Ethnic Groups will be defined:

Black: Not of Hispanic origin. Persons having origin in any of the Black racial groups of Africa.

Hispanic: Persons of Mexican, Puerto Rican, Cuban, or Central or South American or other Spanish culture or origin, regardless of race.

American Indian or Alaskan Native: Persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.

Asian or Pacific Islander: Persons having origin in any of the original peoples of the Far East, Southeast Asia, the Indian Sub-continent or the Pacific Islands. This area includes for example, China, Japan, Korea, the Philippine Islands and Samoa.

Non-Minority: Any Persons not identified in any of the aforementioned Racial/Ethnic Groups.

ITEM 12 - Check the appropriate box. If the race or ethnic group information was not obtained by 1 or 2, specify by what other means this was done in 3.

ITEM 13 - Enter the dates of the payroll period used to prepare the employment data presented in item 12.

ITEM 14 - Not Applicable.

ITEM 15 - Not Applicable.

ITEM 16 - Print or type the name of the person completing the form. Include the signature, title and date.

ITEM 17 - Enter the physical location where the form is being completed. Include City, State, Zip Code and Phone Number.

TYPE OR-PRINT IN SHARP BALL POINT PEN

THE VENDOR IS TO COMPLETE THE EMPLOYEE INFORMATION REPORT RENEWAL FORM (AA302) AND RETAIN THE PINK COPY FOR THE VENDOR'S OWN FILES. FORWARD THE REMAINING TWO (2) WHITE AND CANARY COPIES WITH A CHECK IN THE AMOUNT OF \$150.00 PAYABLE TO THE TREASURER, STATE OF NEW JERSEY TO:

NJ Department of the Treasury
Division of Public Contracts
Equal Employment Opportunity Compliance
P.O. Box 206

Trenton, New Jersey 08625-0206

Telephone No. (609) 292-5473



STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY

Division of Public Contracts Equal Employment Opportunity Compliance

DUPLICATE CERTIFICATE OF EMPLOYEE INFORMATION REPORT REQUEST

IMPORTANT- FAILURE TO PROPERLY COMPLETE THE ENTIRE FORM AND SUBMIT THE REQUIRED \$75.00 FEE (Non-Refundable) MAY DELAY ISSUANCE OF YOUR DUPLICATE CERTIFICATE OF EMPLOYEE INFORMATION REPORT.

SECTION A - COMPANY IDENTIFICATION

1. FID. NO. OR SOCIAL SECURITY	2. ASSIGNED CERTIFICATION NUMBER	ISSUE DATE	EXPIRATION DATE

3. COMPANY NAME

4. STREET	CITY	COUNTY	STATE	ZIP CODE

5. REASON FOR REQUEST OF DUPLICATE CERTIFICATE

1. Lost Certificate 2. Damaged 3. Other (Specify)

SECTION B - SIGNATURE AND IDENTIFICATION

6. NAME OF PERSON COMPLETING FORM (Print or Type)	SIGNATURE	TITLE	DATE MO DAY YEAR

7. ADDRESS NO. & STREET	CITY	COUNTY	STATE	ZIP CODE	PHONE (AREA CODE, NO., EXTENSION)

I certify that the information on this form is true and correct.

SECTION C - OFFICIAL USE ONLY

RECEIVED DATE:	DIVISION OF REVENUE DLN #:

INSTRUCTIONS FOR COMPLETING DUPLICATE CERTIFICATE REQUEST

ITEM 1 - Enter the Federal Identification Number assigned by the Internal Revenue Service, or if a Federal Employer Identification Number has been applied for, or if your business is such that you have not or will not receive a Federal Employer Identification Number, enter the Social Security Number of the owner or of one partner, in the case of a partnership.

ITEM 2 - Enter the Certificate Number that was assigned to your company along with the Issue Date and Expiration Date (if available).

ITEM 3 - Enter the name by which the company is identified.

ITEM 4 - Enter the physical location of the company. Include City, County, State and Zip Code.

ITEM 5 - Enter the reason for requesting a Duplicate Certificate of Employee Information Report.

ITEM 6 - Print or type the name of the person completing the form. Include the signature, title and date.

ITEM 7 - Enter the physical location where the form is being completed. Include City, State, Zip Code and Phone Number.

RETAIN A COPY OF THIS REQUEST FOR THE VENDOR'S OWN FILES AND FORWARD ONE COPY WITH A CHECK IN THE AMOUNT OF \$75.00 (Non-Refundable Fee) PAYABLE TO "THE TREASURER, STATE OF NEW JERSEY" TO:

NJ Department of the Treasury
Division of Public Contracts
Equal Employment Opportunity Compliance
PO Box 206

Trenton, New Jersey 08625-0206

Telephone No. (609) 292-5473

PLEASE ALLOW 15 BUSINESS DAYS FOR PROCESSING THE DUPLICATE CERTIFICATE

**RENEWAL PACKAGE
FOR CERTIFICATE OF
EMPLOYEE
INFORMATION REPORT**



State of New Jersey

CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

DEPARTMENT OF THE TREASURY
DIVISION OF PUBLIC CONTRACTS
EQUAL EMPLOYMENT OPPORTUNITY
COMPLIANCE
P.O. BOX 209
TRENTON, NJ 08625-0209

ANDREW P. SIDAMON-ERISTOFF
State Treasurer

RENEWAL NOTICE

The Certificate of Employee Information Report (hereinafter referred to as the "State Certificate") issued by this Division is due to expire within the next 90 days. In order for your firm to continue to provide a current State Certificate for public contract awards, you must apply for renewal by properly completing the following renewal documents:

1. The Employee Information Report Form AA-302 for the facility indicated on the "State Certificate" and any additional New Jersey facilities, with a check in the amount of \$150.00 payable to "the Treasurer, State of New Jersey" (fee is non-refundable) and
2. The Vendor Activity Summary Report forms, one for each of the four (4) personnel activities noted (new hires, promotions, transfers and terminations etc.) for the previous "State Certificate" period, or
3. If you are operating under a federally approved affirmative action plan, a photocopy of the letter of Federal Approval issued by the US Department of Labor, Office of Federal Contract Compliance Programs, not greater than one year old, may be submitted to the awarding agency in lieu of the State Certificate. Please do not submit an EEO-1 Report as it will not be accepted.

All goods, service and professional service vendors are encouraged to complete and file these renewal documents electronically by accessing the Division's website at www.state.nj.us/treasury/contract_compliance. This website provides access to the Forms in electronic format or on-line internet submission registration via the internet. Or you may call the Division at (609) 292-5473 and a representative will be available to assist you. Please have your certificate number ready when calling. Your certificate number is noted at the end of your company name on your mailing label.

Upon receipt of the above-referenced documents, the Division will approve or reject your application within sixty (60) days of submission. If your application is approved, the Division will issue a Certificate provided your firm meets the standards of good faith compliance with the Affirmative Action Regulations set forth in N.J.A.C. 17:27-1.1 et seq. Periodic reviews may be conducted and additional information may be requested, as required by the Division. In all instances, however, a copy of the Certificate must be presented to the public agency awarding the contract, prior to the award of the contract.

(AA-02 Rev. Mar-10)

INSTRUCTIONS

VENDOR ACTIVITY SUMMARY REPORTS

1. You should complete 4 blank Vendor Activity Summary Reports with your AA-302, Employee Information Report Renewal Application package. These 4 Reports are to be completed for new hires, promotions, transfers and terminations that took place between the time you received your Certificate of Employee Information Report (hereafter referred to as "Certificate") and the date of your Renewal Application.
2. The Vendor Activity Summary Reports must be completed to show your firm's total personnel actions for the previous Certificate period. For example, if your firm renews its Certificate every 3 years, one of the reports should indicate the total number of people hired during the entire 3-year period during which you held the Certificate. Another report should indicate the total number of people terminated during that 3-year period. The third report should indicate the total number of people transferred during that 3-year period and the final report should indicate the total number of people promoted during that 3-year period. Please note, there is no need to re-state the information provided on the AA-302 form.

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
 Division of Contract Compliance & Equal Employment Opportunity
 VENDOR ACTIVITY SUMMARY REPORT

NEW HIRES PROMOTIONS TRANSFERS TERMINATIONS (CHECK (X) APPROPRIATE ACTIVITY)

CERTIFICATE NO. _____ DATES OF PAYROLL PERIOD USED: FROM _____ TO _____
 NAME OF FACILITY: _____

Street _____ City _____ State _____ Zip Code _____

JOB CATEGORIES	MALE					FEMALE						
	Total	Black	Hispanic	AM. Indian	Asian	Non-Min.	Total	Black	Hispanic	AM. Indian	Asian	Non-Min.
OFFICIALS & MANAGERS												
PROFESSIONALS												
TECHNICIANS												
SALES WORKERS												
OFFICE & CLERICAL												
CRAFTWORKERS												
OPERATIVES												
LABORERS												
SERVICE WORKERS												
TOTAL												

I certify that the information on this Form is true and correct.
 NAME OF PERSON COMPLETING FORM (Print or Type) _____ SIGNATURE _____
 LAST FIRST MI

DATE SUBMITTED _____

ADDRESS (NO. & STREET) _____ (CITY) _____ (STATE) _____ (ZIP) _____ PHONE (AREA CODE, NO., EXTENSION) _____

Sample Federal Letter of Approval

U.S. Department of Labor

Employment Standards Administration
Office of Federal Control Compliance Programs
Newark Area Office
124 Evergreen Place, Fourth Floor
East Orange, NJ 07108



February 27, 20__

Dear

Our recent compliance review of your establishment's equal employment opportunity policies and practices was completed on February 27, 20__.

We found no apparent deficiencies or violations of Executive Order 11266, as amended, Section 503 of the Rehabilitation Act of 1973 or 38 USC 2012 (the Vietnam Era Veterans Readjustment Assistance Act). Accordingly, your establishment is deemed to be in compliance with these laws based on the material reviewed.

The Office of Federal Contract Compliance Programs sincerely appreciates the cooperation and courtesies extended by you and your staff during the conduct of the compliance review.

Sincerely,

Area Office Director

**Minority/Woman Business Enterprise (MWBE)
Questionnaire for Bidders**

Jersey City Ordinance C-829 establishes a goal of awarding 20% of the dollar amount of total city procurement to minority and woman owned business enterprises.

To assist us in monitoring our achievement of this goal, please indicate below whether your company is or is not a minority owned and/or woman owned business, and return this form with your bid proposal.

Business Name : _____

Address : _____

Telephone No. : _____

Contact Name : _____

Please check applicable category :

- | | |
|--|---|
| <input type="checkbox"/> Minority Owned Business (MBE) | <input type="checkbox"/> Minority & Woman Owned Business (MWBE) |
| <input type="checkbox"/> Woman Owned business (WBE) | <input type="checkbox"/> Neither |

Definitions

Minority Business Enterprise

Minority Business Enterprise means a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by persons who are African American, Hispanic, Asian American, American Indian or Alaskan native, defined as follows:

African American: a person having origins in any of the black racial groups of Africa

Hispanic: a person of Mexican, Puerto Rican, Central or South American or other non-European Spanish culture or origin regardless of race.

Asian: a person having origins in any of the original peoples of the Far East, South East Asia, Indian subcontinent, Hawaii or the Pacific Islands.

American Indian or Alaskan Native: a person having origins in any of the original peoples of North America and who maintains cultural identification through tribal affiliation or community recognition.

Woman Business Enterprise

Woman Business Enterprise means a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by a woman or women.

**Minority/Woman Business Enterprise (MWBE)
Questionnaire for Bidders**

Jersey City Ordinance C-829 establishes a goal of awarding 20% of the dollar amount of total city procurement to minority and woman-owned business enterprises:

To assist us in monitoring our achievement of this goal, please indicate below whether your company is or is not a minority owned and/or woman owned business, and return this form with your bid proposal.

Business Name: _____

Address: _____

Telephone No. : _____

Contact Name: _____

Please check applicable category:

_____ Minority Owned Business (MBE)

_____ Minority & Woman Owned
Business (MWBE)

_____ Woman Owned business (WBE)

_____ Neither

Definitions

Minority Business Enterprise

Minority Business Enterprise means a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by persons who are African American, Hispanic, Asian American, American Indian or Alaskan native, defined as follows:

African American: a person having origins in any of the black racial groups of Africa

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American Indian or Alaskan Native: a person having origins in any of the original peoples of North America and who maintains cultural identification through tribal affiliation or community recognition.

Woman Business Enterprise

Woman Business Enterprise means a business which is a sole proprietorship, partnership or corporation at least 51% of which is owned and controlled by a woman or women.

DIVISION OF PURCHASING COPY

MANDATORY BUSINESS REGISTRATION LANGUAGE

Non Construction Contracts

P.L. 2004, c. 57 (Chapter 57) amends and supplements the business registration provisions of N.J.S.A. 52:32-44 which impose certain requirements upon a business competing for, or entering into a contract with a local contracting agency whose contracting activities are subject to the requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-2).

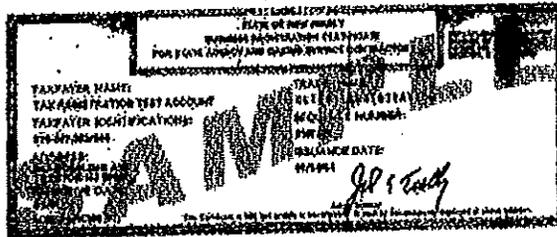
"New Jersey Business Registration Requirements"

The contractor shall provide written notice to its subcontractors of the responsibility to submit proof of business registration to the contractor.

Before final payment on the contract is made by the contracting agency, the contractor shall submit an accurate list and the proof of business registration of each subcontractor or supplier used in the fulfillment of the contract, or shall attest that no subcontractors were used.

For the term of the contract, the contractor and each of its affiliates and a subcontractor and each of its affiliates [N.J.S.A. 52:32-44(g)(3)] shall collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act on all sales of tangible personal property delivered into this State, regardless of whether the tangible personal property is intended for a contract with a contracting agency.

A business organization that fails to provide a copy of a business registration as required pursuant to section of P.L. 2001, c. 134 (C.52:32-44 et al.) or subsection e. or f. of section 92 of P.L. 1977, c. 110 (C.5:12-92), or that provides false business registration information under the requirements of either of those sections, shall be liable for a penalty of \$25 for each day of violation, not to exceed \$50,000 for each business registration copy not properly provided under a contract with a contracting agency."



CERTIFICATION OF THE CITY OF

**STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE**

Taxpayer Name	TAX REG YEAR ACCOUNT
Tax ID Number	
Address	847 ROBINSON AVE. TRENTON, NJ 08611
Certificate Number	100190
Date of Issuance	November 14, 2004

For Office Use Only:
204-419-4120/2023

COMPLIANCE WITH JERSEY CITY

DESIGNATION REPORT
WEST BERGEN HISTORIC DISTRICT

Preservation Consultants:

Lauren-Brook Sickels
Robert William Craig
William Geo. Foulks, Advisor

Program in Historic Preservation
Graduate School of Architecture and Planning
Columbia University

May, 1979

Jersey City
New Jersey

INTRODUCTION

West Bergen Historic District

May, 1979

Jersey City
New Jersey

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AMENDMENT TO THE
WEST BERGEN HISTORIC DISTRICT REPORT

In May of 1979, the following report was completed, based on an extensive study. At this time, Kennedy Boulevard was largely excluded from the district. The reasons were many, but basically the structures were void of any architectural elements and history or were vacant and boarded up. Since then, however, the neighborhood has undergone changes and is being upgraded. The Carteret Garage has been demolished and the foundations to a new building are currently being laid. Many of the apartment buildings on the east side of Kennedy are being rehabilitated for senior citizen use.

Due to these alterations, it is the decision of the authors and the principal planner of Jersey City to now include several structures previously excluded. These include:

- The Duncan Apartments
- The Divine Hotel
- St. Dominic's Academy

All three are currently listed under Appendix IV: "Sacrifices." From the attached maps showing the proposed district before and after this amendment, one can see that this new addition basically encompasses the four corners of Duncan Avenue and Kennedy Boulevard inclusive of the small park on the southwest corner.

Historically, the Divine Hotel and Duncan Apartments contribute a great deal to the neighborhood. Former Jersey City Mayor Hague resided in the upper floors of the Duncan and Father Divine also was a prominent member of the City. The Academy, once the Carteret Club, has architectural merit as well as being once an exclusive club to the neighborhood and City.

All in all, the changes over the past ten months have been of a positive nature and consequently, has prompted the partial boundary extension and the inclusion of several prime buildings along Kennedy Boulevard.

Introduction

This Designation Report for the proposed West Bergen Historic District has been developed by the cooperation of the Program in Historic Preservation of the Graduate School of Architecture and Planning at Columbia University, and the Department of Planning of the City of Jersey City. Jersey City's interest in preservation and neighborhood conservation led Professor William Geo. Foulks, a resident of Jersey City, to suggest that a group of graduate students from the Program in Historic Preservation develop a number of suggestions into studio projects relating to some aspect of Jersey City. One final goal was that these projects would be of some benefit to the community rather than just an academic exercise. An initial meeting with Mr. Charles Wyatt, head of the Department of Planning in Jersey City, produced a list of possible projects, including the West Bergen Historic District designation project (as it was later to be called) that is represented by this Designation Report.

The main aim in considering a specific area for a potential district is to determine what portion, if any, of that area or the neighborhood surrounding it might qualify for designation. Ultimately, a study needs to be made to determine the existence of a potential district and the location of its boundaries. When this district has been defined, the final aim would be the preparation of a report on the findings that would later be used in the Historic District designation process. (This process includes several presentations - a preliminary presentation for the Historic District Commission of Jersey City, and another complete presentation at a Public Hearing conducted by this Commission.)

The existence of this report means that an initial survey indicated that a potential district did exist. The methodology for the study began with a walk through the West Bergen area to get a feel for it. This was followed by a comprehensive survey and analysis of this area. Historic factors relating to the development of West Bergen were examined and the general architectural and environmental character of the region was established.

As an aid in gathering further information, an architectural survey form was developed based on a form used to survey another Jersey City Historic District. Over 400 buildings were then recorded. This information served as the basic data source on the physical characteristics of the individual buildings. Black and white photographs of the buildings were placed on the forms for future reference. (A commentary on the survey form is included in the Appendix.)

Concurrently with the architectural survey, historical research was begun on the development of West Bergen, its important people and events. Numerous maps and atlases were

examined both to determine the stages of this area's growth and as a means for beginning to date the individual structures.

As the survey and research progressed, a number of questions relating to the West Bergen area were defined: (1) How does this district reflect the social, political, economic, and architectural history of the City? (2) What makes the area visually interesting? (3) What features give this area its sense of identity? These questions are answered in the historical background and architectural context sections of this West Bergen report.

Our conclusion was that West Bergen is an exciting late 19th century neighborhood within which exist a great number of buildings of architectural and historical interest and merit. To consider this area for Historic District designation is, more importantly, to recognize that the artifact under study is not one or two outstanding buildings, but a living, viable community with many good buildings and an exciting, intact streetscape. West Bergen is an historic neighborhood that continues to be a growing and developing organism that should not, and cannot be forced into a "museum" role.

HISTORICAL BACKGROUND
West Bergen Historic District

May, 1979

Jersey City
New Jersey

Historical Background

The land that will be encompassed by the West Bergen Historic District is some of the highest land in Jersey City south of Journal Square. It has never had a particular historical name, but it may be called "West Bergen," because it was long associated with the village of Bergen and because part of it lies on the western slope of the central ridge on the peninsula that rises west of the Hudson River and east of the Hackensack River and Newark Bay. This ridge is the continuation of the high ground behind the Palisades, and it runs down the peninsula to its southern end at Bayonne, to the neighborhood there that is still known as Bergen Point. The original village of Bergen, north of West Bergen, was laid out on this same high ground in the year 1660. Some writers have believed that the village was so named because of this hill, but whatever the source of the name "Bergen," Bergen was the first permanent village in New Jersey and gave its identity to a wide area, so that most of what we now call Hudson County, was named Bergen Township. The ridge, likewise, was known to some 19th century writers as the "Bergen ridge," and the peninsula as the "Bergen peninsula."¹

The earliest settlers of Bergen Township were almost exclusively Dutchmen, who had their own Protestant church, their own language, their own farming practices and land-ownership system--in short, their own culture. It was a culture that the English could not penetrate. In fact, in the early years it was so unusual to find English families in the township that the one place where they did settle was named "the English Neighborhood." Dutch families settled at Communipaw, Paulus Hook, Hoboken, Weekawken, Pamrapo (now Greenville), and Bergen Point (now Bayonne).²

As the population of Bergen Township grew during the 18th century, the cultivation of land and the building of houses, which had been confined in the beginning to Bergen village, Communipaw, and the few other settled places, spread across all of the fertile lands of the township. The West Bergen area in the 1660s was a woodland surveyed into "wood lots" for the families of Bergen village. By the 1760s, however--three generations later--West Bergen probably was the site of farms and farmhouses. There was at least one homestead that in the mid-19th century was described as a brownstone Dutch colonial house.³

Meanwhile, Bergen Township had developed a peculiar institution: its common lands. These lands were the territories that townspeople were allowed to use, but were owned jointly by all of the people who held what were called "patent rights." Between 1654 and 1677, 60 patents, or land grants, had been issued to the first families who settled Bergen, giving them full ownership of house lots, garden lots, and wood lots, and the right to use the less valuable land of

the township, for example, the Secaucus meadows, set aside for common pasturage and additional timber cutting. No more patents were issued after 1677 (also unusual), but existing patent rights were often conveyed, bargained, or sold, just as land was, so that during the 18th century, claims to these common lands became exceedingly confused. Quarrels and disputes concerning the common lands began in the 1660s and continued for the next hundred years. Though it had been customary for townships in the 17th century to have common lands when the territory was huge and the population small, what was unusual about Bergen was that its common lands endured for so long. Not until 1764 did the colonial legislature of New Jersey appoint a commission to divide the Bergen common lands and make a survey thereof. This survey designated the West Bergen area as lots 49 through 56 on the Commissioner's map, but since these were patent lands instead of common lands, they were not much affected by the controversy.⁴

With the confusion about the lands resolved, Bergen Township made two important road improvements. The first, in October, 1764, was a new road opened up between Bergen village and Bergen Point, whereupon the old road was abandoned, or "vacated." This new road was known, naturally enough, as "the Bergen Point road" and "the road to Bergen Point," and in the 1850s as "the Bergen Plank Road," but it is known today by the name it received in the 1860s, "Bergen Avenue," and so it will be called in this report. Because it ran along the easterly edge of lots 49 through 56, Bergen Avenue became the easterly edge of the West Bergen district. The second new road was opened the following year, 1765, from Bergen Avenue to a ferry landing on the Hackensack River. The ferry was known as Brown's Ferry, so the road became Brown's Ferry Road, and connected on the other side of the river to a road from Newark laid across the meadowlands.⁵

These roads were opened at a time when the very nature of transportation was rapidly changing throughout the colony of New Jersey. For the first time, traveling by land became faster and more reliable than traveling by water. There was a growing public demand to get the colonial legislature to straighten out all the twists and bends in the roads and highways of the period, to make them safer and faster. And there was increasing travel by the public between New York City and Philadelphia. To lure ridership, stage lines improved service by extending their routes overland, and shortening, as much as possible, the time spent taking ferries and long boat passages. When Bergen Avenue was opened in 1764, the New York-bound stages began to be ferried from Woodbridge in Middlesex County to Staten Island, then to Bergen Point. From there they took Bergen Avenue to Bergen village and found the road to the ferry at Paulus Hook. (Philadelphia-bound stages, of course, followed the same procedure in reverse.) When Brown's Ferry Road was opened all of the way to Newark, another change occurred. Now, beginning in 1766, stages found that

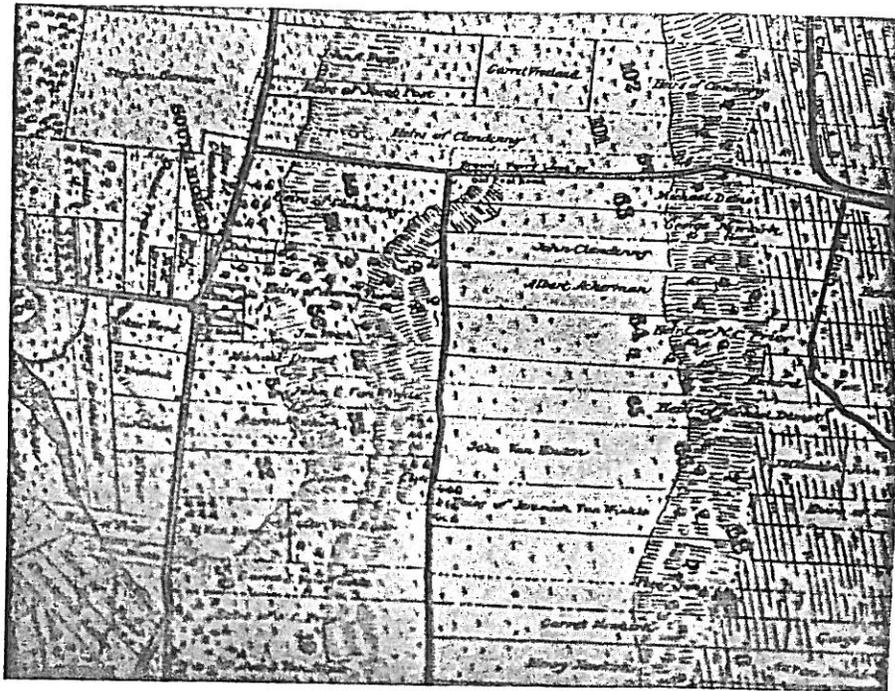
going through Newark was even faster than through Bergen Point. As a result, they reduced from three days to two the time it took to deliver passengers between New York and Philadelphia. Until the Revolution interrupted their business, and then again after the war, several stages a day drove over Bergen Avenue.⁶

In about 1804, a group of men calling themselves the "Jersey Associates" purchased the Paulus Hook area of Bergen Township. In 1820 they secured from the New Jersey legislature a charter incorporating their holdings into the "City of Jersey City." Then, when New Jersey began to industrialize, in the 1830s, Jersey City started to emerge as the chief transshipment point for freight enroute to and from New York City. A vast warehousing and lighterage business developed as the railroads bought up the Hudson River shore and made Jersey City the great eastern terminus of most of the nation's trunk lines. The population of the city began to soar: from 3,000 in 1840 to 7,000 ten years later, and 22,000 five years after that. The figure reached 29,000 people in 1860 and 37,000 in 1865.⁷

At first, Jersey City had been a subordinate governing body within Bergen Township, but it became separate and independent in 1838. Piece by piece, Bergen was broken up and Jersey City enlarged. Van Vorst Township was set off from Bergen in 1841, and annexed by Jersey City ten years later. North Bergen Township was detached from Bergen in 1843; Jersey City eventually annexed part of that. The southern end of Bergen Township became Bayonne Township in 1861; Greenville Township was created north of Bayonne in 1863. Meanwhile, in 1840, Bergen Township, Jersey City, and Harrison Township were taken away from Bergen County to create Hudson County.⁸

By the early 19th century, some changes had taken place in and around West Bergen. At the south end, three house lots were created from the frontage of lot 56 along the Bergen Point road. Two of these houses were owned in 1841 by a family named Welsh, who created Welsh Lane which now resides between Harrison and Bentley Avenues. Lot 51 had been divided between Richard Van Riper and his brother Cornelius, and lot 49 had also been divided into two holdings. South of lot 56, the small settlement along the Bergen Point road at the corner of the Brown's Ferry road, had become known as "South Bergen." A number of houses stood in that area on lots that faced either the Bergen Point road or the lane to Communipaw (now Harrison Avenue.)⁹

For another twenty years, until about the Civil War, the remainder of Bergen Township retained much of its original Dutch culture. Even the presence of the Newark & New York Railroad's right-of-way and the Morris Canal did not markedly change the landscape. In 1924, Daniel Van Winkle, the Hudson County historian and himself descended from an old Bergen family, wrote, "Even at the time of the organization of Hudson County in 1840, the people of old Bergen township in a very



West Bergen, which appears here as lots 49 through 56, was still farmland in 1841 when Douglass made his famous map of Jersey City.



This watercolor scene from 1869 by August Will portrays how rural West Bergen still was after the Civil War.

great degree retained many of the characteristics of the homeland. The Dutch language was spoken almost universally... and was used exclusively in some families in their daily intercourse." Communipaw became well known for the lingering Dutch customs among its people, and Van Winkle continues, "The habits and customs of the Fatherland lingered here long after the surrounding territory had succumbed to modern advancements, and the Van Hornes and Bushes and Brittains discussed the Civil War news in the mother tongue that had been familiar to them from childhood."¹⁰

A transformation was, however, taking place. Though Dutch culture lasted in places like Communipaw even into the 1870s, it had been rapidly disappearing in other places long before. There was a great nostalgia for it and a concern about its loss; as early as 1845 one commentator lamented the loss of "those good old days," complaining that there had been such "change in appearance and population, of that part of the old county of Bergen which now constitutes the county of Hudson, that I can scarcely retrace the footsteps of my boyhood." Such changes began occurring in Bergen Township in the 1850s. For example, in the book Annals of the Classis of Bergen, published in 1857, it is reported that Bergen village until "a very few years ago had in it many of the long, low, one story stone dwellings, and near by them the old sharp-roofed barns of the sturdy yeomanry. These are removed, or so modified as to invite the attention of strangers. Commodious new dwellings have been reared."¹¹

The landscape of Bergen Township began to change rapidly, and the man who best captured the fleeting images of these years was August Will (1834-1910), whose pencil sketches, pen and ink drawings, and watercolors of Bergen and of Jersey City from 1855 to 1910 are now one of the most valuable collections of the Jersey City Museum. Will was one of the greatest illustrators of his day and his work appeared in many of the important magazines of the late 19th century. He conducted a drawing school in New York City, but he lived in Jersey City, for many years just outside of the West Bergen district. On Sunday afternoons, he would find a vantage point and sketch. His "Northeast View From West Side and Duncan Avenues," of 1869 and his "Belmont Avenue Between Bergen and Westside Avenues" of 1880, and his "View Northwest From Belmont Avenue and the Boulevard" of 1899 all depict scenes on the edges of the West Bergen district. The earliest of these three drawings captures the look of the land at a time when it was still being farmed, the second, after the land had lain fallow for many years, and the third, after the ground had been cleared of trees and graded, ready for the construction of the houses that stand there today. Will drew several other scenes from the West Bergen district.¹²

While some Dutch farmers still "clung with tenacity to their holdings," others sold their property to wealthy Jersey City residents, who moved into Bergen Township, which in 1855

was renamed the "Town of Bergen." There they built houses that contemporaries called "fine cottages" and "elegant residences." Benjamin C. Taylor, author of Annals of the Classis of Bergen, described the Bergen peninsula in three parts: the "Bergen ridge," the "easterly slope," and the "westerly slope." On the easterly slope were the "new and beautiful villa residences" at Claremont and Sherwood, whose location overlooked "the New York Bay and Narrows, and the cities of New York, Brooklyn, and Jersey City, with Communi-paugh a little distant on the shore of the river." On the westerly ridge and on the slope, where the West Bergen district is, stood "the elegant residences of George Gifford, Peter H. Bentley, Stephen D. Harrison, and Edwin Payton, Esqs." The annalist goes on to say, "On this Western slope, thirty years ago, there was only one house visible for several miles, excepting those on the main road to Bergen Point. Over this territory, church edifices and school houses have been reared, and others will ere long, add to the beauty of the scenery."¹³

The homes of Gifford and Bentley and Harrison stood on land in the West Bergen district, and it was these men and the other owners of large parcels of land in the vicinity who were responsible for creating the image of West Bergen as an exclusive residential district. Unfortunately, Harrison's and Bentley's houses are recalled only as "elegant residences." The Gifford house, however, which stood at what is now the southwest corner of Bergen Avenue and Gifford Avenue, was particularly remembered for its size. Florence Pond Graham remarked in her recollections of Jersey City that the house was just a "rose-covered cottage" when the Giffords bought it. Soon "they...started enlarging their new home. Like Topsy it just grew, and when it was finished it was enormous. It was called the house with a hundred rooms." This house was torn down in 1924.¹⁴

The people who owned these elegant residences along the Bergen ridge usually were not members of the old families of Bergen Township. They were newcomers, people who were born and raised elsewhere and who established careers before moving to Bergen. The appeal was to those with money who wanted to escape the city--both Jersey City and New York City--as one landowner in West Bergen described, "This property presents many advantages to persons wishing to have a Country Residence and at the same time being able to get to New York in 20 minutes by omnibus running every 15 minutes during the day and evening." George Gifford was born in Dutchess County, New York, and became a lawyer in New York City before moving to Bergen in 1852; he continued his business in New York by taking this omnibus (a horse drawn trolley) every day to the ferry. Peter Bentley was also born in the Hudson valley (Saratoga County), but he came to Jersey City much earlier. He was one of the first lawyers to practice in Jersey City, was elected mayor in 1843, and held numerous other important positions

during his life. He bought his land in West Bergen in 1854 and moved there about 1859.¹⁵

In the 1850s, Bentley and some of the other owners began to speculate by subdividing their lands and opening up new streets. Jersey City's population was booming, and areas beyond the city were being built upon that had never been residential before. Bergen Avenue, of course, had been created in 1764 and West Side Avenue had been opened even before that, but in 1850, except for Communipaw Avenue which was then known as the Newark and New York Plank Road, there were no cross-streets between these two avenues. Cornelius Vreeland created the first, Belmont Avenue, so he could sell his land on both sides of it to Thomas Weldon in 1852. He reserved for himself the one and one half acres on which his house stood along Bergen Avenue but sold his remaining several acres in nearly uniform lot sizes, 50 feet x 142 feet. The executors of Richard Van Riper subdivided several properties in 1853; one of these created a group of lots west of Bergen Avenue on both sides of where Fairview Avenue now is, and on the north side of Jewett, thereby requiring that these streets be laid out. The lots were a generous 100 feet wide, and wither 132 or 143 feet deep. Cornelius Van Riper, who had reserved from the subdivision the one acre lot on the northwest corner of Jewett and Bergen, split it up the following year into three lots slightly narrower and deeper than his brother Richard's. The Fairview Avenue property however, apparently was not immediately improved. Belmont and Jewett Avenues appeared on the 1855 map of Jersey City, but Fairview Avenue did not. A. L. Cadmus and H. Duncan created Duncan Avenue and split up land on both sides of it in 1859. They created lots about 100 feet wide that were 125 feet or more deep on the north side of the street and up to 225 feet deep on the south side. It is the extreme depth of these lots on the south side of Duncan Avenue that allows the buildings standing there today to have such pleasing setbacks. Fairview Avenue was probably created by 1864 when Samuel Wescott's executors subdivided land at the western end of Fairview and Jewett. Finally, William Jewett and his son William S. L. Jewett, divided some of their land on the south side of Jewett Avenue, also in 1864.¹⁶

Other streets in the district came later. Linden Avenue (now Kensington Avenue), Gifford, Bentley, and Harrison Avenues all appear on the 1873 plat map as if they had been opened up clear through to West Side Avenue, but some of them evidently were "paper street," since only half of Bentley even appears on the 1887 plat map and Gifford Avenue does not appear at all. Even in the 1890s, August Will referred to Gifford as a lane, not an avenue. Another street authorized to be built was "McClellan" Avenue, or "Grand" Avenue, which was intended to run approximately along the route that was later chosen for Hudson Boulevard. In 1867 an ordinance was passed which commissioned this road, and it appears, at least on paper, in a subdivision map filed in 1870, but its route is marked

"vacated" on the 1873 plat map, which means that the road was abandoned by that time.

Even though all of these subdivisions were made and streets created, house construction was slow to take place. None of the homes of Gifford, Bentley, Harrison, or Jewett still stands, and except for a short row of 3-story Italianate houses at 673-681 Bergen Avenue, and one church, all of the buildings that still stand in the West Bergen district were built after the Civil War. The congregation, St. Paul's Church in Bergen, was organized in 1860, and built their house of worship on Duncan Avenue. Another church, the Emory Methodist Episcopal Church, built their sanctuary in 1872 at the corner of Bergen and Belmont avenues. Three houses were built at what is now 104-112 Fairview Avenue, and a fourth house was built at 613 Bergen Avenue. All of these buildings still stand, and appear on the plat map of 1873.¹⁸

The Panic of 1873 no doubt slowed down the pace of housing construction, but by 1887 many additional homes were erected within the district. The rowhouses at 157-163 Belmont Avenue, and the adjoining row at 165-209 Belmont, were all built on land owned by the estate of George Gifford. The latter row originally contained 25 houses, similar in design to several of the rowhouses in the Bergen Hill Historic District, but the last two, 211-213 Belmont, have been demolished. The row of brick, Second Empire houses at 685-695 Bergen Avenue, next to the earlier Italianate houses, was also constructed after 1873, as was the similar wood-framed Second Empire row around the corner, at 9-19 Duncan Avenue. The homes at 38, 44, 46, and 60 Kensington Avenue, 158-162 Belmont Avenue, and 100 Fairview Avenue were also built before 1887.¹⁹

The most significant building built in the district in the 1880s, is the Home For Aged Women, at the southwest corner of Fairview and Bergen Avenues. The Home had been incorporated in 1868, and opened in a house on Wayne Street in the downtown section, but it moved in 1884 to its present site, which was donated by a Mrs. Nancy Moore. Behind the house that stood on the corner, a large, brick dormitory was built in the Romanesque Revival style, and even though one written account of the Home states that this building was not completed until 1901, it does appear on the plat map of 1887.²⁰

The district truly began to achieve its present architectural character between 1887 and 1908. There was still much open space in West Bergen in 1887; August Will was still sketching the area as a semi-wilderness even into the 1890s. The district as a whole still included a vast amount of vacant land; about one-third of the building lots already laid out were still vacant, and many of these were so large that they, too, were subdivided before houses were built on them in the next two decades. Only Belmont and Duncan Avenues had few vacant lots; George Gifford had not yet sold his land for speculation and development, so that Bentley Avenue had not yet been extended to West Side Avenue, and Gifford Avenue did

not yet exist at all.²¹

By 1908, however, the appearance of the district had changed dramatically. By the 1890s, the Gifford family had sold most of the land around their formerly secluded estate to the east of West Side Avenue. The family had, however, placed restrictions on land use, in order to keep the neighborhood exclusive. Both Bentley and Gifford Avenues were completed to West Side Avenue, and a house was built on almost every one of the 50 x 110 foot lots. These were some of the finest and most expensive homes built in Jersey City in their day; many of these were designed by Hugh Roberts, one of Jersey City's most prominent architects at the turn of the century. As Jersey City of Today observed in 1910, "Gifford Avenue has long been considered the select residential district of Jersey City, lined as it is with the homes of bank presidents, lawyers, doctors, and other captains of finance, industry and professional pursuit, it is naturally one of the attractions of the city."²²

Houses were also built on the other streets of the district. The four houses at 149-155 Belmont Avenue were all built before 1908, as were those at 166-168 Belmont on the other side of the street. The larger homes on Kensington Avenue were also built before 1908; these include 5, 9, 42, and 43-53 Kensington. Similarly on Jewett Avenue, the largest houses, with only a few exceptions, were also built during this period. These houses often were almost square in plan, except for projecting bay windows or towers. Rarely were houses built this large after 1908, but before that year smaller houses were built where narrow lots existed. Almost all of the homes from 128 to 164 on the north side of Jewett are deep, narrow houses of this kind built before 1908; so are the houses at 55, 70, 72, 82, 84, 90, and 103-113 Fairview Avenue, and 21-29 Duncan Avenue.²³

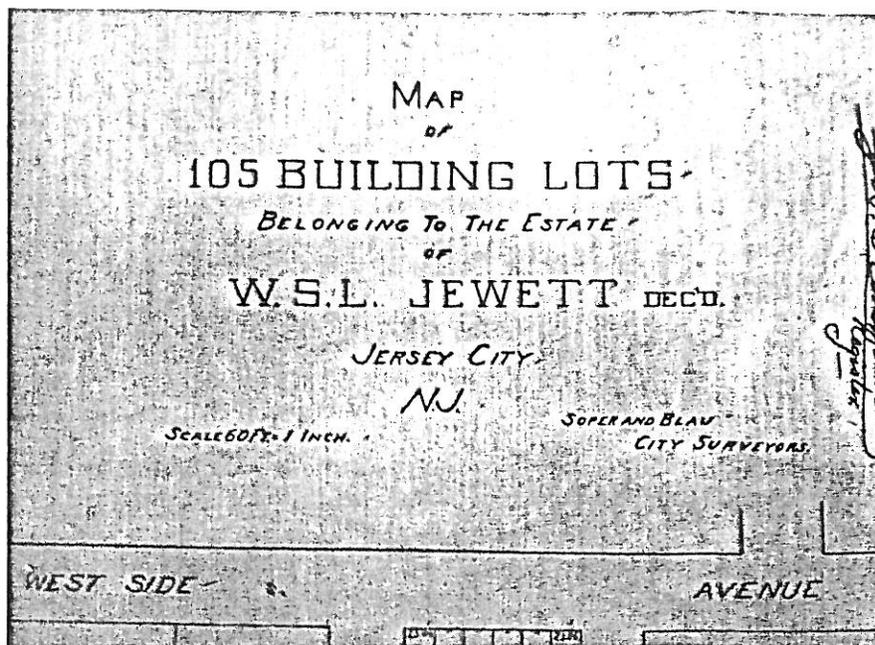
Since these were the most expensive houses in Jersey City, many of the city's wealthiest and best-connected citizens lived within the district. A small number of men with some national or state-wide reputation also lived there: men such as George L. Record, a Progressive Republican who was an important economic advisor to Woodrow Wilson. Record lived in a house that is no longer standing, at 593 Bergen Avenue. William Jewett also lived in the district in a house that formerly stood at 633 Bergen Avenue, the site now occupied by Temple Emanuel. Jewett was a prominent artist whose work hangs in the Metropolitan Museum of Art in New York City and in the National Portrait Gallery in Washington, D.C. James F. Fielder, Governor of New Jersey from 1913-1917, lived at 139 Gifford Avenue, before and after his term, and Edward I. Edwards, who was Governor of New Jersey from 1920-1923, lived in a house no longer standing at 37 Duncan Avenue. In addition, Charles C. Black, a New Jersey Supreme Court justice and Democratic candidate for Governor of New Jersey in 1902, lived at 80 Gifford.²³

Many other men of local distinction also lived in the district around the turn of the century, including both county appointees and elected and appointed city officials. George Gordon Tennant, a county court judge and president of the Jersey City Board of Education under the administration of Mayor Otto Wittpenn, was one. Nicholas D. Wortendyke, the city surveyor in 1908, lived at 108 Bentley Avenue. Also, Henry Byrne, a city commissioner after Jersey City changed its form of government to the mayor-commission form in 1913, lived at 41 Gifford Avenue.²⁴

Businessmen, lawyers, professional men, and corporate officers also lived along the same streets. Hugh Roberts, the architect who designed many of the homes in the district and the Hudson County Courthouse, lived at 150 Harrison Avenue. Andrew J. Corcoran, the well-known manufacturer of windmills, lived at 15 Kensington Avenue. Henry J. Melosh, a partner in the law firm of Melosh & Morton, resided at 89 Gifford Avenue, and there were at least three other lawyers living in the district who worked in the Commercial Trust Company building at 15 Exchange Place. Harry Louderbough lived at 47 Gifford Avenue; he was president of the Lincoln Trust Company and owner of the New Jersey Paint Works that was housed on Wayne Street at the corner of Freemont. Vreeland Tompkins, the chemist who invented the still-popular iron cement known as "Smooth-On" around the turn of the century, lived at 113 Bentley, while Martin Ittner, the chief chemist for the Colgate-Palmolive Company, lived in a house no longer standing on Bentley Avenue. In addition, Walter M. Dear, one of the co-owners of The Jersey Journal, lived at 34 Bentley.²⁵

The families who lived within the district were a large part of Jersey City's elite social class. Of a random sample of 60 male residents, drawn from the 1908 tax list, 38 of them were listed in the Jersey City directory of that year, and occupations were listed for 32. The sample found that of these 32 men, 7 were either owners of large businesses or corporations or were high corporate officers; 12 men were professionals, including 9 lawyers; 1 man held a government office (city surveyor); 7 men were owners of small businesses, and the remaining five were: 1 superintendent, 1 secretary, 1 salesman, 1 bookkeeper, and 1 clerk. There were no skilled tradesmen, no industrial workers, and no laborers, but a highly disproportionate number of the wealthy and prosperous.²⁶

Construction of Hudson Boulevard and the opening of Lincoln Park enhanced even further the district's image as a fashionable neighborhood. The idea behind the opening of Hudson Boulevard was to provide a scenic pleasure drive that would unite the northern and southern ends of the county. It is unclear why the path for the Boulevard was selected precisely as it was; perhaps it was given its gentle curves for esthetic reasons, or perhaps it may be following the course of an older right-of-way, the one shown vacated on the plat



By the 1870's, almost all of West Bergen had been subdivided into building lots. William Jewett divided part of his land along Jewett Avenue in 1878.



Joseph A. Dear was one of the Dear brother who founded the Jersey Journal. He also was one of the many wealthy citizens who lived in West Bergen.

map of 1873. Whatever the reason, the Boulevard has never been considered a commercial artery, and trucks have never been permitted to use it. Lincoln Park, originally called West Side Park, opened in 1907 after two years of grading and landscaping. The western half of Belmont Avenue was also included so that the park could have its entrance on Hudson Boulevard. The park was renamed "Lincoln Park" in 1930.²⁷

After 1908 there was a swift decline in the pace of house construction in West Bergen; by this time, very few vacant house lots were left and these were scattered throughout the district. About 30 to 40 homes were built between 1908 and 1919, only four or five houses between 1919 and 1928. Once again, the houses that were built were mostly deep, narrow houses on small lots; commonly two houses were built on the same land on which only one house would have been built twenty years earlier. The houses at 98 and 100 Bentley Avenue are one example; those at 155 and 157 Jewett Avenue are another. A few institutional buildings were also constructed before 1919, along Bergen Avenue. The house that now houses the Bergen School, a small, private school, was built on the northeast corner of Bergen and Gifford Avenues. The Bergen Lyceum was built at 651 Bergen Avenue, next door to which the Home for Aged Women at the southwest corner of Bergen and Fairview Avenues completed in 1912, the addition to its earlier Romanesque Revival dormitory.²⁸

The apartment building was the last major element of the district's architectural context to appear. The first apartment house was the "Majestic," a wood-framed building still standing at 190 Belmont Avenue, built prior to 1908. Unfortunately, the fact that there were virtually no vacant lots meant that for each apartment building put up, one or more houses had to come down. Dozens of Victorian homes were lost from that cause. Several more apartment buildings were erected before 1919, but these and the later buildings of the 1920s and 1930s were most often five stories, and always were of brick construction. The Belmont Apartments at 154-156 Belmont Avenue and the Marble Court Apartments and the Princess Apartments at 639 and 645 Bergen Avenue, respectively, were all constructed during this decade. A smaller apartment house was also built at 74-76 Fairview Avenue.²⁹

By the 1920s, apartment buildings had become a commonplace in the district. The Carteret Apartments and the Berkeley Arms Apartments at 47 and 53 Duncan Avenue were matched on Fairview by the Allerton Hall Apartments at 73-75 and the Wales Court Apartments at 93-97 Fairview. The Kensington Hall Apartments and the Kensico Gardens Apartments, both of whose wings, in plan, resemble a capital 'M', were built at 18 and at 19-25 Kensington Avenue respectively. A third, large apartment building was built at 30 Kensington. On Belmont Avenue, the East Belmont Apartments, at 150-152, were built alongside the earlier Belmont Apartments, while across the street, the Belleclaire Apartments were built at 142-147 Belmont. The

Gifford Court Apartments, "The Gifford" and "Gifford Hall" Apartments, and the Gifford Garden Apartments, at 9, 11 to 21, and 25 Gifford, take up nearly half of the south side of that avenue, while two other apartment buildings were built on the north side at 22 and 32 Gifford.³⁰

Apartment house construction continued through the 1930s and afterward, until apartment buildings nearly replaced single family detached houses as the dominant building type in the district. The Mitchell Apartments at 31 Gifford and another building at 40 Gifford were probably added during the 1930s; so were the apartments at 585-587 Bergen Avenue and the adjoining building, the Park Royal Apartments, at 135 Belmont Avenue. Five apartment buildings, at 2, 10, 14, 18, 34, and 35 Kensington Avenue, were built after 1928. The Mayfair Apartments at 115 Fairview Avenue and the Duncan Terrace Apartments at 57-59 Duncan Avenue were also built during the 1930s.³¹

Many of these apartment buildings were no less fashionable than the homes that stood alongside them. Some of them have finely designed entrances and lobbies with marble wainscoting and ornamental plaster ceilings. The Berkeley Arms, the Carteret, and the Duncan Terrace apartments on Duncan Avenue were set well back on deep lots and, as a result, have attractive lawns, driveways, and landscaping. The Dorian Apartments at 5 Bentley Avenue were home to notables such as Edward P. Stout, a state senator. The most exclusive apartment in Jersey City was "The Duncan" at the northeast corner of Duncan Avenue and Hudson Boulevard, where the famous Jersey City mayor, Frank Hague, occupied a 22-room duplex apartment for many years. Thus, even during the period of apartment building construction, indeed until after World War II, West Bergen kept its reputation as a fashionable place to live.³²

During the mass-migration of young middle class families to the suburbs after World War II, many urban neighborhoods began to decline. Some Victorian houses were demolished, and homes of poorer architectural quality were sometimes erected in their places. Houses like the ones at 68-74 Bentley, 45-51 Gifford, and 55-63 Kensington Avenues, intrude upon the architectural character that West Bergen had already achieved. Also, the landlords of some of the apartment buildings have sought a much less wealthy clientele than older residents of the neighborhood have been accustomed to. Finally, wealthy families no longer seek homes in the area to the degree they once did. It is still a handsome and popular neighborhood, however, and much remains of West Bergen to let one recall what it used to be.^{33, 34}

FOOTNOTES:

1

For an account of the founding of Bergen village, see William H. Shaw (comp.), History of Essex and Hudson Counties, New Jersey (Philadelphia: 1884), 933-939. For an instance of the name "Bergen ridge," see Benjamin C. Taylor, Annals of the Classis of Bergen (New York: 1857), 95 and passim.

2

The most accessible description of Dutch culture is Alice P. Kenney, The Dutch in New York (New York: 1976). Daniel Van Winkle, "The Dutch Under English Rule, 1674-1775," in Hudson County Historical Society, Papers: 1908-1927 (Jersey City: 1928?), no. 2:6.

3

Van Winkle, 8.

4

Spielmann & Brush, Index to the Hudson County Maps Filed in the Register's Office, 1840-1881 (Hoboken: 1881), 93-97, 117.

5

Accounts of the creation of these roads include Van Winkle, 34-37; Charles H. Winfield, History of the County of Hudson, New Jersey (New York: 1874), 358-365; and Shaw, 1038-1039.

6

The finest account of early transportation in New Jersey is Wheaton J. Lane, From Indian Trail to Iron Horse, (Princeton: 1939).

7

For an account of the founding of Jersey City, see William H. Richardson, Jersey City: A Study of Its Beginning Its Growth and Its Destiny (Jersey City: 1927). Population figures are condensed in State of New Jersey, Compendium of Censuses, 1726-1905 (Trenton: 1905).

8

John P. Snyder, The Story of New Jersey's Civil Boundaries, 1606-1968 (Trenton: 1969), 145-151.

9

See L. F. Douglass, Topographical Map of Jersey City, Hoboken, and the Adjacent Country . . . 1841 (republished New York: 1876).

10

Daniel Van Winkle (editor), History of the Municipalities of Hudson County, New Jersey 1630-1923 (New York: 1924), 131-132.

11

Taylor, 90, 95-96. For a longer explanation of this nostalgia, see Kenney.

12

Cynthia Holthusen Sandford and Eileen Marie McMahon (editors), August Will: Scenes of Old Jersey City (Jersey City: 1976), pl. 9, 19, 28.

13

Taylor, 95-96.

14

Florence Pond Graham, Jersey City: As I Remember It (Jersey City: 1953), 21.

15

"Map of Property at Bergen . . . July 1852," Hudson County Register's Office, subdivision map 602; Van Winkle, History of Municipalities, 131; Cornelius Burnham Harvey, Genealogical History of Hudson and Bergen Counties, New Jersey (New York: 1900), 121-123.

16

Hudson County Register's Office, subdivision maps 176, 501, 599, 602, 715.

17

Sandford and McMahon, 48; Combined Atlas of the State of New Jersey and County of Hudson (Philadelphia: 1873), pl. R; L. D. Fowler, Atlas of Jersey City, New Jersey (Philadelphia: 1887) (hereafter cited as Fowler, Atlas), pl. Q; Hudson County subdivision map 290; Charter and Ordinances of the City of Bergen, Hudson County, N.J. (Jersey City: 1868), 223-224.

18

Ethel W. Hodsdon, St. Paul's Church in Bergen, 1860-1960 (Jersey City: 1960), 4-7; John Burke, "Steady Growth During Recent Years Features Long History of Emory Methodist Church," in Jersey Observer (Jersey City), May 31, 1947.

19

Michael Emrick and others, Bergen Hill Historic District: Designation Report (Jersey City: 1977), 109 and passim; Fowler, Atlas, pl. Q.

20
Home For Aged Women, 567 Bergen Avenue, Jersey City, New Jersey (Jersey City: ca. 1950?), n.p.

21
Fowler, Atlas, pl. Q; Atlas of Hudson County New Jersey, vol. 1 (Philadelphia: 1908) (hereafter cited as Atlas (1908)), pl. 16.

22
Walter G. Muirhead, Jersey City of Today (Jersey City: 1910), 39, 50, 60; Hudson County Register's Office, subdivision map 933.

23
Atlas (1908), pl. 16.

24
Ransom E. Noble Jr., "George L. Record's Struggle For Economic Democracy," in The American Journal of Economics and Sociology, vol. 10, no. 1 (New York: 1950), 71-83; notes on the history of West Bergen supplied by Mr. Dennis Doran of Jersey City (hereafter cited as Doran, Notes).

25
Doran, Notes; Boyd's Jersey City and Hoboken Directory 1908-1909 (Jersey City: 1908) (hereafter cited as Directory (1908)), passim.

26
Doran, Notes; Directory (1908), passim.

27
Directory (1908), passim.

28
Interview with Mr. J. Owen Grundy of Jersey City, March 16, 1979; Hudson County Park Commission, Report of the Hudson County Park Commission June 23, 1903-June 23, 1908 (Jersey City: 1908), 53-56.

29
Atlas (1908), pl. 16; Plat Book of Jersey City and Bayonne (Philadelphia: 1919), pl. 16; Plat Book of Jersey City and Bayonne (Philadelphia: 1928), pl. 2, 25, 30, 31; Home For Aged Women, n.p.

30
Plat Book (1928), pl. 2, 25, 30, 31.

31
Ibid.

32
Ibid.

33
Doran, Notes; Directory (1908), passim.

34
These houses are generally of smaller scale and height, and have shorter setbacks, different textures and paint colors than the older houses that surround them.

HISTORIC DISTRICT BOUNDARY DEFINITION

West Bergen Historic District

May, 1979

Jersey City
New Jersey

Historic District Boundary Definition

I. Factors that should be considered in delineating edges of Historic Districts¹

- Historic: -boundaries of original settlements or early planned communities
-concentration of early buildings and sites
- Visual: -edges determined or influenced by architectural survey
-edges related to changes in the visual character of an area
-edges based on topographical considerations
-edges drawn to include gateways, entrances, and vistas to and from a district
- Physical: -railroads, expressways, and major highways
-major open spaces
-rivers, marshlands, and other natural features
-major changes in land use
-walls, embankments, fence lines
-limits of a settled area

Surveyed Lines and

Lines of Convenience:

- legally established boundary lines
- streets, and other local rights-of-way
- property lines
- uniform setback lines

II. Criteria used to establish edges of the proposed West Bergen Historic District

The starting point for this study was the northeast section of Ward B as outlined by the Jersey City Planning Department. The idea originated from requests made by residents within this area.

After an architectural survey as well as an intense walking tour, it was decided to include only most of the structures between Bergen Avenue and Kennedy Boulevard, and only Bentley and Gifford Avenues west of Kennedy Boulevard. The major concerns in an attempt to delineate the edges of the West Bergen Historic District were: (1) to avoid using the center of a street as a boundary whenever possible; (2) to use existing property lines; (3) to make use of topographical features and natural barriers; (4) to consider major transportation links as barriers; and (5) to consider the change in land use, architectural character, architectural quality,



**DISTRICT
BOUNDARY**

2060 BLOCK NUMBER
 50 100 150 200 300 FT
 100 200 300 400 500 600 700 800 900 1000

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 LAUREN - BROOK SICKELS
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WEST BERGEN HISTORIC DISTRICT

NEW JERSEY
 JERSEY CITY

MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

PROGRAM IN HISTORIC PRESERVATION
 GRADUATE SCHOOL OF ARCHITECTURE & PLANNING
 COLUMBIA UNIVERSITY



SPENCER

UNION CITY

HOBOKEN

PEARNEY

NEWARK BAY

BAYONNE

UPPER NEW YORK BAY

CITY OF JERSEY CITY, N.J.
OFFICE OF THE MAYOR / DIVISION OF PLANNING

and age as important factors in the delineation. The following are comments on the proposed West Bergen Historic District Boundaries.

1. Harrison Avenue east of Kennedy Boulevard is included because it has architectural character and also because it marks a change in land use from residential on the north to commercial on the south.
2. Bentley and Gifford Avenues west of Kennedy Boulevard are also included because of their excellent architecture. Several structures along these streets are noted for their exceptional histories which give the area local historical importance. Gifford Avenue borders Lincoln Park to create a natural physical boundary. Furthermore, these avenues contain numerous single family houses whose character and scale relate to the main body of the proposed district east of Kennedy Boulevard.
3. Changes in architectural quality, scale, and character determined the use of side property lines for the boundary running north to south just east of Kennedy Boulevard. Similar problems exist along Fairmount Avenue causing the rear property lines on the north side of Duncan Avenue to also become a boundary edge.
4. Bergen Avenue becomes an edge because the architectural scale, quality, character, and dates of the structures on the east side of the street vary drastically from the older buildings on the western side. Furthermore, Bergen Avenue acts as a land use boundary between residential or at most neighborhood commercial on the east.
5. Block 1930 contains a selection of six row houses whose architectural features and scale match many of the row houses within the designated district.

III. Benefits and Implications of Historic District Designation²

The benefits of designating West Bergen as an historic district include the following.

1. Properties located in historic districts have been identified as possessing significant architectural and/or historic qualities. They merit preservation and use that enhances the total environment of the district.
2. Restoration will benefit the entire district as well as increase the economic value of each renovated structure, because all property owners will be expected to make desired renovations conform to historic preservation guidelines.
3. When national designation is achieved, the properties and districts will be included on the National Register of Historic Places (the official list of the nation's

cultural and architectural resources worthy of preservation), and the City will be eligible to apply for matching grants from the Federal Government. The grants can be used for restoration activities within a district.

Implications:

The Ordinance creating an Historic District Commission provides that the Commission should undertake certain functions. Among these functions are:

1. designation of historic districts;
2. establishment of rules and regulations for the erection, alteration, restoration, demolition, or use of buildings or structures and land within historic districts;
3. the seeking of voluntary cooperation for the preservation of buildings and structures by those owning, leasing, possessing, or having interest in properties located in historic districts;
4. the issuing of certificates of appropriateness regarding exterior architectural features for the erection, alteration, restoration, demolition, or use of buildings and structures within historic districts.

Following historic district designation, all property owners who wish to renovate their properties shall be urged to make all repairs and renovations conform to historic district rehabilitation standards. A special guidebook of such standards is presently being prepared by students in the Program in Historic Preservation, Graduate School of Architecture & Planning, Columbia University. When printed in the Fall of 1979, the complete guidebook will be made available to all property owners. In general, the rehabilitation standards are designed to offer guidelines on the ways in which building exteriors can be rehabilitated to protect and retain distinctive architectural features. The guidelines are not meant to limit or restrict individual preferences but to assist the property owner in selecting methods of renovation that are appropriate to the property's architectural features.

All owners of vacant land located in an historic district who desire to build must have re-use plans that conform to the general architectural and environmental quality of the district.

Property owners will be required to submit building renovation plans, as well as new construction plans, to the Historic District Commission's Architectural Review Committee for review and approval prior to securing the required permits. The Architectural Review Committee will also offer guidance to all historic district property owners contemplating building renovations or new construction in order to insure that all such work is in conformity with the historic district rehabilitation standards.

FOOTNOTES:

¹
A Guide to Delineating Edges of Historic Districts
(Washington, D.C.: The Preservation Press, 1976).

²
District Reporter (Jersey City, N.J.: Historic Dis-
trict Commission, Spring, 1978).

GRAPHIC ANALYSIS
West Bergen Historic District

May, 1979

Jersey City
New Jersey

Graphic Analysis

Introduction:

As part of the analysis of the West Bergen Historic District, a series of maps has been prepared to illustrate the possibilities of mapping techniques in preservation and neighborhood conservation. Employing this technique to plot survey data imparts a visual coherence to the information and to problems that require solutions. Certain visual presentations will suggest a final methodology for implementing a preservation plan and may also indicate possible smaller units into which any plan may be organized.

The maps used in this report are of two types: data and analysis. A single map may often serve to illustrate both functions. The data maps are visual records of various aspects of the architectural survey and the other types of research employed. These maps consist of: (1) Land Use, (2) Building Date, and (3) Ownership. Each of these maps was compiled from a combination of survey data, tax records, insurance atlases, etc. Although they represent data, they may also indicate certain problems, strengths, and weaknesses within the proposed historic district.

The analysis maps have been developed from a variety of sources to illustrate particular problems or aspects of the proposed district. This information was carefully considered when the historic district boundaries for West Bergen were drawn, and should continue to be useful in the implementation of any future preservation plan for the West Bergen neighborhood. In this category of maps are: (1) Extent of Facade Alteration, (2) Pivotal Buildings and Intrusions, and (3) Pairs and Rows.

Land Use:

The major use of land in the West Bergen district is for residential purposes. On a whole, 97% of the district is residential of one type or another. One and two family buildings comprise 75% of the total land use, and an additional 4% of the buildings have a mixture of commercial space on the ground floor and residential space on the upper floors. These latter structures are concentrated mainly along Bergen Avenue near Duncan Avenue and comprise the northeast district boundary. The high percentage of one and two family dwellings means that many of the interiors probably have not been altered too extensively, if at all. A conversion of this type of structure to multi-family use would result in a far more drastic alteration, including the construction of fire escapes on the facade of the building.

Most of the multi-family structures that make up 18% of



LAND USE

- 1 & 2 FAMILY
- MULTI-FAMILY
- NEIGHBORHOOD COMMERCIAL
- PUBLIC / INSTITUTIONAL
- VACANT

COMMUNIPAW

AVE

HARRISON

AVE

BENTLEY

AVE

GIFFORD

AVE

BELMONT

LINCOLN

KENSINGTON

PARK

JEWETT

AVE

FAIRVIEW

AVE

DUNCAN

KENNEDY

BLVD

FAIRMOUNT

AVE

1980

1818

1810

1815

1815

1819

1820

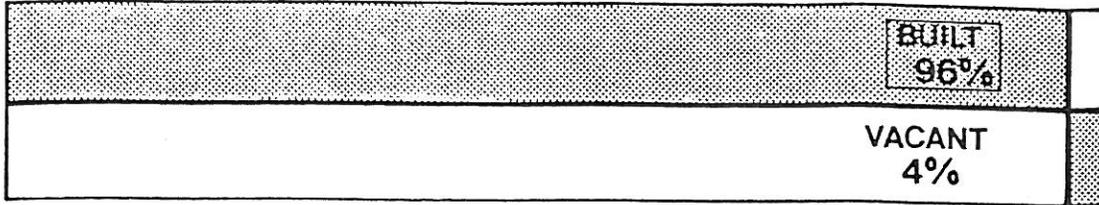
1823

1824

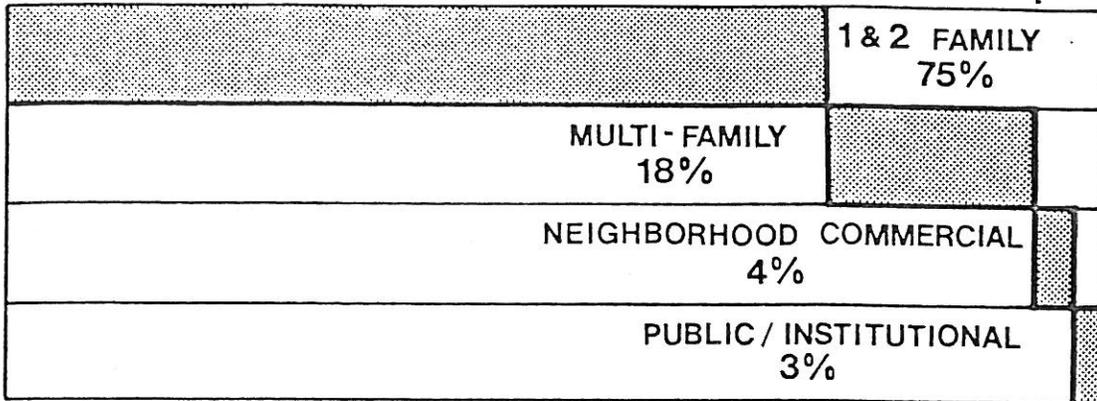
1827

BERGEN

AVE



VACANT LOTS



BUILDING USE

LAND USE

The information presented in these two graphs is the result of a building-by-building survey conducted in 1979. The statistics comparing vacant to built land are based on the total number of lots within the district. Statistics for building use are based on the total number of structures within the district.

the total land use were designed for this use. Thus, in many cases, the original character of the structure is still intact. Some buildings have been converted from single family to multi-family use, and this conversion is often the reason for the considerable or total change of their interiors and often their facades.

Public and institutional buildings occupy only 3% of the land use total and include mainly schools and churches. Interestingly enough, this use covers almost as much land within the district as the use, neighborhood commercial. The difference occurs in the location of these uses. While the use, neighborhood commercial, is in the northeast corner of the district, the public and institutional use is randomly spaced throughout the district.

The land use survey of buildings within the West Bergen district revealed that 96% of the lots were occupied by structures against 4% that could be called vacant. Many of the vacant lots are side yards that have never been built on, are lots in the center of blocks with no street access, or are lots where structures were removed to accommodate parking for an adjacent building.

The majority of the structures in this district were found to be generally compatible with each other and easily relate to the overall residential character of the neighborhood.

Building Date:

In the course of the architectural survey only a few buildings were found to have their dates of construction inscribed on them. Also, no accurate records exist that could establish dates of construction. As a result, the dating of buildings within the district has been completed by the use of various maps and atlases compiled in the years: 1873, 1887, 1908, 1919, and 1928. Through a comparison of these atlases, buildings have been grouped into periods varying from eight to fifty years in length. (The actual breakdown is 13, 20, 10, 8, and 50 years respectively.)

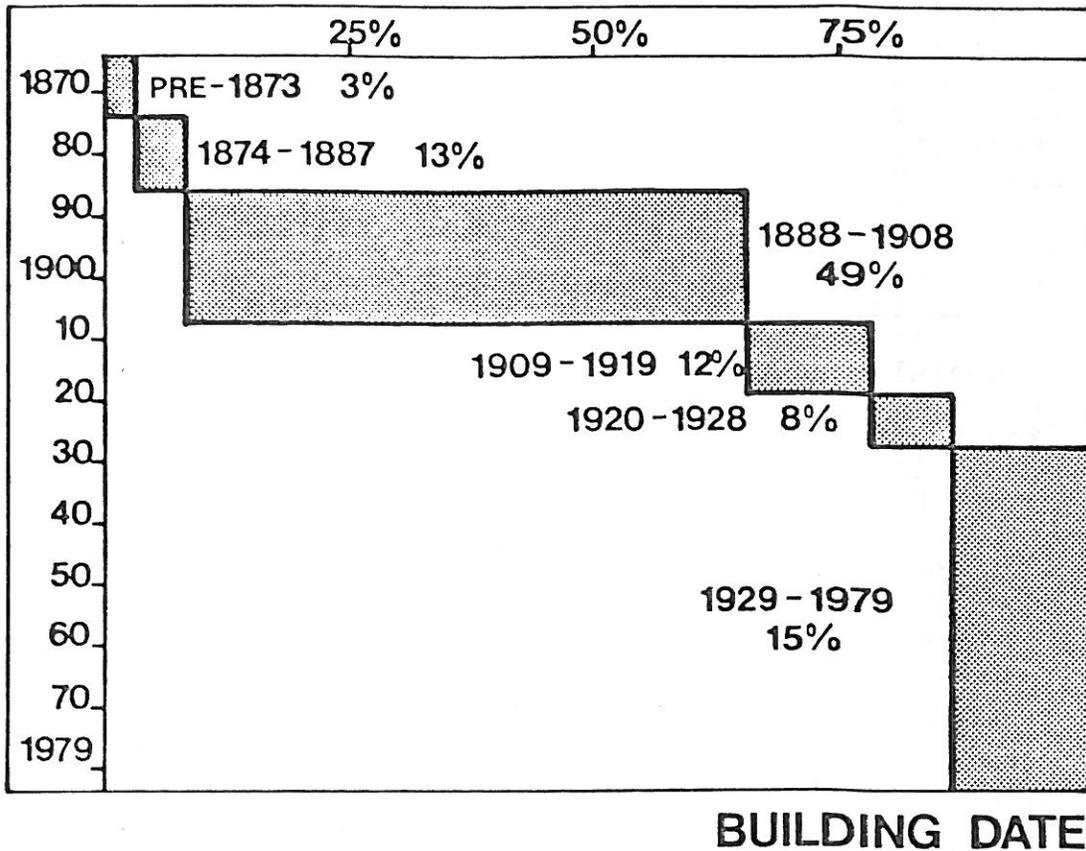
From these atlases, it was determined that the greatest period of building activity fell between 1888 and 1908, a period of 20 years. This proved to be an accurate estimate of time based on stylistic relationships and land subdivision as illustrated on additional available maps. During this period of building activity, 49% of the currently standing buildings were constructed. In researching the history of the West Bergen area, it was discovered that by the late 1890s and 1900s, one third of West Bergen's lots were still vacant. This land was re-subdivided and subsequent development occurred. This would correspond to the previously mentioned twenty years of building activity. Additional atlases for these years would have been extremely useful in pinpointing much of this development had they been available.

Only 3% of the existing structures date from a period prior to 1873. As discussed earlier in the history of West Bergen, this district was originally farm and wood land before 1873, but property speculation would affect the land subdivision greatly after 1873. The majority of these older surviving buildings are large mansions or rowhouses, some of which have been heavily renovated; however, two of the structures are institutional in use. These are the Metropolitan A.M.E. Zion Church at Bergen and Belmont Avenues, built in 1872, and St. Paul's Church on Duncan Avenue just south of Kennedy Boulevard, built in 1861. The front section of Zion Church facing Bergen Avenue was constructed between 1888 and 1908.

In the following thirteen year period up through 1887, 13% of the existing buildings were constructed. After the financial panic of 1873, land speculation and subdivision in this district and other parts of Jersey City began in earnest. From its rural pastoral setting, West Bergen quickly began to follow the pattern that had earlier developed in lower Jersey City. Many of the structures constructed during this period and the next were rowhouses. The most important of these are the long rows on Belmont Avenue and the shorter rows on Duncan Avenue and on Bergen Avenue at Duncan. The one public building within the district, the Jersey City Firehouse #9 at Bergen and Duncan Avenues, was also erected during this period.

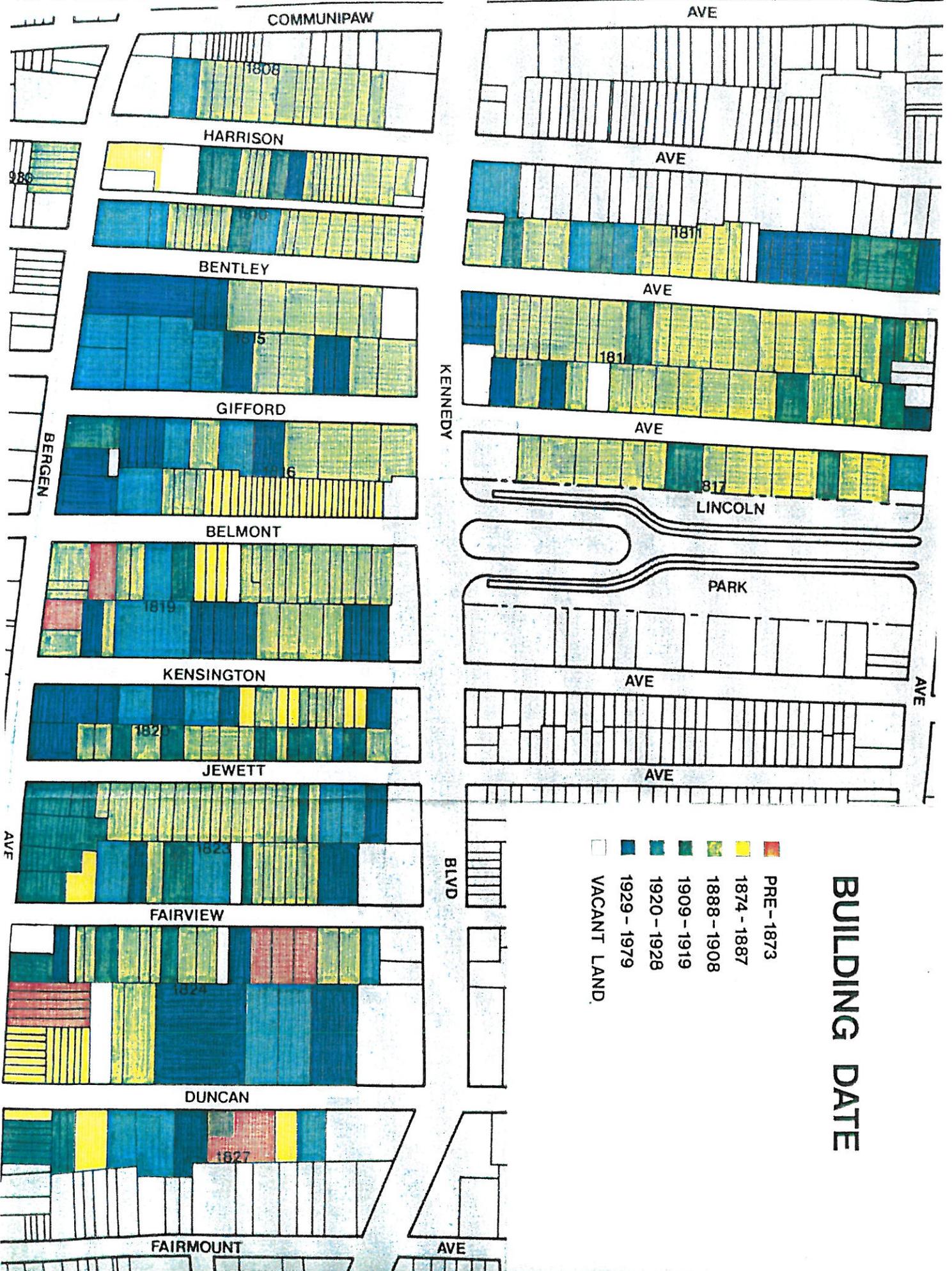
Much of the remaining land was subdivided and built on in the next twenty year period (to 1908). The rowhouses on Harrison, Bentley, and Kensington Avenues, and on Bergen at Harrison, executed early in this era, quickly followed those already mentioned on Belmont and Duncan Avenues. Later residential buildings tended to be in the form of detached houses along Bentley, Gifford, Belmont Avenues, etc. These detached houses are largely turn-of-the-century frame structures in Queen Anne or Classical Revival styles. 537 Bergen Avenue, 38 Bentley Avenue, and 615 Bergen Avenue are prime examples of the Queen Anne style, while 55 Gifford Avenue represents the Classical Revival style. Almost half (49%) of the existing structures in the district were erected during this period. The percentage would have been higher if in 1905 Belmont Avenue north of Kennedy Boulevard had not been eliminated for the creation of what is now Lincoln Park. Despite this deterrent, a total of 65% of the existing buildings are 71 or more years old.

During the next ten years, from 1909 to 1919, the rate of building slowed down considerably. The buildings of this era filled in the few remaining available lots and represent 12% of the total. Although this period saw the introduction of a few larger apartment buildings as well as such public/institutional structures as The Bergen Lyceum, and an addition to the Home for Aged Women, the majority of the buildings were detached houses.



BUILDING DATE

This chart illustrates the present volume of buildings remaining from the time periods used. Divisions for this chart are based on fire insurance atlases of Jersey City for 1873, 1887, 1908, 1919, and 1928. The graph contrasts the percentage of currently existing buildings with time. A summary indicates that 65% of these buildings were constructed prior to 1908 and that only 35% of the structures date from the subsequent 71 years.



BUILDING DATE

- PRE - 1873
- 1874 - 1887
- 1888 - 1908
- 1909 - 1919
- 1920 - 1928
- 1929 - 1979
- VACANT LAND

Between 1920 and 1928, the pattern of building seems to have changed. The buildings constructed during this period, 8% of the total, are in most cases large apartment buildings that began to replace earlier row and detached houses. They represent a further change in the district's architectural scale and character. Indicating a change in the economic level of the community, this type of building could be said to have a derogatory effect on the community. It represented a new type of real estate and financial speculation. The construction begun during these eight years would increase and continue into the next period.

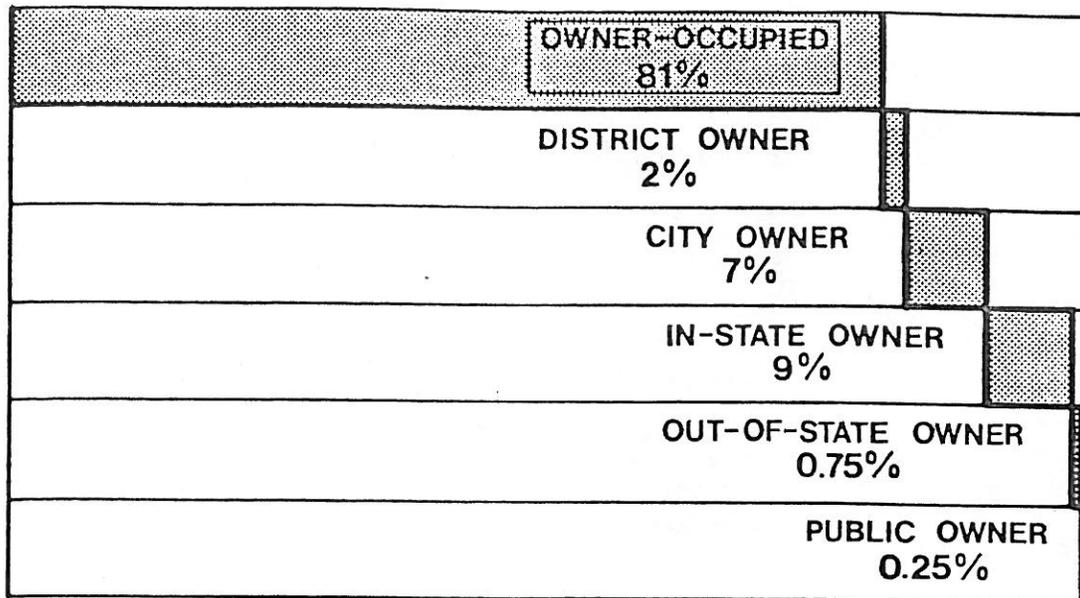
The last fifty years, the largest period in this breakdown of building dates, represents 15% of the total buildings extant. The apartment buildings erected during this time were constructed early in the period; a lull existed for a few decades which followed before urban renewal started. This lull could be considered to be beneficial in preserving many of the older buildings. It has allowed them to remain, and to be reconsidered as a viable resource for a vital lifestyle.

Ownership:

An attempt has been made to graphically analyze the ownership of buildings within the West Bergen district by using current tax assessment lists. Such a map is felt to be an aid in determining potential problems of neighborhoods such as neglect and decay. Six categories of ownership were defined and plotted on a map and the percentage of owners in each of these categories was also calculated.

Three categories were felt to be the most important to a stable neighborhood: owner-occupied, district owner, and public (city owned) (see the accompanying chart for a description of these categories). These categories represent a total of 90% of the owners in the district with owner-occupied being the single largest group - 81% of the structures. This high percentage of local owners implies that local concern for the control and maintenance of the area should be and is strong. The owner-occupied buildings and surrounding yards tend to be the best maintained since the owners are directly involved with their properties. Similarly, buildings owned by a district resident will often receive better maintenance because the owner lives nearby. Public property sometimes presents a problem, especially in unused, obsolete buildings that have not been properly maintained. However, the one city-owned property in the district is kept up as it houses a fire station.

The other categories: city (resident) owned, state (resident) owned, and out-of-state owners, are representative of groups who have more financial and less social concern with this district. Members of these groups are "absentee landlords." 7% of the buildings are owned by people living

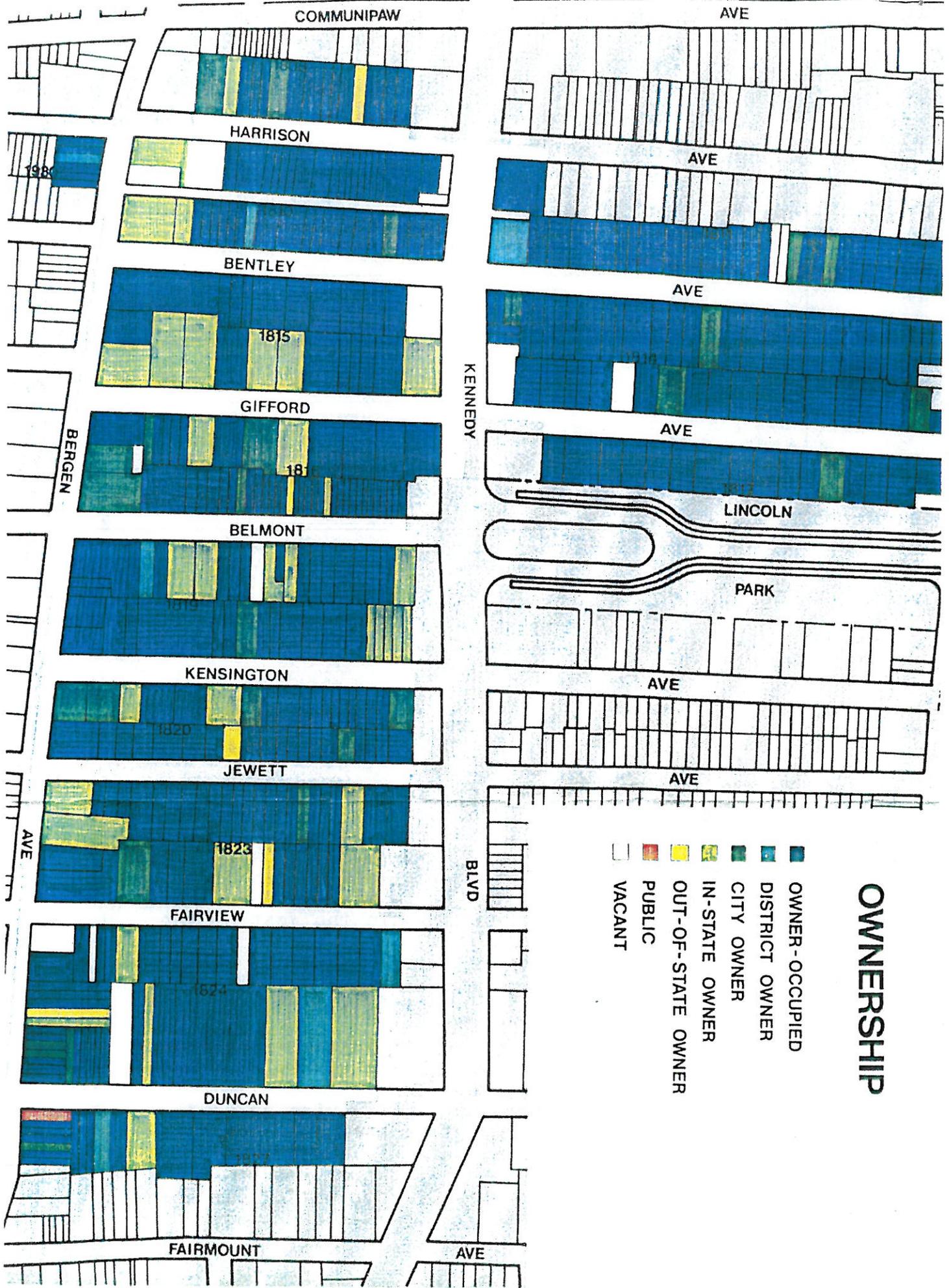


BUILDING OWNERSHIP

OWNERSHIP

This chart is based on information from the 1978 tax assessment rolls. The categories of ownership are explained as follows:

- Owner-occupied: owner living in his own building within the West Bergen district;
- District Owner: building owned by a person living within the West Bergen district;
- City Owner: owner lives outside of West Bergen district, but elsewhere within the city limits of Jersey City;
- In-State Owner: an owner living outside of Jersey City, but within the State of New Jersey;
- Out-of-State Owner: an owner living or agency conducting business outside of the State of New Jersey;
- Public Owner: buildings owned by the City of Jersey City or one of its agencies.



OWNERSHIP

- OWNER - OCCUPIED
- DISTRICT OWNER
- CITY OWNER
- IN-STATE OWNER
- OUT-OF-STATE OWNER
- PUBLIC
- VACANT

elsewhere in Jersey City, 9% are owned by people living elsewhere in New Jersey, and 0.75% are out-of-state owners. Since these owners may lack a strong sense of community responsibility, they may not maintain their properties in the same manner as local residents. Many of the large apartment houses as well as some of the commercial buildings are owned by such "absentee landlords," and these are precisely the buildings that have contributed to the slow visual decline and decay of the neighborhood through the lack of proper maintenance.

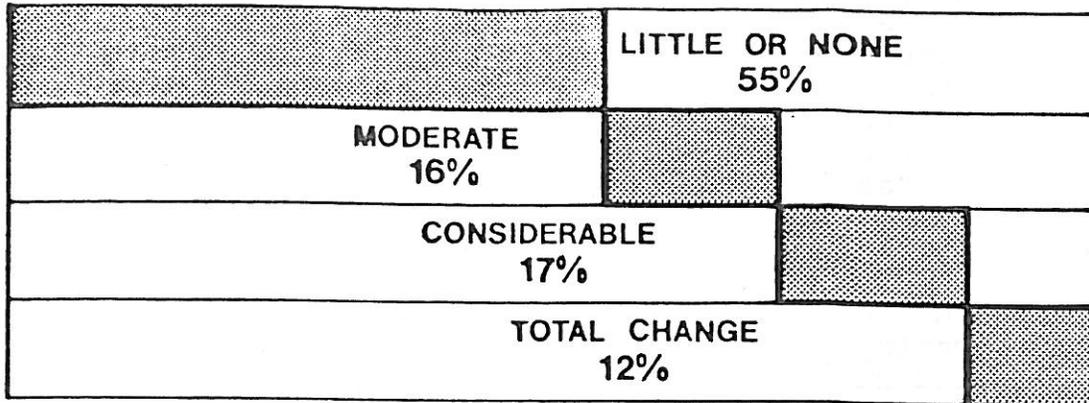
In the analysis of this district, it was surprising and encouraging to discover the high percentage (81%) of owner-occupied structures. This figure indicates why this neighborhood has been able to hold itself together through many years of slow decline and change. The high percentage of locally-owned buildings is a factor which speaks well for the stability of the district and assures owner interest in the maintenance and preservation of structures and property within the area. With historic district designation, the owner-occupants will have the most to gain from the improved quality of their neighborhood.

Extent of Facade Alterations:

Important for a full understanding of the architectural quality of a proposed historic district is a study of the extent of alterations that have occurred on the building facades throughout the neighborhood. A map was compiled for the West Bergen district from the architectural survey forms for each building to determine if the extent of alterations throughout this district had too seriously damaged the strong architectural character needed to designate an area an historic district.

The chart accompanying this section illustrates the percentages in each category of facade alteration. The four categories considered are (1) little or none, (2) moderate, (3) considerable, and (4) total change; a summary of the criteria for each category is given with the chart. A relatively high percentage of buildings within the district falls into the first two categories (71%), and indicates that the original architectural character of the West Bergen district has largely been retained. At the opposite end of the scale, only 12% of the buildings have sustained what is considered to be a total change from their original appearance.

The evaluation of facade alterations is often quite difficult. A number of buildings within the district have no real architectural character or recognizable style, and it is difficult to determine what changes, if any, have taken place. On other buildings, the measurement of the extent of change is also difficult. An advantage in this West Bergen analysis, and in any future analysis of Jersey City buildings, is the existence of old tax record photographs from the late

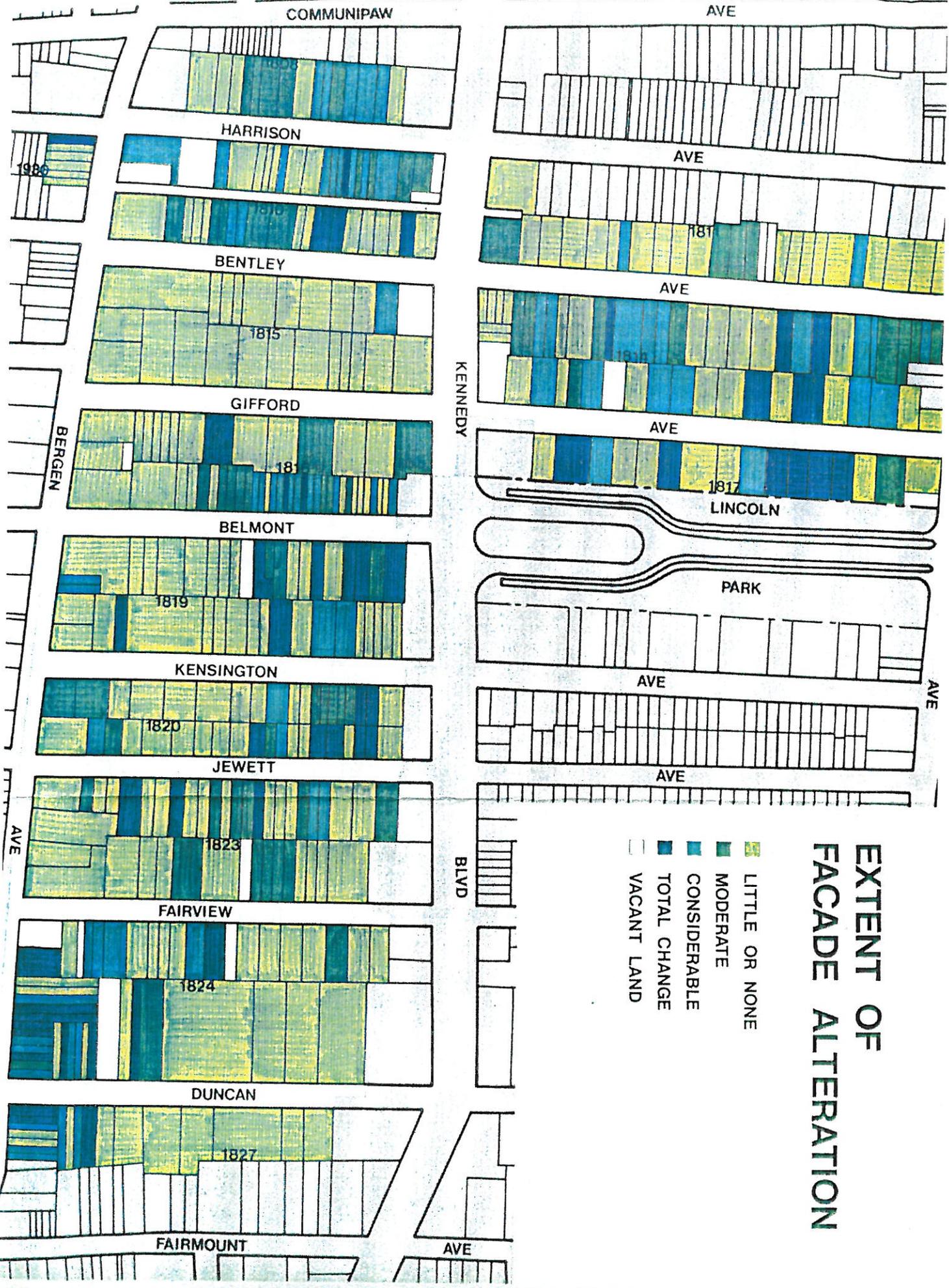


EXTENT OF FACADE ALTERATIONS

EXTENT OF FACADE ALTERATION

The information presented in this graph is the result of a building-by-building survey conducted in 1979. The criteria used in determining the extent of facade alteration are as follows:

- Little or none: Minor changes from the original appearance of the building include painting the brickwork, or the replacement of doors, doorframes or window sashes, or the addition of awnings.
- Moderate: Moderate changes include those in the above category as well as the replacement of non-original material of residential stoops or minor porch features. Asphalt, asbestos, or aluminum siding may have been used as long as there has not been any loss of detail.
- Considerable: This category adds to the above the use of siding materials that obscure original detailing. The locations of doors and windows have not been changed although doors and sashes may be new.
- Total Change: New siding materials completely obscure the original wall surfaces without preserving any of the decorative detail underneath. Windows and doors are new and are generally in new locations or of a different proportion from the original openings.



EXTENT OF FACADE ALTERATION

- LITTLE OR NONE
- MODERATE
- CONSIDERABLE
- TOTAL CHANGE
- VACANT LAND

1930s, a period which shows most buildings before any extensive alterations had taken place. Most alterations appear to have occurred from the period of 1945 to the present. These old photographic records can serve an extremely useful purpose in the restoration of "modernized" or badly altered buildings.

Pivotal Buildings and Intrusions:

Pivotal Buildings: Within the proposed West Bergen Historic District, twenty-nine structures have been designated as pivotal buildings. They have been marked as outstanding structures within the district for one or more of the following reasons: their use, location, character, and/or historic value. The criteria for each category is as follows:

1. Use: Pivotal uses are generally those of a public or institutional nature. Since West Bergen is largely a residential community, the schools and churches within the boundaries stand out amongst the other structures and thus have been considered pivotal.
2. Location: Buildings marked for their pivotal location usually lie at significant street intersections, or mark the boundaries of the district.
3. Character: Pivotal character refers to those buildings marked by their special distinction, their scale, their style, or their state of preservation.
4. Historic: Buildings with known and distinguished histories may be designated pivotal in order to make their significance further known.

The buildings designated are as follows:

Block 1810: 154 Harrison. This building which houses the First Church of Christ Scientist has been marked pivotal because of its use and style.

Block 1811: 2415 Kennedy Boulevard. The Temple Beth-el marks a district boundary but is also noteworthy for its use and style.

Block 1814: 139 Gifford Avenue. This residence was designated pivotal for its distinguished history. It was the home of James F. Fielder who served as Governor of New Jersey from 1913 until 1917.

Block 1815: 555 Bergen Avenue. The St. Peter & Paul Ukrainian Catholic School dominates the corner of Bentley and Bergen Avenues as well as being marked pivotal for its use.

38 Bentley Avenue. This impressive, high-styled Queen Anne home stands out among the other buildings along Bentley.

55 Gifford Avenue. Architectural character marks

- this Classical Revival style structure as pivotal for the district as well as for Gifford Avenue.
- Block 1816: 577 Bergen Avenue. Formerly a private home, this brick building now houses "The Bergen School." It also is an excellent example of Georgian architecture.
- 26 Gifford Avenue. Currently undergoing extensive alterations both internally and externally, this residence is being converted into a mosque.
- Block 1817: 80 Gifford Avenue. Besides its interesting architectural character, this structure also has historical significance. One of its previous owners was Charles C. Black, a New Jersey Supreme Court justice, and a Democratic candidate for Governor of New Jersey in 1902.
- 122 Gifford Avenue. This home is marked pivotal for its extensive history. One former owner was Thomas J. Brogan, a chief justice for the New Jersey Supreme Court in c.1935; another owner was Walter P. Gardner, an executive vice-president of the New Jersey Title Guarantee & Trust Company, and a receiver for the Central Railroad of New Jersey. Currently, the building is owned by a local assemblyman, David Friedland.
- 142 Gifford Avenue. Noteworthy for its interesting Elizabethan style, this building also is marked for its historical importance. William J. Field, president of the Commercial Trust Company, was a former owner, but it is currently owned by Thomas Gangemi, Jr. whose father, Thomas Gangemi, was a mayor of Jersey City. Gangemi, Jr. himself twice ran unsuccessfully for mayor in the 1960s.
- Block 1819: 597 Bergen Avenue. This Gothic Revival church is pivotal in terms of use, scale, and character.
- 615 Bergen Avenue. This well-preserved Queen Anne building is noted for its architectural character and scale.
- Block 1820: 633 Bergen Avenue. The Congregation Emanuel church, built in c.1948, dominates the intersection of Bergen and Jewett Avenues because of its use and style.
- Block 1823: 651 Bergen Avenue. Originally called the Bergen Lyceum, this building is now the Trinity Gospel Haven Church of Christ and is pivotal for its use as well as architectural character.
- 657 Bergen Avenue. An intact building of the 1880s with an extensive addition, the Home for Aged Women serves to define the intersection of Fairview and Bergen Avenues and is also pivotal because of its use and character.
- 162 Jewett Avenue. This home is pivotal for its

- historical importance. In c.1915, it was the residence of Louis H. Washburn, the secretary and treasurer of Washburn Brothers Company. However in c.1926, it became the home for Thomas J. Brogan, a Chief Justice of the State Supreme Court.
- Block 1824: 88 Fairview Avenue. This Flemish Colonial building is pivotal for its character and scale.
112 Fairview Avenue. This pre-1873 Second Empire building is pivotal for its architectural character.
116 Fairview Avenue. This Queen Anne structure is also pivotal for its architectural character.
695 Bergen Avenue. This Second Empire rowhouse is used as a school on the lower floors.
- Block 1827: 697 Bergen Avenue. This 1873 Firehouse #9 is pivotal for its public use and its extensive history as a fire station.
42 Duncan Avenue. St. Paul's P.E. Church, erected in 1861, is a Victorian Gothic building and as such is marked for its use and history.
- Block 1930: 532-542 Bergen Avenue. This well-preserved three storey stone block marks a district boundary. It is also noteworthy for its style, scale, and relationship to the rest of the West Bergen neighborhood.

Intrusions: The two major components of the intrusion classification are use and character, however scale has been invoked in a few cases. Examples of buildings in this category are as follows:

- Block 1814: 68-74 Bentley Avenue. These rowhouses are a part of the urban renewal blight which is encroaching on the West Bergen neighborhood. Furthermore, they are totally inappropriate in relationship to the character of the buildings around them.
2445-2447 Kennedy Boulevard. This pair is also a part of the urban renewal found in the district.
77 Gifford Avenue. Another example of an urban renewal building.
- Block 1815: 20-24 Bentley Avenue. More urban renewal.
45-51 Gifford Avenue. These three homes are also examples of urban renewal.
- Block 1816: 12-20 Gifford Avenue. These buildings are just more examples of urban renewal projects being built within the proposed district.
- Block 1817: 134 Gifford Avenue. This building has been considered an intrusion because of its architectural character. Although maps show it was constructed between 1909 and 1919, it closely resembles many of the other structures falling under the category of urban renewal.

COMMUNIPAW

AVE

1808

HARRISON

AVE

1806

1810

1811

BENTLEY

AVE

1815

1814

GIFFORD

AVE

1816

1817

LINCOLN

BELMONT

PARK

1819

KENSINGTON

AVE

1820

JEWETT

AVE

1823

FAIRVIEW

KENNEDY
BLVD

1824

DUNCAN

1827

FAIRMOUNT

AVE

PIVOTAL BUILDINGS AND INTRUSIONS

- PIVOTAL BUILDINGS
- INTRUSIONS



2060 BLOCK NUMBER
RIT from 1200 1200ft

ROBERT CRAIG
LAIBEN-BROOK SIKKENS

PROGRAM IN HISTORIC PRESERVATION
GRANTING OF PRESERVATION

Block 1819: 190 Belmont Avenue. The Majestic Flats has had a total facade change which is inappropriate for the neighborhood.

55-63 Kensington Avenue. This group of apartments on the edge of the district represents more urban renewal.

Block 1820: 20-26 Kensington Avenue. These rowhouses represent even more urban renewal.

Block 1824: 66 Fairview Avenue. Another example of urban renewal on the edge of the district.

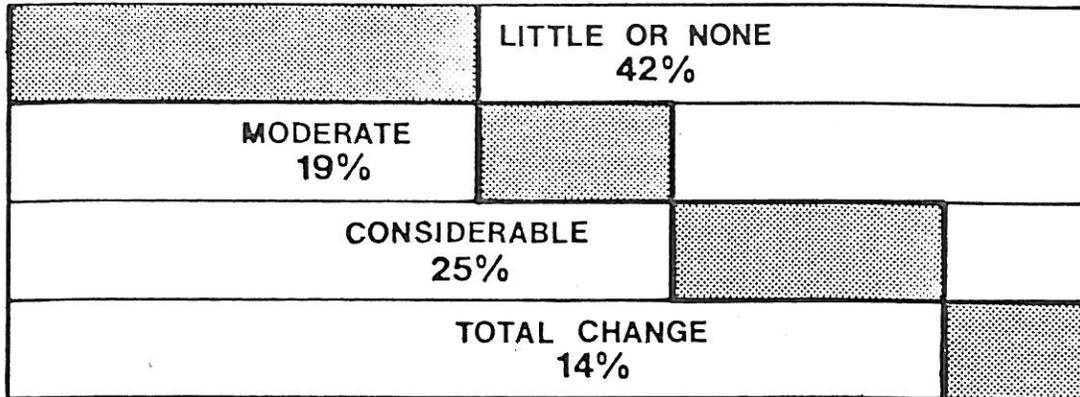
It is interesting to note that the majority of the urban renewal intrusions lie on or near district boundaries. This shows that although this form of construction is encroaching on the neighborhood, it has not yet penetrated deep within it.

Pairs and Rows:

A visual survey of the West Bergen neighborhood showed that a large factor in the design of the streetscape was the related design of many of the buildings. These buildings, ranging in length from two to twenty-three units, exist throughout the district. The main concentration is along Belmont, and Harrison Avenues, and Duncan at Bergen Avenue.

Their importance in the design of the streetscape will be discussed in the following section on Architectural Context. These related designs add to the character and cohesiveness of the streetscape through a unity of architectural expression, an observance of uniform setbacks, and a repetition of various design elements such as stoops, windows, doors, etc. The "single house pair" meets all these specifications, but differs from a pair only in the fact that this pair is housed within one structure. Visually these buildings are symmetrical; one side is often a mirror image of the other. The following map presenting the location of pairs and rows in the West Bergen district illustrates the extensiveness of this type of building form and can only underscore the importance of this type of building form in the preservation of the West Bergen district.

One of the major problems to be faced in West Bergen is that of alterations to individual units of a larger group. In reference to the following chart, most alterations to date have been small and sympathetic to the original design (42%). However, there are occasional units that have been completely "modernized" by a total facelifting in permastone or aluminum siding. Such changes usually obscure or obliterate the original design and architectural detailing; this group comprises 14% of the total. With respect to this problem, a number of points are suggested: (1) a definition of what "compatible" alterations might be, if indeed alterations are desired at all; (2) the development of a method for returning unsympathetic



PAIRS & ROWS

PAIRS & ROWS

The statistics presented in this graph were obtained from the 1979 building survey. A summary indicates that 42% of all pair and row houses have had little or no facade alteration; while on the other end of the scale, 14% have received total facade changes.

2060 BLOCK NUMBER

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SICKELS

PROGRAM IN HISTORIC PRESERVATION
GRADUATE SCHOOL OF ARCHITECTURE & PLANNING

COMMUNIPAW

AVE

1808

HARRISON

AVE

1980

1810

1811

BENTLEY

AVE

1815

1814

GIFFORD

AVE

1816

1817

LINCOLN

BELMONT

PARK

1819

KENSINGTON

AVE

1820

JEWETT

AVE

1823

FAIRVIEW

PAIRS
ROWS
SINGLE HOUSE PAIRS

1824

DUNCAN

1827

FAIRMOUNT

KENNEDY

BLVD

AVE

PAIRS & ROWS



alterations to their original or near original design; (3) the consideration of a method of facade easement (see Appendix II); (4) the development of an historic district guideline as well as a good public relations campaign to inform the public of the importance of what they have.

In that related designs such as pairs and rows of similar houses were one of the main tools of the nineteenth century for defining the street, such designs should be preserved. The fact that substantial groups of rowhouses remain in the West Bergen neighborhood demonstrates the continuing vitality of this architectural form.

ARCHITECTURAL CONTEXT

West Bergen Historic District

- Building Types
- Streetscape
- Styles

May, 1979

Jersey City
New Jersey

Architectural Context

Neighborhood Character:

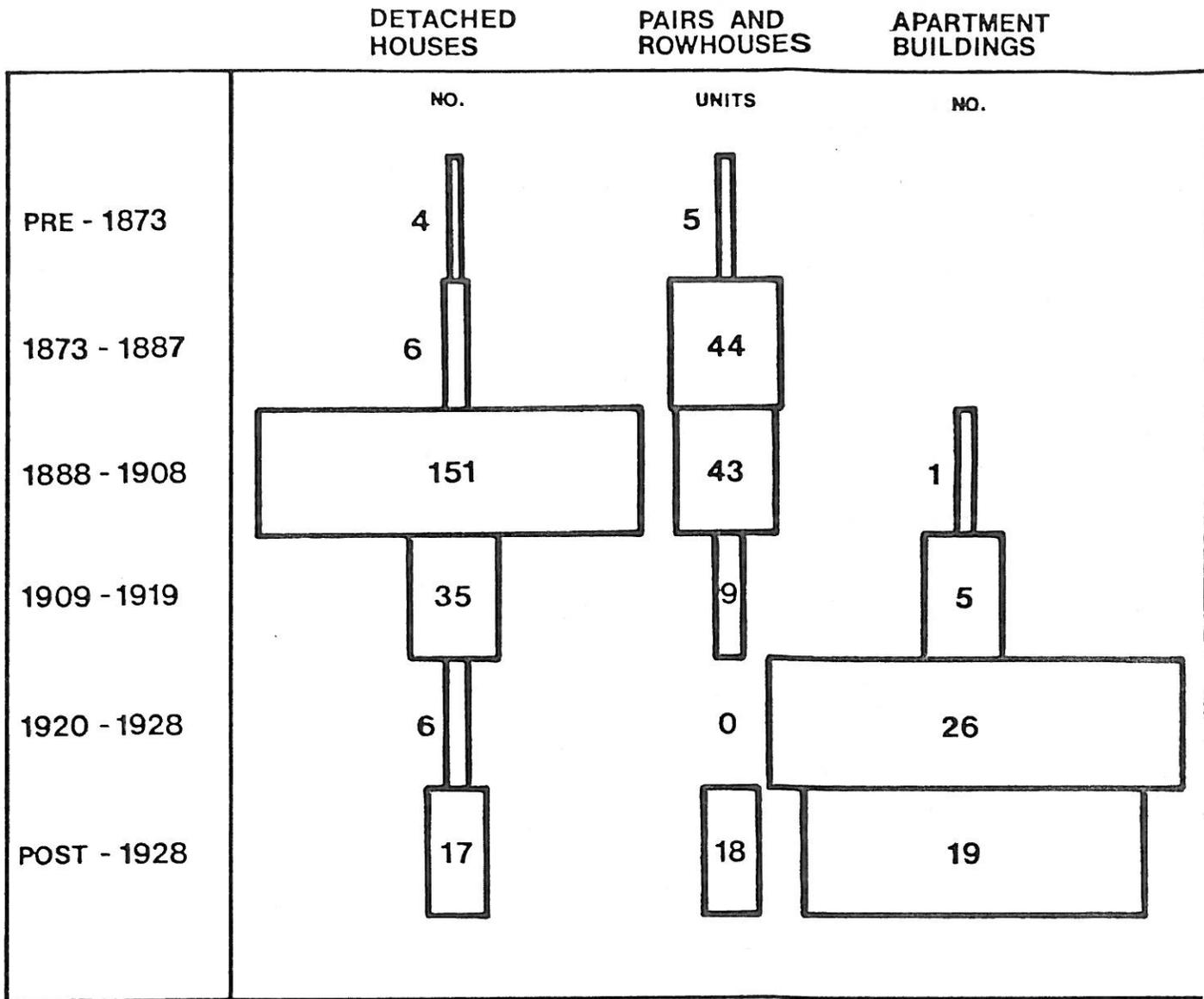
The architectural character of the West Bergen district is quite diverse and most often pleasing. It is a suburban neighborhood within a large city, not densely enough occupied to be considered downtown, yet no longer the countrified suburb of New York City and Jersey City that it was intended to be in the 1850s. Its building types and their architectural styles combine in such a variety of ways that they create a different streetscape for each avenue. Some blocks have tall buildings at their corners that help to enclose the space and shelter the buildings between. Other blocks have a very open aspect. Throughout the district, juxtapositions of different architectural styles, features, and building types produce many interesting little spaces, where differences of scales, setbacks, rhythms, colors, and textures yield pleasing effects. There are problems in the district--some vacant old houses and insensitively designed new ones, and apartment buildings that have not been maintained--but these considerations cannot displace the overall impression of West Bergen as a surprisingly pleasant residential neighborhood.

Building Types:

Detached Houses: In West Bergen's heyday as an exclusive residential neighborhood around the turn of the century, detached, or free-standing houses were the prevailing building type in the district. Of the buildings still standing, at least 150 are detached houses erected between 1887 and 1908. These houses were most often built for single-family occupancy, but occasionally for two families. Most of them were 2, 2½, or 3 storeys high, and they were usually set back 30 to 40 or more feet from their streetlines. They were usually on lots that were about 50 feet wide, but sometimes up to 80 feet wide. Few of these widest lots ever existed, but 92 Fairview Avenue and 63 Gifford Avenue are about as wide. An additional 35 houses that still stand were built between 1908 and 1919, five others between 1919 and 1928, and about seven since then.

A few generalizations can be made about the size and distribution of houses throughout the district. Houses on Bentley and Gifford Avenues west of Kennedy Boulevard are almost exclusively detached one-family homes. This was assured at first by the restrictions placed on land along Gifford Avenue by the Gifford family. Bentley Avenue, on the other hand, was zoned for single-family houses in the 1920s to maintain the low housing density that already existed there. Some larger houses also stand along Bentley and Gifford Avenues east of the Boulevard. On Harrison, Belmont, Kensington, Jewett, Fairview, and Duncan Avenues, the houses are

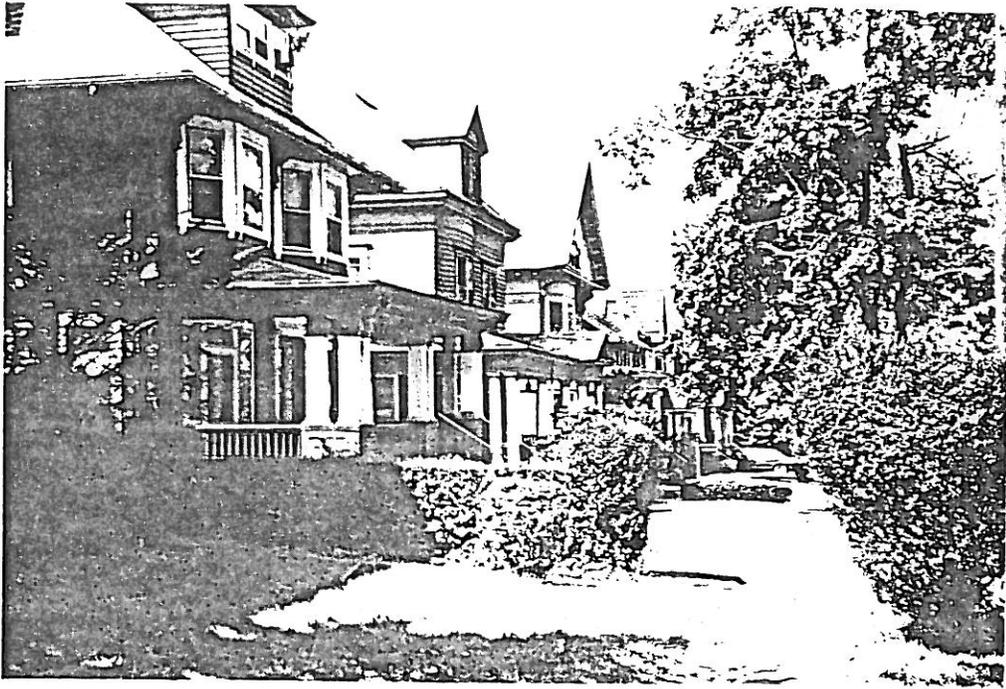
BUILDING TYPES



BUILDING TYPES

This chart illustrates the number of structures of various building types built in the district during a given period. The year divisions are based on fire insurance atlases of Jersey City for 1873, 1887, 1908, 1919, and 1928. The bars drawn for apartment buildings are larger than the other two columns because these buildings have a disproportionate effect in the district.

BUILDING TYPES



Detached: Detached houses on Bentley Avenue (Block 1811) west of Kennedy Boulevard



Row: Second Empire rowhouses on Duncan Avenue (9-19, Block 1824)

usually smaller, and where they are not they sometimes sacrifice their side yards completely, at least on one side. Nevertheless, several houses on Kensington are exceptions, and those at 5 Kensington, 135 Jewett, and 613 Bergen Avenues are as large as any other houses in the district.

The smaller houses, of course, stand on the smaller lots. Some of the original subdivisions were narrow, but in other cases, these original lots were cut in half again for two houses. These houses were sometimes built deeper to compensate for their narrowness, and as in houses along the south side of Jewett Avenue, were given shorter setbacks than were houses elsewhere. Both sides of Jewett Avenue have many of these small houses, but others stand on the north and south sides of Belmont Avenue and in other scattered locations throughout the district.

Pairs and Rowhouses: Rowhouses hold the distinction of being among the oldest and the newest houses in West Bergen. They include the Italianate styled row at 673-681 Bergen Avenue, which probably are the oldest buildings in the district, and 55-63 Kensington Avenue, built within the last decade. There are about 25 pairs and rowhouses in the district, and the rowhouses range from three to twenty-three units in length. Pairs are simply those rowhouses that are two units long.

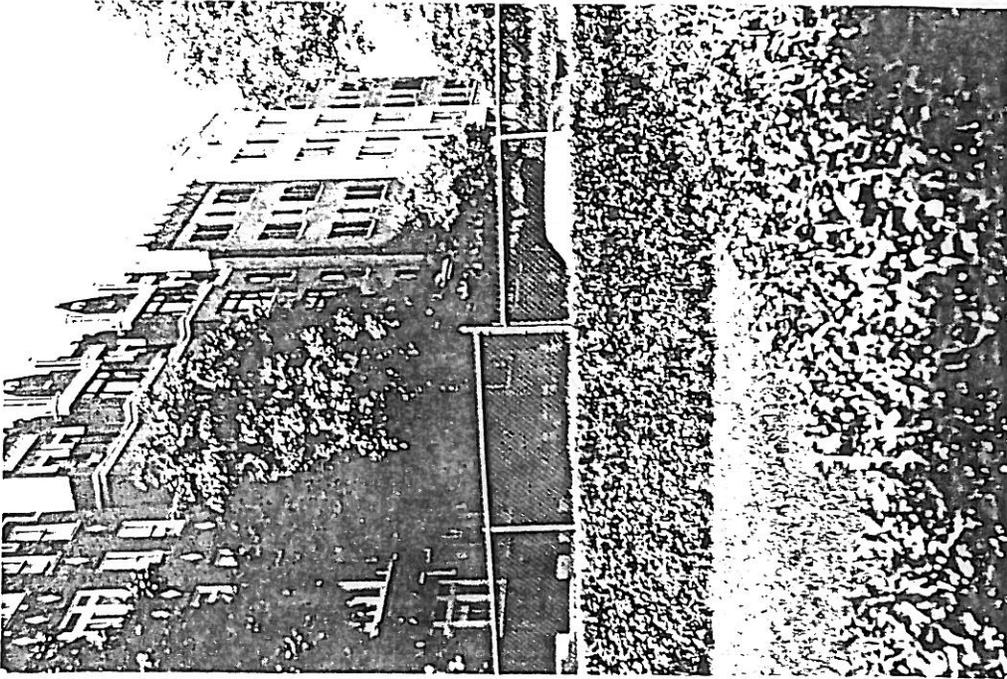
Rowhouses were especially popular in the 1880s. Whereas only four detached houses built between 1873 and 1887 still stand within the district, 44 units of rowhouses survive from the same period. These include seven units at 683-695 Bergen Avenue, a pair and six units at 16-18 and 9-19 Duncan Avenue, another pair at 44-46 Kensington, four units at 157-163 and 23 units at 165-209 Belmont Avenue. This last row originally was 25 units long, on narrow lots labeled "A" through "Y" but 211 and 213 were demolished for an apartment building at the corner of Kennedy Boulevard. At the same time, rowhouses were extensively built in the Bergen Hill area; they line the entire length of both sides of Astor Place. Since rowhouses permitted an increased housing density, they apparently generated greater profits for a speculator than detached houses could; certainly the heirs of George Gifford, who built the long row on Belmont Avenue, must have thought so.

Eleven other rowhouses were built before 1908, and two more erected before 1919. The latter two, 699-709 Bergen Avenue and 10-14 Duncan Avenue, reflect the fact that very little construction at all occurred in West Bergen during that period. The others, the longest of which includes eight units at 170-184 Harrison Avenue and two five-unit and two six-unit rows, were built during the same years in which most of the detached houses were put up. One additional pair was probably built in the 1940s, but the other four rows were built after 1960.

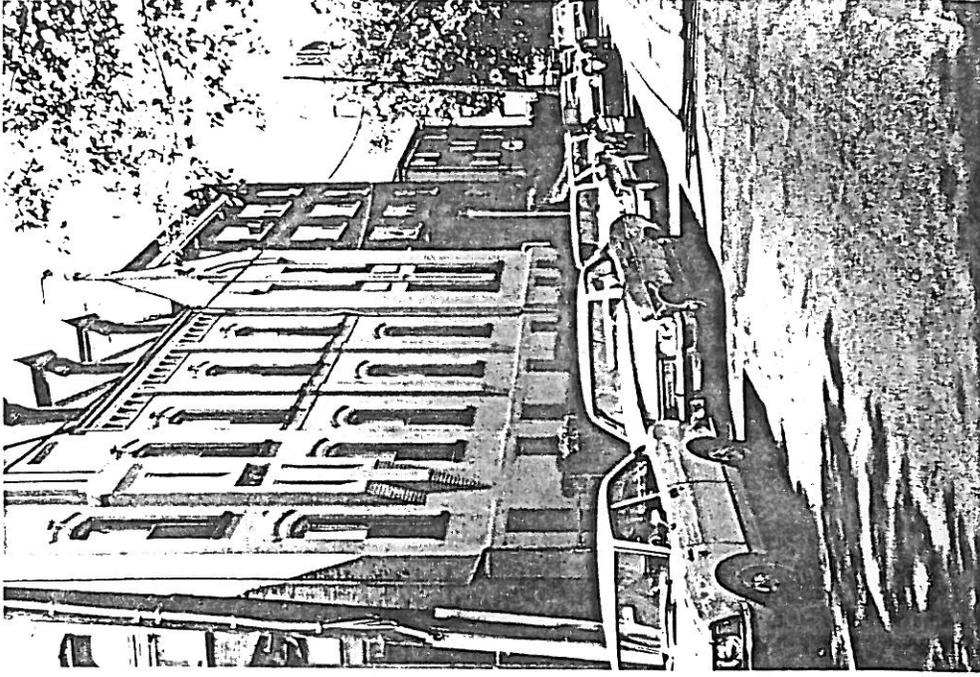
Apartment Buildings: In the order of their appearance, apartment buildings were the third and last major residential building type in West Bergen. The district contains 52 apartment buildings, all but one of which were built after 1908. Six of these were built before 1919; they are at 118 Jewett Avenue, 74-76 Fairview Avenue, 154-156 Belmont Avenue, 152 and 166 Harrison Avenue, and 549 Bergen Avenue at the southwest corner of Bentley. The housing density that they permitted dwarfed the potential density of rowhouses; a lot wide enough for four to twelve units of rowhouses could receive from thirteen to sixty-four apartments. As a result, no rowhouses were built during the 1920s, the peak of apartment house construction.

During the 1920s, 26 apartment buildings were constructed, a rate of about three new buildings a year. Most of these were taller than the earlier ones, with five storeys instead of four, and a greater number of units. Other buildings, however, were small. The small apartment buildings were built to an average of 14-17 units, whether constructed in the 1910s or 1930s. The larger buildings, however, grew steadily throughout the period. The mean average size of these buildings grew from 34 units in the 1920s to 42 units after 1928. The largest buildings of the 1920s included "The Doorian" Apartments at 5 Bentley Avenue with 54 units; 28 Duncan Avenue, with 52 units; and the "Wales Court" Apartments at 97 Fairview, with 44 units. Nineteen apartment buildings were built after 1928; the largest of these, the "Duncan Terrace" Apartments, is seven storeys high, with 64 units.

Institutional Buildings: Though there are few institutional and public buildings in the West Bergen district, they assume greater individual significance because of their uses and pivotal locations. Seven religious organizations and two schools comprise most of the institutions quartered in the district; these include three Protestant churches, a Jewish temple and a synagogue, a Catholic school, and the Jersey City mosque in a converted house at 26 Gifford Avenue. The churches are St. Paul's Church in Bergen, at 42 Duncan Avenue; Metropolitan A.M.E. Zion Church, at 555 Bergen Avenue; and the First Church of Christ, Scientist, at 154-156 Harrison Avenue. Trinity Gospel Haven, at 651 Bergen Avenue, occupies the building originally built for the Bergen Lyceum. Temple Beth-el is located at 2415 Kennedy Boulevard, and Congregation Emanu-el meets at 633 Bergen Avenue. The Bergen School, a small, private school, is located at 555 Bergen Avenue. The Home for Aged Women occupies 657 Bergen Avenue at the corner of Fairview. The sole publicly-owned building in the district is the Jersey City Fire House #9 on the northeast corner of Duncan Avenue and Bergen where it has stood since 1873.



Apartment: Apartment buildings
on Duncan Avenue
(47-61, Block 1824)



Institutional: Home for Aged Women, an
institutional Queen Anne
structure, occupying the corner
of Bergen and Fairview Avenues
(657 Bergen, Block 1823)
View is down Fairview towards
Kennedy Boulevard.

Streetscape:

It is no coincidence that there are eight avenues from Harrison through Duncan inclusive. They stand on precisely eight of the original lots patented in the seventeenth century: two hundred years later each owner subdivided his land and created one street. The pattern thus became one of long, straight streets between Bergen and West Side Avenues. Next, Kennedy Boulevard cut these streets in half, and finally, the creation of Lincoln Park gave the district a physical center at the corner of Kennedy and Belmont. The buildings along these streets and the landscaping around them create the rest of the streetscape.

A streetscape is what a person sees and feels as he walks along a street: a physical arrangement of public space and private space. A visitor feels safety, isolation, openness, and enclosure from the physical environment he encounters because of the way it is arranged along the street. Good streetscapes create a variety of good feelings, and good districts contain a variety of good streetscapes. In the brief sections that follow, the streetscapes in the district are described, one by one.

Bergen Avenue: The western half of the Bergen Avenue streetscape lies with the West Bergen district; the eastern side, except the rowhouses at 532-542 Bergen, is outside of it. The Avenue is both a traffic artery and a bus route. The roadway itself is narrow compared to Kennedy Boulevard, but the sidewalks are wide because Bergen is an important path for pedestrians. The district begins between Fairmount and Duncan Avenues where an abrupt transition from a commercial zone into a residential zone takes place. Once a southbound motorist or pedestrian passes the bend in the avenue just north of the Duncan Avenue intersection, he or she senses being inside of the district, because the variety of buildings increases, and the storefronts almost completely disappear. On the west side of the street, many of the rowhouses include ground-floor, commercial uses. The elevation of land is generally higher west of Bergen Avenue than east of it, and from Fairview to Belmont Avenues the difference is significant. Except for the apartment buildings along these three blocks, the buildings are set back from the sidewalk on elevations of up to ten or more feet above the street, with fencing, stone walls, and hedges. The pedestrian is encouraged to look at these buildings because they are interesting, but is discouraged from approaching them. Beyond Belmont Avenue, the west side of Bergen becomes a wall of apartment buildings that extend to the sidewalk, interspersed with vacant land. For anyone but the residents of these buildings, this is a space to be hurriedly walked through.

The east side of Bergen is somewhat different. The

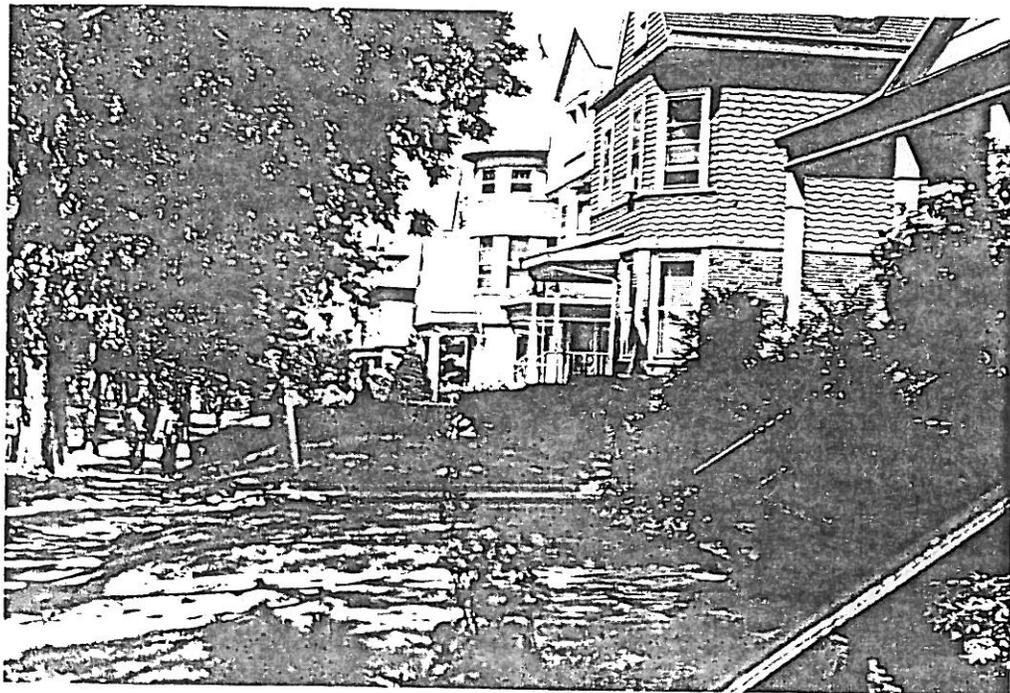
buildings there do not fit West Bergen's quiet residential character. Institutional buildings on the west side of Bergen Avenue are architecturally interesting, but either private or not for general public access; institutional buildings east of the street invite public access: a couple of stores, a luncheonette, a Post Office, a YMCA headquarters, and a Jewish community center. The land slopes down from the avenue, which creates two impressions: first, that most of the buildings on this side are set farther back than they actually are, and second, that they relate more to the blocks east of Bergen than west of it, which is true. In general, the streetscape of Bergen Avenue is an interesting and busy one; it is perceived as a very public and a rather comfortable space.

Kennedy Boulevard: Little of the Boulevard lies within the district, but its streetscape affects the district and did influence the selection of district boundaries. Looking north from Harrison one sees The Duncan Apartments and the Divine Hotel (formerly the Fairmount Hotel), which mark the northwestern limit of the district. Few of the buildings along the Boulevard, however, have any relation, visually or otherwise, to buildings on the side streets. Also, the Boulevard is much wider than Bergen Avenue and has more automobile traffic, which makes it very uncomfortable to cross. The pedestrian tends to feel isolated and insecure, feelings that are increased by the vacant land at Bentley and Gifford, and by confusion at the entrance to Lincoln Park. The pedestrian streetscape of Kennedy Boulevard is generally inhospitable.

Harrison Avenue: The eight avenues from Harrison through Duncan all share common streetscape features. Each of them crosses the Boulevard and each can be reached from the Boulevard or from Bergen Avenue. Along each of them are a variety of building types, architectural styles and site features, and it is through the interaction of these factors that the streetscape is produced. Harrison Avenue from Bergen to the Boulevard has a funeral home with a large parking lot behind it that occupies one-third of the north side of the street, which has a negative effect on the streetscape. The south side of the street contains banks on the corners, but these structures are not as tall as the corner buildings on other blocks, so that the Harrison streetscape does not have the same sense of closure that most of the others do. Houses on the south side are mostly Queen Anne and draw some visual attention. The north side of the street has a variety of buildings: two rowhouses, two apartment buildings, three Victorian houses, and a Christian Science Church. At the western end of the street, attention is focused across the Boulevard toward Temple Beth-el.



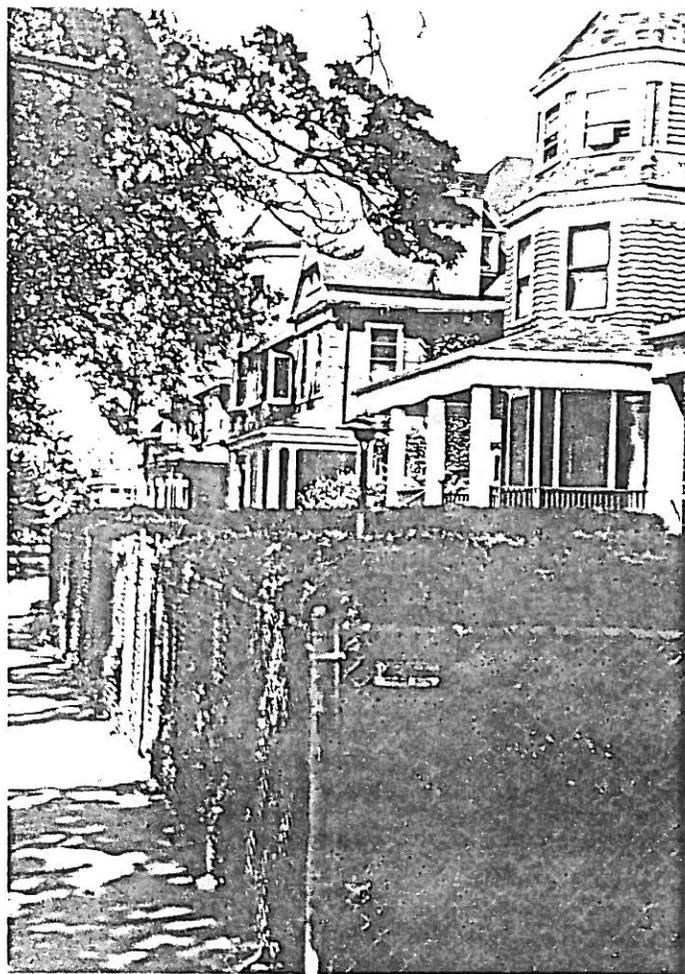
The south side of Harrison Avenue (Block 1808)



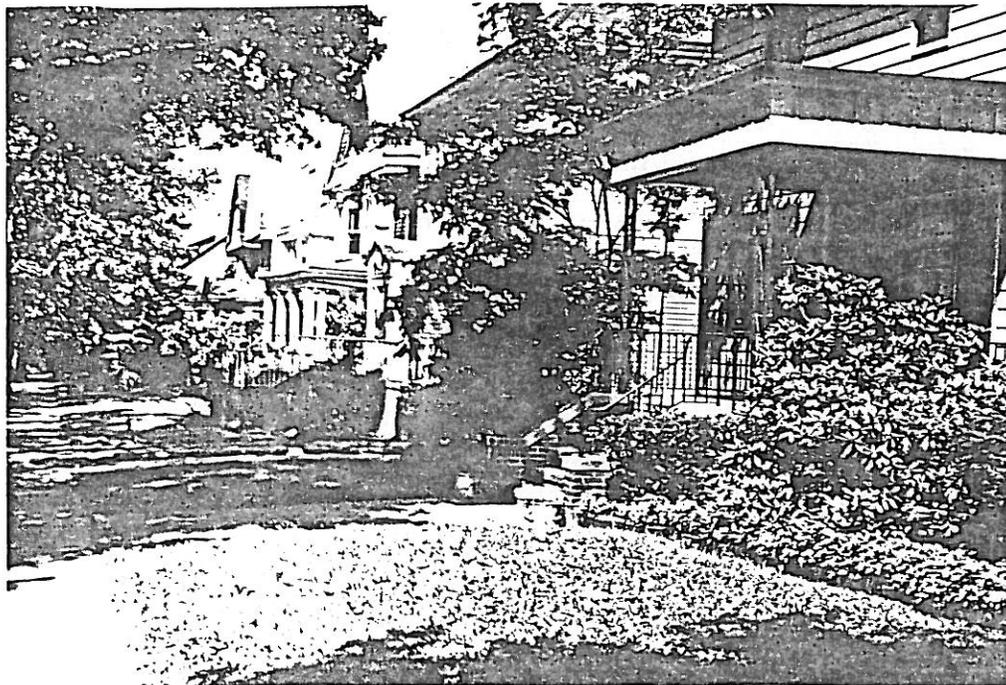
The north side of Bentley Avenue (Block 1814)
west of Kennedy Boulevard

Bentley Avenue: On Bentley, the scale of buildings diminishes as one approaches Kennedy from Bergen, but the setbacks increase, revealing some surprising buildings. The big surprise is the five-unit rowhouse at 11-19, the most stylistically impressive row in the entire district. The Queen Anne houses across the street are also pleasant; the best of them is 38 Bentley. Of the eight avenues, only Bentley has a streetscape that offers visual continuity across the Boulevard. The houses west of Kennedy preserve the same scale and setback as the houses east of the Boulevard. Bentley west of the Boulevard, however, never developed the diversity of scale, massing, setback or style that each of the streets east of the Boulevard did, so it failed to take on some of the visual interest that the others possess. Without this diversity, the streetscape relies on the architecture of its individual houses. To be a very interesting streetscape, each house would have to be stylistically excellent, if not exceptional, and even though enough of the houses on Bentley have fine details and picturesque towers to make about two-thirds of the block interesting, there is no vista at the end of it, and as one descends the hill toward West Side Avenue, the architectural quality goes downhill too (130 Bentley is an exception). There is no access to the park at the end of the street and there is nothing on West Side Avenue to draw the pedestrian along.

Gifford Avenue: The eastern end of Gifford Avenue has been almost completely redeveloped into a wall of apartment buildings (only Duncan and Kensington Avenues have more). The Gifford Court Apartments have a courtyard entrance, recessed from the street, of which the yard is a rectangle of concrete where children sometimes play. This is effectively a streetscape feature, but as in the other similarly designed apartment buildings, it is not an inviting courtyard; it is not enclosed, it is not private, and it is too small except for its use as an entrance. As one approaches Kennedy Boulevard a row of Queen Anne houses begins to appear. The last two on the south side are very fine. Unlike Bentley, however, visual continuity of the Gifford streetscape across the Boulevard is broken by the Gifford Towers Apartments, some vacant land, and a small, new house. From the next house to West Side Avenue the streetscape is about the same as on Bentley, although the architectural quality of houses on Bentley is higher. Still, there is another part of the streetscape of both avenues that is felt by those who know the neighborhood: the sense that important people--mayors, governors, executives, and professionals--have lived and still live in these large houses. Gifford and Bentley may be the only streets zoned for one-family residential use in Jersey City.



The north side of Bentley Avenue (Block 1815)
west of Bergen Avenue



The north side of Gifford Avenue (Block 1817)
west of Kennedy Boulevard

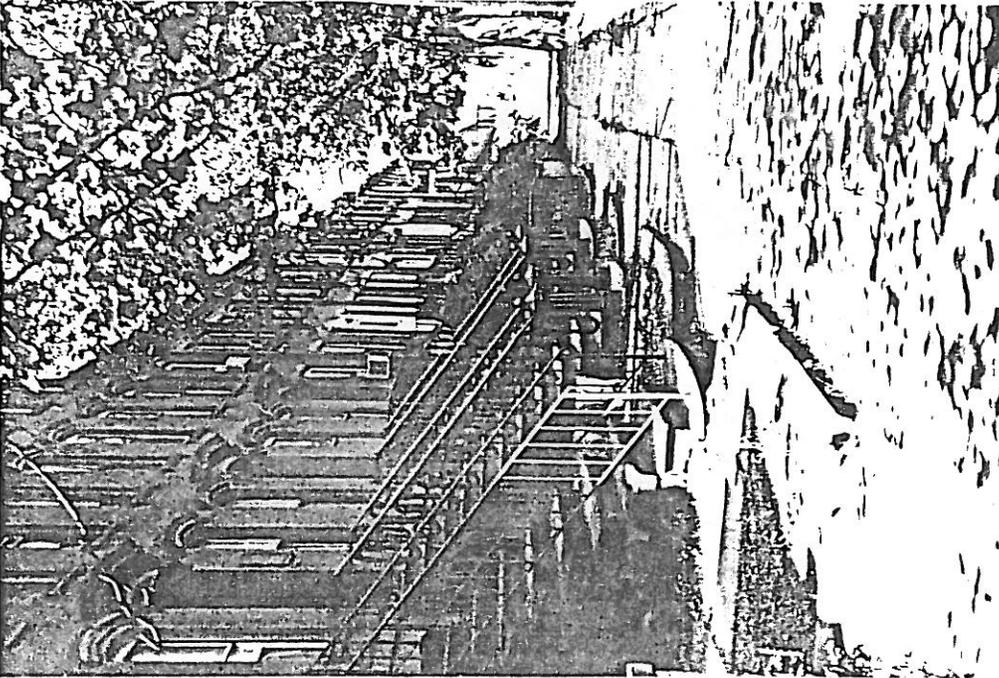
Belmont Avenue: Belmont Avenue has one of the most pleasing streetscapes in West Bergen. Three of the four corners of this block are occupied by tall buildings that give the houses between them a sense of closure, that is, of shelter and protection from the noises of Bergen Avenue and Kennedy Boulevard. Two of the three corners are occupied by apartment buildings; the third by a church and community center. Modest detached houses occupy most of the north side of Belmont; rowhouses most of the south side. These residences do not offer the stylistic surprises that other streetscapes have, but they are close together in a way that suggests neighborliness, and they are not monotonous. As one approaches Kennedy Boulevard, however, the feeling of closure changes to one of openness, as one can see the entrance to Lincoln Park. The landscaped vista is obscured in part by a little gatehouse and by Lincoln's statue, but it is there.

Kensington Avenue: The finest Queen Anne house in the district stands at the corner of Bergen Avenue as an inducement to wander up Kensington. Kensington has more apartment buildings (eleven) than any other avenue in the district, and most of them are on the north side of the street. Four of them were built with buff-colored face brick, which lightens the color of the streetscape. When the winter sun shines on this brick, the effect is very light and warm-looking. The apartment building at 34 Kensington even has a sunburst design in yellow brick on the entrance bay above the top-floor windows.

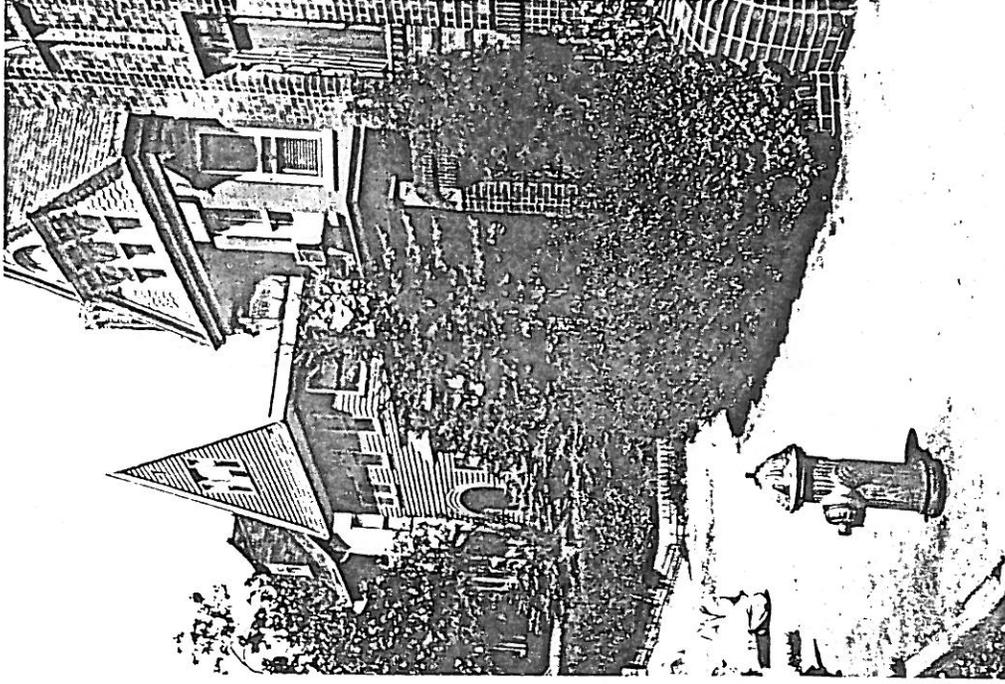
Jewett Avenue: Jewett Avenue is a street of small Queen Anne houses. They, too, are sheltered by apartment buildings at the corners. Individually, the houses are not much to look at, but here and there a few together offer interesting visual effects. The streetscape is darker than Kensington, but many of the porches have been enclosed or painted white, so the streetscape is not as dark as it might be.

Fairview Avenue: On Fairview Avenue, most of the apartment buildings are on the south side; detached houses catch the sun on the north side. Three of the latter are small, Second Empire cottages that are three of the four oldest houses in the district. Most of the other houses are also small, and stand between apartment buildings. From Bergen Avenue, the streetscape begins with the dignified Romanesque style of the Home for Aged Women, but the other buildings are not so distinguished. There is a mild form of distress visible on this block; two lots are empty where houses have been demolished, another house was for sale as of March 1979, and two others are vacant.

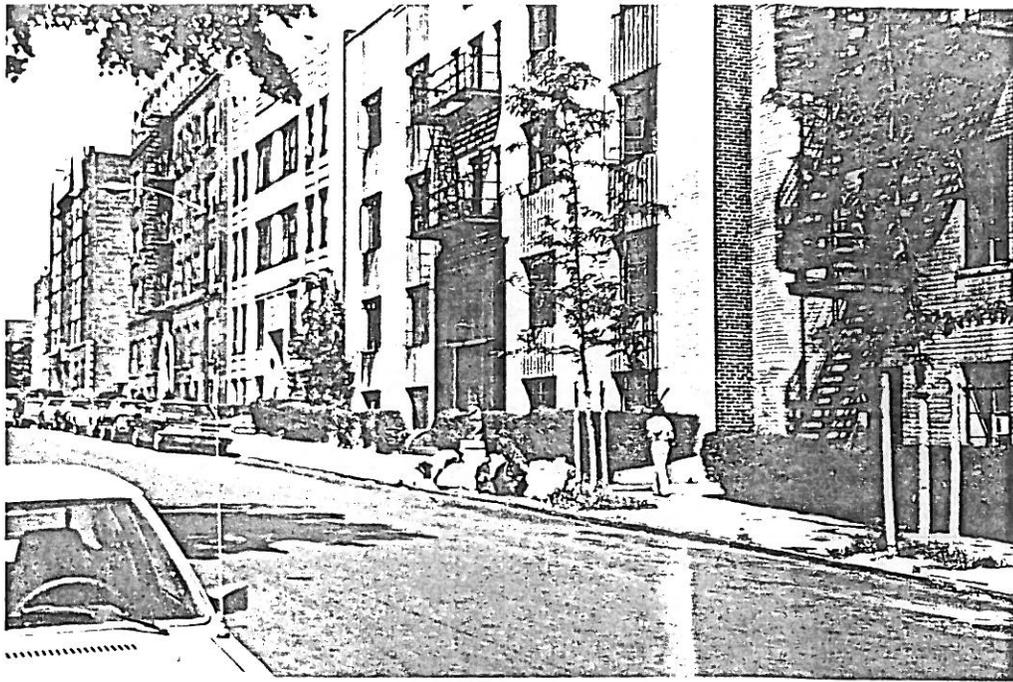
Duncan Avenue: The streetscape of Duncan Avenue is almost



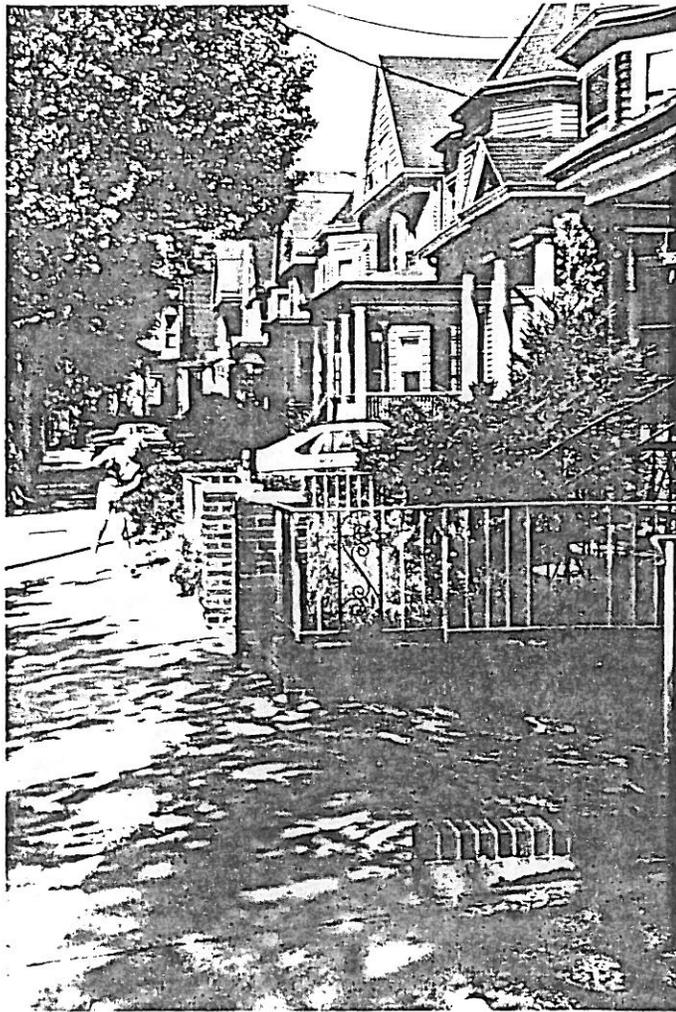
Queen Anne and Italianate
rowhouses on the south side
of Belmont Avenue (Block 1816)
west of Bergen Avenue



The north side of Belmont Avenue
(Block 1819) west of Bergen Avenue



Apartment buildings on the north side of Kensington Avenue (Block 1820)



The north side of Jewett Avenue (Block 1823)

completely formed by apartment buildings and rowhouses. The rowhouses appear first, making a narrow entrance beyond which the open space widens as the scale increases. The first surprise is that the apparently recent and unremarkable fire station that faces Bergen Avenue is revealed by its windows on the Duncan Avenue side to be a High Victorian Italianate firehouse of the 1880s. This building and the rowhouse at 695 Bergen Avenue extend close to the sidewalk, but behind them rowhouses on both sides of the street are set back an intermediate distance. A wall of apartment buildings on the north side is broken by the second visual surprise, St. Paul's Church in Bergen, with its unusual site plan and Shingle Style tower. On the south side the Second Empire rowhouse is followed by two vacant lots (21, 23) and a Queen Anne rowhouse set more than 70 feet back from the sidewalk. This vacant land and deep setback is the only space in the district where one may still view the openness of the landscape before it was intensively developed. The apartment buildings preserve this setback along the rest of the street, and use their yards for landscaped gardens, walks, and driveways. These yards are private property, but they are accessible to the pedestrian, and are one of the few places in the district where a person may leave the street. Duncan has perhaps the most pleasant streetscape in the district.

Architectural Styles:

The buildings in the West Bergen district include many fine examples of styles that were popular during the second half of the nineteenth century and early in the twentieth century. The architecture of this period is characterized by the revival of ancient European building forms and details, and their adaptation to American conditions. A few buildings in West Bergen have such styles as Italianate and Romanesque Revival that were inspired by Renaissance Italy and medieval Europe, but most of the buildings that show a coherent style exhibit either the Second Empire or Queen Anne styles, whose roots, respectively, can be traced to seventeenth-century France and Elizabethan England. Other buildings in the district were styled to resemble colonial American architecture, or were given details adapted from ancient Greece and Rome.

A coherent style is what makes a fine-looking house fine looking, and the buildings in the district that are good examples of these styles are what gives West Bergen its visually distinctive appearance. The district, however, is not as attractive today as it once was. Many of the finest houses have been demolished, many others that once were stylistically attractive have lost some of their details, have had others covered up by new siding or roofing, have had still others removed during alterations. Unfortunately, a large number of houses never were stylistically outstanding, either because

ARCHITECTURAL STYLES



Italianate
(157 Belmont)



Second Empire
(104 Fairview)



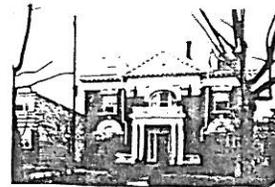
Queen Anne
(7 Kensington)



Shingle
(115-117 Bentley)



Colonial & Georgian Revival
(88 Fairview)



Classical Revival
(53-55 Gifford)

they combined elements from a variety of styles in a confused way or because they were built cheaply. The sections that follow explain, one by one, each of the styles that can be seen in the West Bergen district.

Italianate: The Italianate style, the earliest style that appears in the district, was popular in the United States from the 1840s until the Civil War and was occasionally used afterward. In detached houses it was the kind of picturesque style that was used in "cottages" and country houses of the period and might have been the one in which Bentley, Harrison, and the others built their villas in the 1850s. No villas, however, still stand in West Bergen, so the only Italianate buildings at all in the district are a pair of rowhouses and a firehouse. In rowhouses the style was not picturesque at all, but rather a modification of the details of earlier rowhouses. Doors were different and the stoop was raised, and new trim was substituted for old. The rowhouses at 673-681 Bergen Avenue and 157-163 Belmont Avenue have arched window lintels, projecting sills, and other details that were derived from Italian architecture of the Renaissance. Likewise, the window trim on the side of Jersey City Firehouse #9 identifies it as a variety of Italianate, known as the High Victorian Italianate style.

Second Empire: Most of the Second Empire buildings in West Bergen are also rowhouses, although some detached houses were built in this style. The name refers to the reign of Emperor Napoleon III (1852-70) in France, when architects turned for inspiration to French baroque architecture of the seventeenth century. Second Empire buildings always have a "mansard roof," a roof with short sides and steep pitch. In America, Second Empire houses frequently resembled Italianate houses, except for the addition of the mansard roof. The brick Second Empire rowhouse at 683-695 Bergen Avenue at the corner of Duncan adjoins the Italianate row mentioned above. The two rows are distinguished chiefly by their roofs. Around the corner is the wood-framed row of 9-19 Duncan Avenue, and across the street at 18 Duncan is a detached Second Empire house, the roof of which is the most elaborate mansard in the district. It projects over the entrance bay, and its sides are concave, that is, they curve inward. The other houses in this style, such as those at 104-112 Fairview Avenue, 158-162 Belmont Avenue, and 60 Kensington Avenue, have straight-sided mansards. The pair of houses at 21-23 Bentley Avenue is also worth mentioning; it still has its original cresting, the iron fencing placed at the top of the roof. Most Second Empire houses originally had cresting, but it survives only in rare examples today.

Queen Anne: More houses in the district exhibit this style

than any other. It followed the Second Empire style and revived English precedents instead of French ones. Queen Anne buildings are characterized by irregularity and asymmetry in almost every feature. The roofs have many surfaces and usually include a gable that faces the front or street side of the house. Wide porches, projecting bay windows, and unusually shaped chimneys are also common. The walls were usually shingled, often with two or more different shapes of shingles, and stained glass was sometimes used in windows. In addition, if the projecting bay window was extended above the roof line and given a conical roof of its own, it is considered to be a circular bay. When such a bay is narrower and taller, with another floor above the roof line, it is called a tower.

The Queen Anne style lasted from the 1870s until after 1900 and had many varieties. Though Queen Anne houses were built in America throughout the 1880s, none that have survived were built in the district before 1887. There are about 40 detached houses in the district that are good examples of the style and another 100 houses that exhibit at least some Queen Anne elements. The houses at 81 and 130 Bentley Avenue and 149 Harrison Avenue have wide gables that face the street and extend across the entire front of the house. The houses at 88 Bentley Avenue and 39, 99, and 119 Gifford Avenue all have fine porches. Porches are sometimes semi-circular in plan, as in 99 Gifford, but more often are straight-sided and extend across the entire front of the house, like that at 107 Gifford. Often these porches had pediments over the front steps, but these have been removed in some cases; the houses at 39 Gifford and 149 and 151 Harrison still have them. A number of houses, such as 613 and 669 Bergen Avenue have small, ornamental stained glass windows, either on their front or side walls. A larger number have projecting bays and towers; 613 Bergen has an exceptionally fine tower, and the one at 90 Bentley is unusual because it is open on the third floor.

Most of the good examples of Queen Anne style are among the houses along Bentley and Gifford Avenues, yet the very finest example is at 7 Kensington Avenue. The roof of this house has been reshingled, and the original sash of the windows probably replaced. It is, however, the only house in the district that combines in one building almost all of the elements of the Queen Anne style. Its small frontal gable is only as wide as the entrance bay, but it has a broad porch that projects over the front steps. It has the best stained glass in the district, and has both a wide, projecting, circular bay of two storeys, and a tower of three storeys. It has the most varied massing of the walls and the most varied roofshape of any Queen Anne house in the district.

In addition to these detached houses, there are 34 row-house units built in the Queen Anne style. Queen Anne row-houses were much simpler in detail than detached houses in the

style, but were also very different than any other rowhouses that preceded them. No longer were they always designed as identical units with flat front walls decorated only by the trim that surrounded doors and windows. In Queen Anne rows a single design usually grouped together several units, sometimes a whole block. The rowhouse at 27-33 Duncan Avenue is an example. The design of 27 mirrors that of 33, but 29 and 31 mirror each other and are different from the first two, yet the four together are one piece of architecture. The rows that were built as series of identical units often broke convention in another way with front walls composed of projecting and recessed planes. The row at 11-19 Bentley is a fine example. Part of the front wall of each unit is recessed, part projected. The projected wall is topped by a small gable, and there are arched, stained-glass windows above the doors, which are double doors with elaborately carved panels. Finally, the one row of 165-209 Belmont Avenue has a more conventional design: it is not Queen Anne precisely, but it was built with the characteristic Queen Anne feature of small panes of stained glass in the corners of the upper sash in its windows, which is also found in the row on Bentley. This feature is called a Queen Anne sash. Though most of the houses in this row have been changed considerably and have lost their original windows, 193 Belmont Avenue is almost completely intact, with its original stoop and door, and Queen Anne sash in the basement and first-floor windows.

Toward the end of the Queen Anne period, which is represented in the small houses on Jewett Avenue and elsewhere, the style became more restricted and more nearly symmetrical. Less variety was possible on smaller lots because architectural elements that would look fine on larger homes were often crowded out of proportion on small ones. The original proponents of the style never intended it for townhouses; it works best in the countryside where buildings can be spread out. Small houses tended to simplify the style; Jewett Avenue displays the results. The houses at 140, 150, 154, 157, and 159 Jewett have projecting bays capped by roofs, but they do not project far enough; they look like they have been partly swallowed by the rest of the house. Sometimes, as in 155, 163, 171, and 173 Jewett, the roof is not Queen Anne at all, but adapted from the revival of American colonial buildings--either a gable or a hipped roof. The houses at 138, 144, 148, 160, and 161 have frontal gables that identify them as Queen Anne, but they tend to alternate with houses that have gambrel roofs facing the street. In the cheaper houses, these gables and gambrels are only facades, applied to the front of two-storey houses to improve their street profiles. Few of these homes exist within the West Bergen district, but they were built by the score on Jewett and Fairview Avenues west of Kennedy Boulevard.

Shingle Style: One of the styles that derived from Queen Anne was the Shingle Style. Shingle Style buildings kept the asymmetry of the walls and the unusual roof shapes of the earlier style, but covered walls with shingles, instead of applying details in wood. The style was popular in the 1880s and 1890s, but West Bergen has few examples of it. The best Shingle Style house in the district is at 117 Bentley Avenue, which displays the characteristic feature of a gambrel roof that extends in front to cover a first-floor porch. The only other houses that might be considered Shingle Style are those at 131 Gifford and 143 Jewett. Some Queen Anne houses have Shingle Style elements, however; in the eaves of the houses at 96 Gifford and 46 and 130 Bentley Avenues for example, the arches around the third-floor windows are shingled instead of being framed with wood trim. The only other Shingle Style building in the district is the bell tower of St. Paul's Church in Bergen at 42 Duncan Avenue.

Colonial and Georgian Revivals: The Shingle Style was influenced by the growing popular appeal of colonial American architecture. Houses that resembled Georgian and colonial buildings began to appear by the 1880s, and "colonial" designs have been with us ever since. The houses at 47 Bentley, 44, 56, 88, and 111 Gifford, and 80 Fairview were built between 1887 and 1908. The earliest of these were built with wooden frames, but later designs, built after 1908, were usually constructed in brick. The walls of some of these, like 93-95 Bentley, are laid up in what is called "Flemish bond," a characteristic Georgian feature, while other houses were ornamented with classical details. Eight of these later houses stand along Gifford and Bentley Avenues west of Kennedy Boulevard, and another is located at 88 Fairview Avenue.

Classical Revival and Other Styles: Occasional houses and other buildings in the district exhibit other styles: revivals of classical forms, Gothic and Romanesque architecture, and a variety of the Romanesque style known as Richardsonian. The Zion A.M.E. Church at the northwest corner of Bergen and Belmont Avenues is a Gothic Revival building, and St. Paul's Church in Bergen has Gothic details in its windows. The older part of the Zion Church, originally the Emory Methodist Episcopal Church but now used by the Jersey City Child Development Center, is a Romanesque Revival building from the 1870s. This was a style popular from the 1850s until the 1880s, which employed semi-circular arches above all windows and doors, and used smaller arches underneath the roof line. In the 1880s and 1890s, the Richardsonian style emerged as a popular alternative to the earlier Romanesque. There is one Richardsonian building in the district; it is the rowhouse at 542 Bergen Avenue, built after 1887. The walls on the upper storeys are laid up in a yellow brick that was chosen to contrast with the heavy brownstone masonry of the ground floor,

of the arch over the entrance, and of the complex porch. The house also has a special type of bay window, called an "oriel" window; it has many terra cotta details, and it is in excellent condition. Finally, a few buildings also show some classical features. Two similar brick houses at 53-55 Gifford Avenue and 110 Bentley Avenue both have pilasters supporting entablatures. These details on 53-55 Gifford are more nearly classically proportioned--the pilasters are topped by capitals molded in the Composite order--but the rest of the house could be considered colonial revival. Three institutional buildings also show some classical details, the most thoroughly classical of which is The First Church of Christ, Scientist, at 154-156 Harrison Avenue.

Apartment Buildings: Apartment buildings also show a range of architectural styles. The least ornamented of them are merely boxes of brick walls perforated with windows, but the finer ones have neatly ornamented walls and entrances, and some have landscaped grounds. Many of the apartment buildings of the 1910s and 1920s have white or gray terra cotta details that extend horizontally across the entire front of the building above the top storey. The walls below are usually sparsely ornamented in the same terra cotta, but the entrances are emphasized and sometimes project slightly from the front walls. During the 1920s however, another style appeared which employed sheet metal and stucco to imitate the half-timbered walls of English medieval buildings of the Tudor era. This "half-timbering" began on the second, third, or fourth floor and was carried up to the top of the building where it terminated in gables that projected slightly outward from the front wall. This was such a conscious imitation that one of the buildings, at 149 Bentley Avenue, was even named "Tudor Gables." The other apartment buildings in this style are those at 168 Harrison, 22 Gifford, 135 and 145 Belmont, 30 Kensington, and 97 Fairview Avenues. (A few houses also were built with simulated half-timbering; they are at 123 Kentley, 142 Gifford, 89 Fairview Avenue, and 2468 Kennedy Boulevard.) There was a conscious attempt to promote an image of English elegance with these apartments, so they were given names accordingly: suggesting royalty, there were "Palace," "Princess," and "Park Royal;" for natural beauty, there were "Fairview," "Belle-claire," and "Mayfair;" there were "gardens" (Gifford and Kensico); "courts" (Marble, Gifford, and Wales); and finally there were the names that suggested wealth, peerage, or respectability: the "halls" (Allerton, Gifford, and Kensington); and the "arms" (Berkley (sic), Bentley, and Fairview).

In the apartment buildings built after 1928, all of these Anglicisms were dispensed with. Several were designed in the "Modernistic" style, but these, oddly enough, are largely concentrated along one street, at 2, 10, 14, 34, 35, and 62 Kensington Avenue. The buildings on Kensington use brick in

- 12 -

several colors to achieve ornamental designs: buff for background; and yellow, orange, and black for ornamental designs. Unfortunately, there are no sophisticated examples of the Modernistic style within the district; the building at 10 Kensington Avenue is representative. Two other examples are located at 174 and 180 Jewett Avenue.

BUILDING DESCRIPTIONS
West Bergen Historic District

May, 1979

Jersey City
New Jersey

Building Descriptions

This section of the Designation Report for the West Bergen Historic District represents a catalogue of the buildings and property contained within the district. Over 400 buildings are represented by notations of their addresses, block and lot numbers, dates of construction, type of construction, and basic size.

The descriptions have been organized by street with a building-by-building listing of all the buildings and parcels of land along that street. In most cases, it has been considered necessary to comment on the type of architectural design or types of alterations which a particular structure has incurred. If a unit is part of a longer group or one of a pair, the larger group has been considered first in terms of architectural character and the individual units then considered as to design variation or alterations to original fabric.

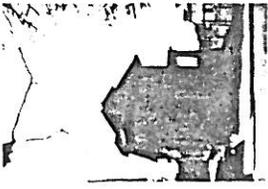
Surprisingly enough, the units that have undergone extensive alterations were modified before the survey of 1938. The other forms of alterations were made after World War II.

Harrison Avenue
South Side, Block 1808
Kennedy to Bergen

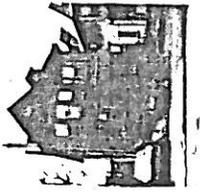
- 189 Harrison Block 1808, Lot M
 C. 1900, Frame, 2½ Storeys, 2 Bays
 Fencing has been installed.
- 185 Harrison Block 1808, Lot N
 C. 1900, Frame, 2½ Storeys, 2 Bays
 This facade has been considerably altered. An asphalt siding was installed, and a new stoop and door were added. The yard has been fenced in.
- 179 Harrison Block 1808, Lot 40
 C. 1900, Frame, 2½ Storeys, 2 Bays
 Aluminum siding covers all of the facade and many of the decorative details.
- 177 Harrison Block 1808, Lot 42-A
 C. 1900, Frame, 2½ Storeys, 3 Bays
 Siding also covers the facade of this structure, and a new door has been installed. It has a negative effect on the streetscape because it is vacant.
- 175 Harrison Block 1808, Lot 44-A
 C. 1900, Frame, 2½ Storeys, 3 Bays
 The house itself remains intact, but the porch has undergone alterations which give it a "modern" appearance in relation to the rest of the building. The yard has been enclosed.

- 171-173 Harrison
A single house pair where one side is almost a mirror image of the other. The altered areas are consistent for both sides.
- 173 Harrison Block 1808, Lot 45
C. 1900, Frame, 2½ Storeys, 2 Bays
Aluminum siding covers the building and new windows, doors, and a porch have been added since its construction.
- 171 Harrison Block 1808, Lot 46
C. 1900, Frame, 2½ Storeys, 2 Bays
Alterations are the same as those listed under 173 Harrison.
- 169 Harrison Block 1808, Lot 47
C. 1900, Frame, 3 Storeys, 3 Bays
- 161 Harrison Block 1808, Lot 53-A
C. 1900, Frame, 2½ Storeys, 3 Bays
Asphalt siding has been appropriately added to this structure; no detail has been lost.
- 157 Harrison Block 1808, Lot 55
C. 1900, Frame, 2½ Storeys, 3 Bays
This house has had asphalt and aluminum siding added, and the porch has undergone a few changes.
- 153-155 Harrison
This structure represents another single house pair where one half reflects the other. Asphalt siding has been installed appropriately.
- 155 Harrison Block 1808, Lot 58
C. 1910, Frame, 2 Storeys, 2 Bays
- 153 Harrison Block 1808, Lot 59
C. 1910, Frame, 2 Storeys, 2 Bays
- 151 Harrison Block 1808, Lot 60-A
C. 1890, Frame, 2½ Storeys, 2 Bays
An excellent example of the Queen Anne style.
- 149 Harrison Block 1808, Lot 62-A
C. 1910, Frame, 2½ Storeys, 2 Bays
- 145 Harrison Block 1808, Lot 63
C. 1920, Brick, 5 Storeys, 10 Bays
Characteristic of many of the apartment buildings in the West Bergen district, this structure is inappropriate on Harrison Avenue because of its scale.

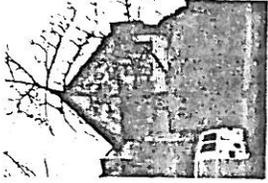
HARRISON AVENUE



189 Harrison



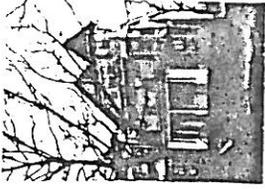
185 Harrison



179 Harrison



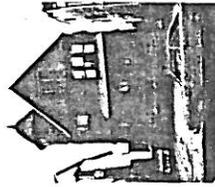
177 Harrison



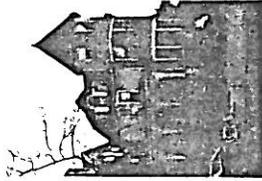
175 Harrison



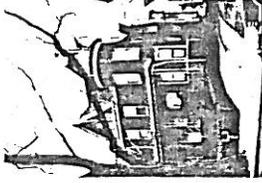
171-173
Harrison



169 Harrison



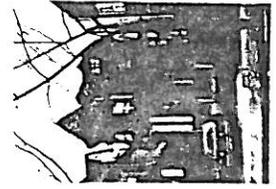
161 Harrison



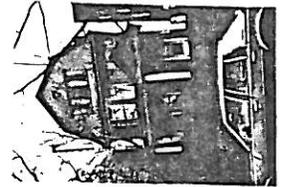
157 Harrison



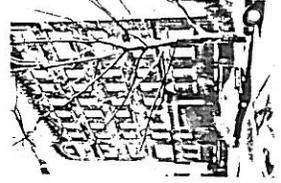
153-155
Harrison



151 Harrison



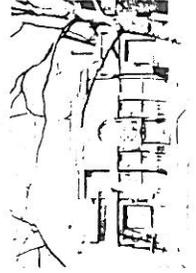
149 Harrison



145 Harrison



152 Harrison



154 Harrison



164-158
Harrison



166 Harrison



168 Harrison



184-170
Harrison



186 Harrison



190 Harrison



192 Harrison

- 31 Bentley Block 1810, Lot 34
C. 1890, Brick, 3 Storeys, 2 Bays
- 29 Bentley Block 1810, Lot 35-C
C. 1925, Brick, 5 Storeys, 7 Bays
Typical of the apartment buildings in West Bergen, this structure's scale is too large for the neighborhood.
- 25 Bentley Block 1810, Lot 35-D
C. 1925, Frame, 2 Storeys, 5 Bays
Stucco covers the facade and many of the windows are new.
- 21-23 Bentley
Probably built as a pair of Italianate units, these row-houses are now finished in the Second Empire style. All alterations made were simultaneously made to both units.
- 23 Bentley Block 1810, Lot 36
C. 1890, Frame, 3 $\frac{1}{2}$ Storeys, 3 Bays
Asphalt siding has been placed on the facade but does not cover any of the decorative details. The windows are new, and the stoop has been lowered.
- 21 Bentley Block 1810, Lot 37
C. 1890, Frame, 3 $\frac{1}{2}$ Storeys, 3 Bays
This unit has had the same alterations as its mate, 23 Bentley.
- 11-19 Bentley
These Queen Anne rowhouses, again typical of the West Bergen district, are in excellent condition and have received virtually no alterations. The decorative details found on all units are extensive and display the beauty (e.g. stained glass) used in the Queen Anne period.
- 19 Bentley Block 1810, Lot 38
C. 1890, Brick and Stone, 3 Storeys, 2 Bays
- 17 Bentley Block 1810, Lot 39
C. 1890, Brick and Stone, 3 Storeys, 2 Bays
- 15 Bentley Block 1810, Lot 40
C. 1890, Brick and Stone, 3 Storeys, 2 Bays
- 13 Bentley Block 1810, Lot 41
C. 1890, Brick and Stone, 3 Storeys, 2 Bays
- 11 Bentley Block 1810, Lot 42
C. 1890, Brick and Stone, 3 Storeys, 2 Bays

9 Bentley Block 1810, Lot 43-A
C. 1920, Brick, 4 Storeys, 4 Bays
The Bentley apartment building is attached to the above rowhouses and is one of three tall buildings that dominate this end of the street. (549 and 555 Bergen are the other two structures.)

Bentley Avenue
North Side, Block 1815
Bergen to Kennedy

20 Bentley Block 1815, Lot F-3
C. 1967, Frame, 2 Storeys, 2 Bays
One of the many urban renewal projects encroaching on West Bergen.

22 Bentley Block 1815, Lot F-2
C. 1967, Frame, 2 Storeys, 2 Bays

24 Bentley Block 1815, Lot F-1
C. 1967, Frame, 2 Storeys, 2 Bays

30 Bentley Block 1815, Lot E
C. 1890, Frame, 2½ Storeys, 4 Bays
The columns on the porch have been boxed in. Fencing encloses the front yard.

32 Bentley Block 1815, Lot D-1
C. 1900, Frame, 2½ Storeys, 3 Bays
New ironwork has been installed.

34 Bentley Block 1815, Lot C-1
C. 1890, Frame, 2½ Storeys, 3 Bays

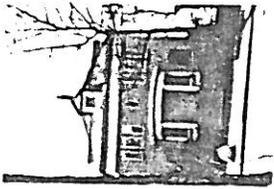
38 Bentley Block 1815, Lot B-1
C. 1900, Frame, 2½ Storeys, 3 Bays
This Queen Anne house retains much of its original detail.

42 Bentley Block 1815, Lot B-2
C. 1900, Frame, 2½ Storeys, 3 Bays
Some of the details on the porch have been altered.

46 Bentley Block 1815, Lot B-3
C. 1900, Frame, 2½ Storeys, 2 Bays
The porch of the structure has been enclosed and many of the decorative details have been covered over.

60 Bentley Block 1815, Lot B-5
Vacant Land

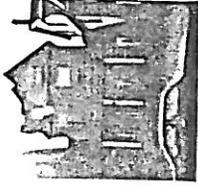
BENTLEY AVENUE



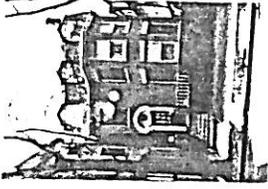
55 Bentley



53 Bentley



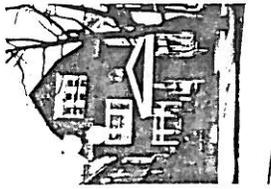
51 Bentley



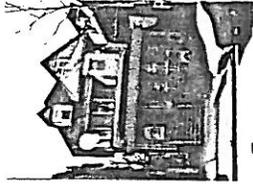
47 Bentley



41 Bentley



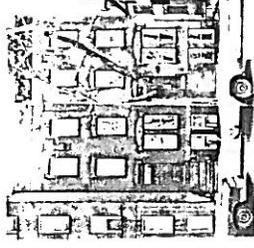
39 Bentley



37 Bentley



35 Bentley



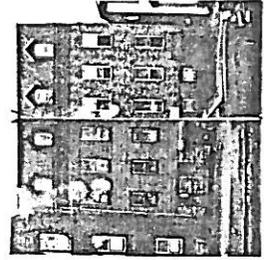
31-33 Bentley



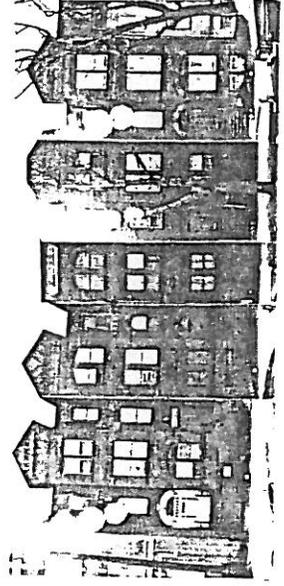
29 Bentley



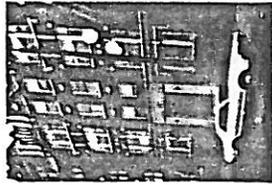
25 Bentley



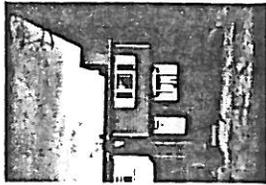
21-23 Bentley



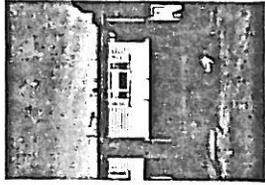
11-19 Bentley



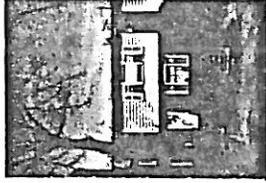
9 Bentley



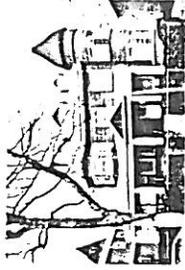
20 Bentley



22 Bentley



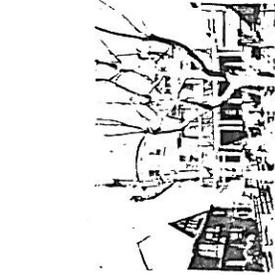
24 Bentley



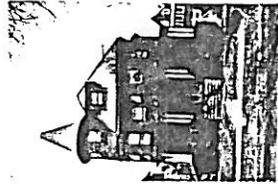
30 Bentley



32 Bentley



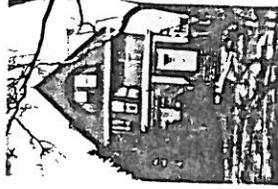
34 Bentley



38 Bentley



42 Bentley



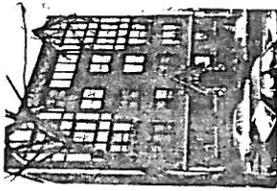
46 Bentley

- 105 Bentley Block 1811, Lot 72
 C. 1889, Frame, 2½ Storeys, 3 Bays
 Much of the original material remains on this building,
 but the original door has been removed.
- 99 Bentley Block 1811, Lot 74-A
 C. 1900, Frame, 2½ Storeys, 2 Bays
 Elaborate stained glass windows flank the sides of the
 main entrance.
- 97 Bentley Block 1811, Lot 76-A
 C. 1900, Frame, 2½ Storeys, 2 Bays
 New ironwork has been installed.
- 95 Bentley Block 1811, Lot 77
 C. 1925, Brick, 2 Storeys, 2 Bays
- 91 Bentley Block 1811, Lot 79
 C. 1910, Brick, 2 Storeys, 2 Bays
 A new porch with an aluminum cornice has been installed.
- 89 Bentley Block 1811, Lot 80
 C. 1915, Brick, 2 Storeys, 2 Bays
- 87 Bentley Block 1811, Lot 81
 C. 1900, Brick, 2 Storeys, 3 Bays
- 83 Bentley Block 1811, Lot 83
 C. 1900, Frame, 2½ Storeys, 3 Bays
- 79 Bentley Block 1811, Lot 85
 C. 1890, Frame, 2½ Storeys, 3 Bays
 A new door and new ironwork have been installed.
- 75 Bentley Block 1811, Lot 87
 C. 1900, Frame, 2½ Storeys, 3 Bays
 New ironwork has been installed.
- Bentley Avenue
North Side, Block 1814
West Side to Kennedy
- 150 Bentley Block 1814, Lot 4
 C. 1900, Frame, 2½ Storeys, 2 Bays
 The structure has been refaced with aluminum siding.
- 148 Bentley Block 1814, Lot 5
 C. 1900, Frame, 2½ Storeys, 2 Bays
 Permastone has been used on the porch, and the supporting
 wooden columns have been changed to metal.

- 146 Bentley Block 1814, Lot 6
 C. 1912, Frame, 2½ Storeys, 2 Bays
Most of the porch details have been altered. The supporting columns have been covered over with bricks, and new railings have been installed.
- 144 Bentley Block 1814, Lot 7
 C. 1896, Frame, 2½ Storeys, 2 Bays
Minor alterations such as the stucco coat on the brick foundation have occurred.
- 140 Bentley Block 1814, Lot 4-A
 C. 1910, Frame, 2½ Storeys, 3 Bays
Although the original door has been replaced, the replacement is compatible with the rest of the structure.
- 132 Bentley Block 1814, Lot 9-A
 C. 1910, Frame, 2½ Storeys, 2 Bays
A new front door has been installed, and a garage built under a portion of the porch.
- 130 Bentley Block 1814, Lot 11
 C. 1900, Frame, 2½ Storeys, 3 Bays
- 128 Bentley Block 1814, Lot 14-A
 C. 1900, Frame, 2½ Storeys, 2 Bays
Aluminum siding covers most of this facade. Picture windows have been installed on the ground floor and the porch has had much of its detailing changed.
- 126 Bentley Block 1814, Lot 15-A
 C. 1912, Frame, 2½ Storeys, 2 Bays
The porch has been enclosed and a picture window installed.
- 122 Bentley Block 1814, Lot 17-A
 C. 1900, Frame, 2½ Storeys, 2 Bays
Aluminum siding covers the facade of the structure and its detailing. The door is new and is covered by an awning. It is reached by a new stoop and railings.
- 120 Bentley Block 1814, Lot 18
 C. 1905, Frame, 2½ Storeys, 2 Bays
- 116 Bentley Block 1814, Lot 20
 C. 1910, Frame, 2½ Storeys, 3 Bays
- 110 Bentley Block 1814, Lot 22
 C. 1910, Brick, 2½ Storeys, 3 Bays
This is a well-preserved building with alterations occurring only in the porch. The railings are new; and the roof and columns, while not original, are of an early addition.

- 108 Bentley Block 1814, Lot 24
C. 1900, Frame, 2½ Storeys, 2 Bays
- 104 Bentley Block 1814, Lot 25
C. 1912, Frame, 2½ Storeys, 2 Bays
The porch has been totally enclosed.
- 100 Bentley Block 1814, Lot 27-A
C. 1909, Frame 2½ Storeys, 3 Bays
- 98 Bentley Block 1814, Lot 28-A
C. 1905, Brick and Frame, 2½ Storeys, 3 Bays
The porch has been altered and one bay's windows do not
match the other bay's.
- 94 Bentley Block 1814, Lot 29
C. 1895, Frame, 2½ Storeys, 3 Bays
The door has been replaced and the windows appear to
have been replaced when the walls were resided.
- 90-92 Bentley
These units form a single house pair. Because of heavy
alterations to 92 Bentley, only the basic architectural
elements are still similar.
- 92 Bentley Block 1814, Lot 32-A
C. 1895, Frame, 2½ Storeys, 2 Bays
This unit has experienced the greatest alteration. The
top of the turret has been removed, and the porch has
been enclosed.
- 90 Bentley Block 1814, Lot 33-A
C. 1895, Frame, 2½ Storeys, 2 Bays
On a whole, this unit shows the structure as it originally
was before such alterations as those at 92 Bentley took
place.
- 88 Bentley Block 1814, Lot 34
C.1900 , Frame, 2½ Storeys, 3 Bays
- 84 Bentley Block 1814, Lot 36
C. 1900, Frame, 2½ Storeys, 2 Bays
- 82 Bentley Block 1814, Lot 37
C. 1880, Frame, 2½ Storeys, 2 Bays
The first floor wall of this building has been bricked
over, but the upper floors retain their original material.
The wall on the second floor was extended causing the
gabled roof to look out-of-alignment. The porch columns
are new.

BENTLEY AVENUE



151 Bentley



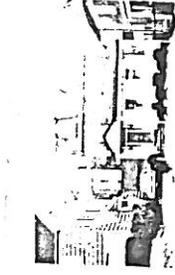
145 Bentley



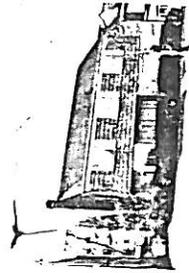
141 Bentley



135 Bentley



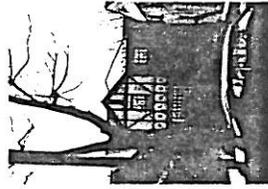
131 Bentley



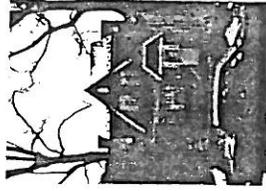
129 Bentley



125 Bentley



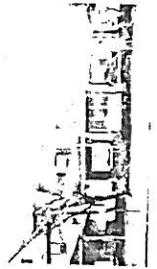
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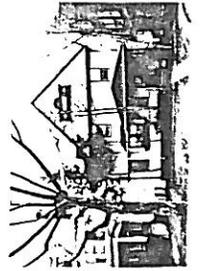
121 Bentley



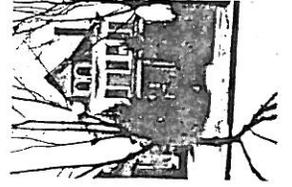
119 Bentley



115-117 Bentley



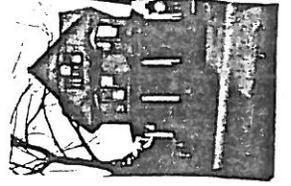
107-109 Bentley



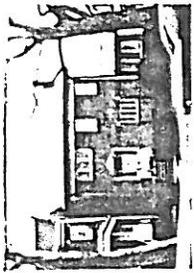
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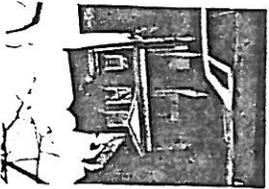
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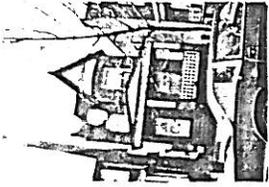
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95 Bentley



91 Bentley



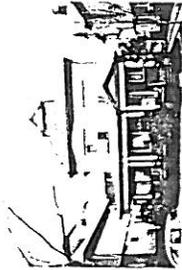
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87 Bentley



83 Bentley



79 Bentley



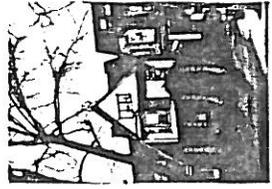
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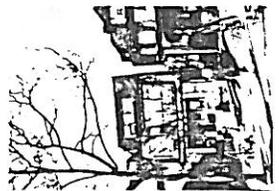
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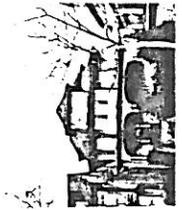
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146 Bentley



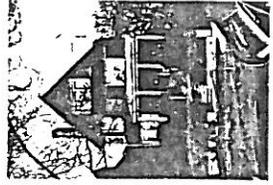
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140 Bentley



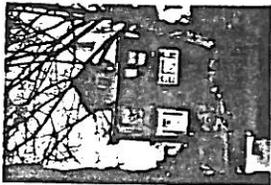
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130 Bentley



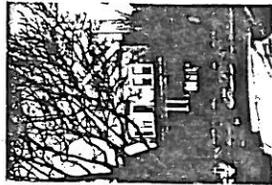
128 Bentley



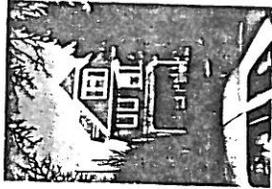
126 Bentley



122 Bentley



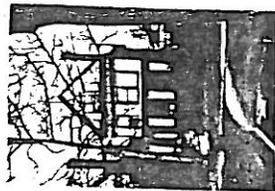
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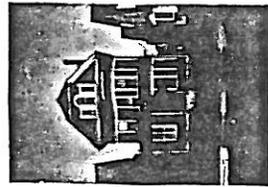
116 Bentley



110 Bentley



108 Bentley



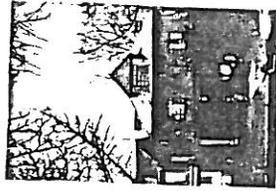
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100 Bentley



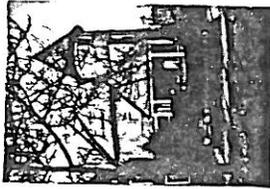
98 Bentley



94 Bentley



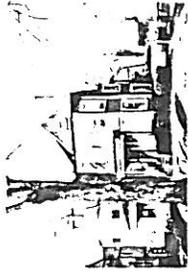
92-90 Bentley



88 Bentley



84 Bentley



82 Bentley



78-76 Bentley



74-68 Bentley

76-78 Bentley

In this single house pair, all the decorative details have been retained. With the exception of a few features, one side is a mirror image of the other.

78 Bentley

Block 1814, Lot 39
C. 1905, Frame, 2½ Storeys, 3 Bays

76 Bentley

Block 1814, Lot 40
C. 1900, Frame, 2½ Storeys, 3 Bays
Two standard windows have replaced the Palladian window (still seen in 78 Bentley) in the turret.

68-74 Bentley

These rowhouses portray how urban renewal has come to West Bergen. Many of the decorative features of the buildings along Bentley can be seen in these units (e.g. doors and bay windows); but despite this, the buildings do not add to the attractiveness of the Bentley streetscape.

74 Bentley

Block 1814, Lot 41-D
C. 1965, Frame and Brick, 2 Storeys, 2 Bays

72 Bentley

Block 1814, Lot 41-C
C. 1965, Frame and Brick, 2 Storeys, 2 Bays

70 Bentley

Block 1814, Lot 41-B
C. 1965, Frame and Brick, 2 Storeys, 2 Bays

68 Bentley

Block 1814, Lot 41-A
C. 1965, Frame and Brick, 2 Storeys, 2 Bays

Gifford Avenue

South Side, Block 1815
Kennedy to Bergen

63 Gifford

Block 1815, Lot 8F
C. 1909, Frame, 2½ Storeys, 5 Bays
This building is an excellent example of the Queen Anne style. Unfortunately, though, many of the decorative details are decaying because the building is vacant.

53 Gifford

Block 1815, Lot 8E
C. 1912, Brick, 2½ Storeys, 3 Bays
Another stylistic asset in the community is this Classical Revival structure. All of its elaborate details are still intact.

51 Gifford

Block 1815, Lot 8J
C. 1963, Frame, 2 Storeys, 2 Bays
Like 47 and 49 Gifford, this structure has no architectural or stylistic value and as such, is inconsistent with the rest of the buildings on the street.

49 Gifford Block, 1815, Lot 8H
C. 1963, Frame, 2 Storeys, 2 Bays

47 Gifford Block 1815, Lot 8G
C. 1963, Frame, 2 Storeys, 2 Bays

41 Gifford Block 1815, Lot 8A
C. 1900, Frame, 2½ Storeys, 4 Bays
Some alterations have been made to such porch elements
as the railings.

39 Gifford Block 1815, Lot 9
C. 1902, Frame, 2½ Storeys, 4 Bays
All of the features of this Queen Anne building remain
intact despite the recovering of the facade walls. The
stoop ironwork also is new.

31 Gifford Block 1815, Lot 10
C. 1930, Brick, 5 Storeys, 5 Bays
Most of the features of the stoop and door entrance have
been replaced.

25 Gifford Block 1815, Lot 11
C. 1926, Brick, 5 Storeys, 8 Bays

15-21 Gifford Block 1815, Lot H3
C. 1926, Brick, 5 Storeys, 9 Bays
A chain-link fence has been installed around the front
yard of the buildings, and across the adjoining yard of
9 Gifford. 15-21 Gifford are large apartment houses
which occupy a large portion of the southwest corner at
Gifford and Bergen as similar buildings do many of the
other corners in the proposed district.

9 Gifford Block 1815, Lot H6
C. 1926, Brick, 5 Storeys, 12 Bays

Gifford Avenue
North Side, Block 1816
Bergen to Kennedy

8 Gifford Block 1816, Lot 7
C. 1915, Brick, 2½ Storeys, 4 Bays
This Georgian structure remains largely intact with the
exception of a small appropriate addition on the side.
Also a roof-length dormer has been installed; more ap-
propriate dormers would have been single dormers not
connected.

12-20 Gifford
These five units lie on the edge of Gifford Avenue and

represent the type of urban renewal projects coming into the district. As mid-twentieth century structures, they have no architectural or stylistic value. Furthermore, although garages exist throughout the neighborhood, these are some of the few structures where the garages are visible.

- 12 Gifford Block 1816, Lot 6M
C. 1962, Brick, 2 Storeys, 2 Bays
- 14 Gifford Block 1816, Lot 6L
C. 1962, Brick, 2 Storeys, 2 Bays
- 16 Gifford Block 1816, Lot 6K
C. 1962, Brick, 2 Storeys, 2 Bays
- 18 Gifford Block 1816, Lot 6J
C. 1962, Brick, 2 Storeys, 2 Bays
- 20 Gifford Block 1816, Lot 6H
C. 1962, Brick, 2 Storeys, 2 Bays
- 22 Gifford Block 1816, Lot 5
C. 1962, Brick, 5 Storeys, 7 Bays
The porch is not original, and a few of the stoop's
elements are decaying.
- 26 Gifford Block 1816, Lot 4
C. 1880, Frame, 2½ Storeys, 3 Bays
This structure is currently undergoing an extensive re-
novation. The facade is being refaced with asphalt
siding and the porch has been totally enclosed. All the
windows are new as is the door and stoop.
- 32 Gifford Block 1816, Lot 3
C. 1925, Brick, 5 Storeys, 5 Bays
- 38 Gifford Block 1816, Lot 2
C. 1930, Brick, 5 Storeys, 5 Bays
Like 32 Gifford, this apartment building resides in the
center of the block and because of its scale, imposes on
the streetscape.
- 44 Gifford Block 1816, Lot 1-A
C. 1900, Frame, 2½ Storeys, 5 Bays
The facade has been recovered with aluminum siding and
a fence has been placed around the front yard.
- 50 Gifford Block 1816, Lot 1-B
C. 1910, Frame, 2½ Storeys, 5 Bays

GIFFORD AVENUE



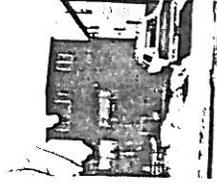
63 Gifford



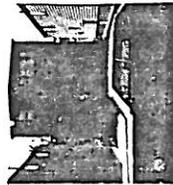
53 Gifford



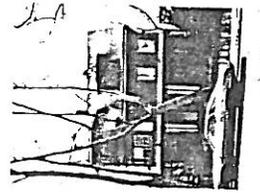
51 Gifford



49 Gifford



47 Gifford



41 Gifford



39 Gifford



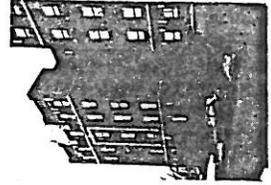
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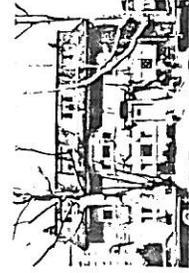
25 Gifford



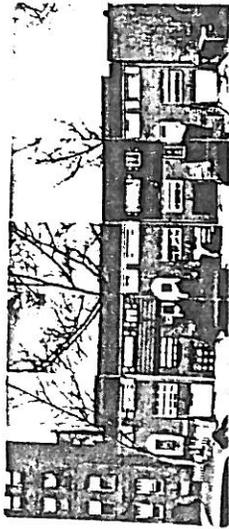
15-21 Gifford



9 Gifford



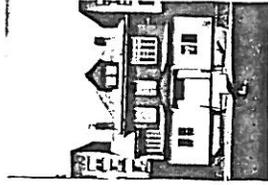
8 Gifford



12-20 Gifford



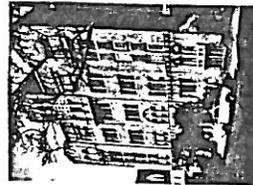
22 Gifford



26 Gifford



32 Gifford



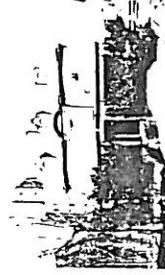
38 Gifford



44 Gifford



50 Gifford



56 Gifford

- 56 Gifford Block 1816, Lot 1-C
 C. 1905, Frame, 2½ Storeys, 5 Bays
This Queen Anne structure is hidden by high, bushy firs
and other elements of the landscape.
- Gifford Avenue
North Side, Block 1817
Kennedy to West Side
- 80 Gifford Block 1817, Lot 3
 C. 1900, Frame, 2½ Storeys, 2 Bays
- 88 Gifford Block 1817, Lot 5
 C. 1900, Frame, 2½ Storeys, 3 Bays
Aluminum siding has been installed on the facade wall
covering the cornice and porch details. The stoop is
new, and two front doors now exist to accomodate the
two families residing within.
- 94 Gifford Block 1817, Lot 7
 C. 1900, Frame, 2½ Storeys, 2 Bays
The casement sashes have been replaced, and in some cases,
picture windows now exist. The stoop has been enclosed.
- 96 Gifford Block 1817, Lot 8
 C. 1880, Frame, 2½ Storeys, 3 Bays
- 100 Gifford Block 1817, Lot 9
 C. 1903, Frame, 2½ Storeys, 3 Bays
Like many of the other buildings on this street, this
structure remains beautifully intact.
- 104 Gifford Block 1817, Lot 10
 C. 1905, Frame, 2½ Storeys, 2 Bays
This structure has been heavily altered. A modern dormer,
a picture window, a new door, and a new stoop have been
installed.
- 110 Gifford Block 1817, Lot 11
 C. 1909, Frame, 1½ Storeys, 3 Bays
- 112 Gifford Block 1817, Lot 12
 C. 1900, Frame, 2½ Storeys, 2 Bays
The wooden porch columns have been removed and replaced
with ironwork.
- 118 Gifford Block 1817, Lot 13
 C. 1900, Frame, 2½ Storeys, 2 Bays
The facade has been covered in aluminum siding and
certain features of the porch have been heavily altered.

- 122 Gifford Block 1817, Lot 14
 C. 1905, Frame, 2½ Storeys, 4 Bays
The walls have been appropriately reshingled and periodically spaced around the house, picture windows have been installed. The door entrance also has been altered.
- 126 Gifford Block 1817, Lot 15
 C. 1900, Frame, 3½ Storeys, 3 Bays
The style of the building is lost among the extensive alterations.
- 130 Gifford Block 1817, Lot 16
 C. 1900, Frame, 2½ Storeys, 3 Bays
Besides the new door and new picture windows, a driveway has been cut and a side door installed at the basement level.
- 134 Gifford Block 1817, Lot 17
 C. 1915, Frame, 2½ Storeys, 2 Bays
This facade has been so greatly altered as to now resemble the urban renewal structures.
- 138 Gifford Block 1817, Lot 18
 C. 1905, Frame, 2½ Storeys, 3 Bays
Stucco has been applied to the second floor facade.
- 142 Gifford Block 1817, Lot 19
 C. 1900, Frame, 2½ Storeys, 3 Bays
The front door is a replacement.
- 146 Gifford Block 1817, Lot A-2
 C. 1910, Brick, 2 Storeys, 3 Bays
- Gifford Avenue
South Side, Block 1814
West Side to Kennedy
- 145 Gifford Block 1814, Lot B-4
 C. 1912, Frame, 2½ Storeys, 3 Bays
- 141 Gifford Block 1814, Lot B-3
 C. 1900, Frame, 2 Storeys, 3 Bays
- 139 Gifford Block 1814, Lot 20-A
 C. 1900, Frame, 2 Storeys, 3 Bays
Aluminum siding covers the facade and the front door is new.
- 135 Gifford Block 1814, Lot 19
 C. 1900, Frame, 2½ Storeys, 3 Bays
Aluminum siding has been installed here also.

- 131 Gifford Block 1814, Lot 18-Dup
C. 1900, Frame, 2½ Storeys, 3 Bays
The door is new.
- 123 Gifford Block 1814, Lot 17-A Dup
C. 1900, Frame, 2½ Storeys, 3 Bays
- 121 Gifford Block 1814, Lot 16
C. 1910, Frame, 2½ Storeys, 2 Bays
Screens have been placed on the porch enclosing it.
- 117 Gifford Block 1814, Lot 15
C. 1902, Frame, 2½ Storeys, 3 Bays
Here is another unit which has received extensive alterations. The facade has been refaced in aluminum siding, and many of the windows have new sizes. Furthermore, many of the decorative elements have been removed.
- 111 Gifford Block 1814, Lot 14
C. 1900, Frame, 2½ Storeys, 3 Bays
An excellent example of the Queen Anne style.
- 107 Gifford Block 1814, Lot 13
C. 1909, Frame, 2½ Storeys, 3 Bays
- 103 Gifford Block 1814, Lot 12
C. 1900, Frame, 2½ Storeys, 3 Bays
The proportions of several windows were changed and the porch enclosed with screens.
- 99 Gifford Block 1814, Lot 11-A
C. 1900, Frame, 2½ Stories, 3 Bays
Aluminum siding was installed on the facade.
- 97 Gifford Block 1814, Lot 10
C. 1900, Frame, 2½ Storeys, 3 Bays
The ironwork on the stoop is new.
- 89 Gifford Block 1814, Lot 8
C. 1894, Frame, 2½ Storeys, 3 Bays
Several window sizes have been changed, and, as a result, the facade material around them.
- 85 Gifford Block 1814, Lot 6-B
C. 1915, Brick, 2 Storeys, 3 Bays
The porch has been screened in.
- 83 Gifford Block 1814, Lot 6-A
C. 1922, Brick, 2½ Storeys, 3 Bays
This unit is structurally identical to 85 Gifford.

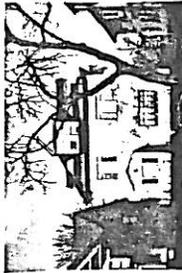
GIFFORD AVENUE



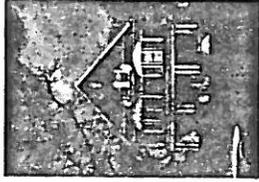
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88 Gifford



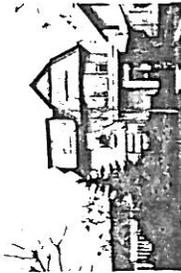
94 Gifford



96 Gifford



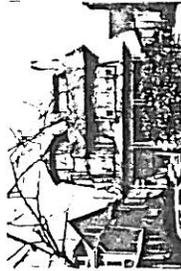
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104 Gifford



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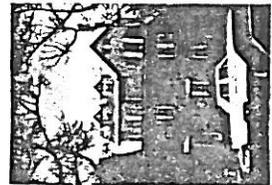
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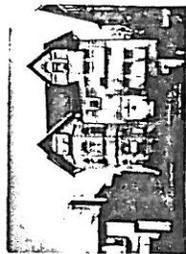
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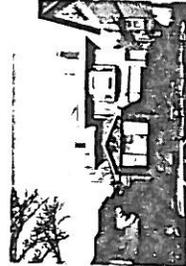
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126 Gifford



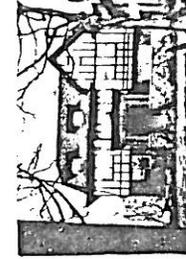
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134 Gifford



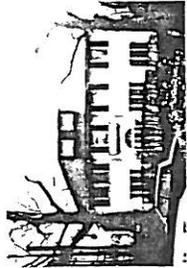
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142 Gifford



146 Gifford



145 Gifford



141 Gifford



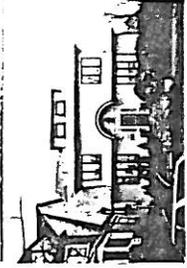
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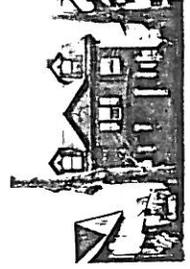
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121 Gifford



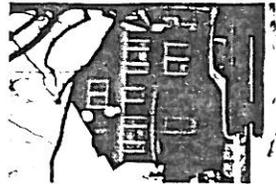
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111 Gifford



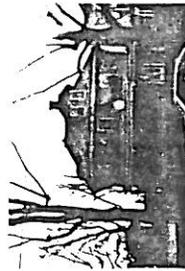
107 Gifford



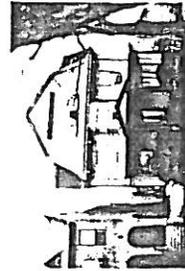
103 Gifford



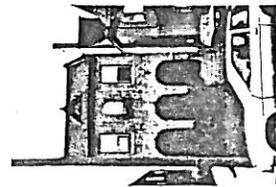
99 Gifford



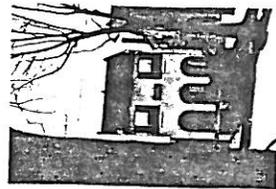
97 Gifford



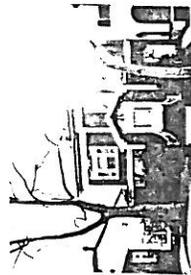
89 Gifford



85 Gifford



83 Gifford



81 Gifford



77 Gifford

- 81 Gifford Block 1814, Lot 4-Dup
 C. 1880, Frame, 2½ Storeys, 2 Bays
The second floor remains totally intact including the details. The ground floor, however, has been altered by the addition of a new window with a new size.
- 77 Gifford Block 1814, Lot 2-G
 C. 1960 , Frame and Brick, 2 Storeys, 2 Bays
- Belmont Avenue
South Side, Block 1816
Kennedy to Bergen
- 165-209 Belmont
This is a group of 23 brick rowhouses forming a continuous unit with four others of similar designs. Each unit originally had a high stoop, and an elaborate cornice with modillions. The door surround consisted of an overhead fanlight and a pediment on brackets. Several units still display their original ironwork. Although some of these units have undergone alterations ranging from moderate to extensive, the majority still have intact many of the above elements.
- 209 Belmont Block 1816, Lot C
 C. 1890, Brick, 3 Storeys, 2 Bays
The stoop has been lowered, and the door surround totally changed. In making these alterations, the repairs were not correctly covered up.
- 207 Belmont Block 1816, Lot D
 C. 1890, Brick, 2 Storeys, 2 Bays
An intact unit.
- 205 Belmont Block 1816, Lot E
 C. 1890, Brick, 2 Storeys, 2 Bays
The pediment over the door has been removed. The window glass appears to be original in design.
- 203 Belmont Block 1816, Lot F
 C. 1890, Brick, 3 Storeys, 2 Bays
Again, the stoop has been lowered and the repair job is visible. A picture window has been added next to the new doorway.
- 201 Belmont Block 1816, Lot G
 C. 1890, Brick, 2 Storeys, 2 Bays
Shutters have been added around the windows. The original ironwork still remains.
- 199 Belmont Block 1816, Lot H
 C. 1890, Brick, 2 Storeys, 2 Bays
The original ironwork is intact.

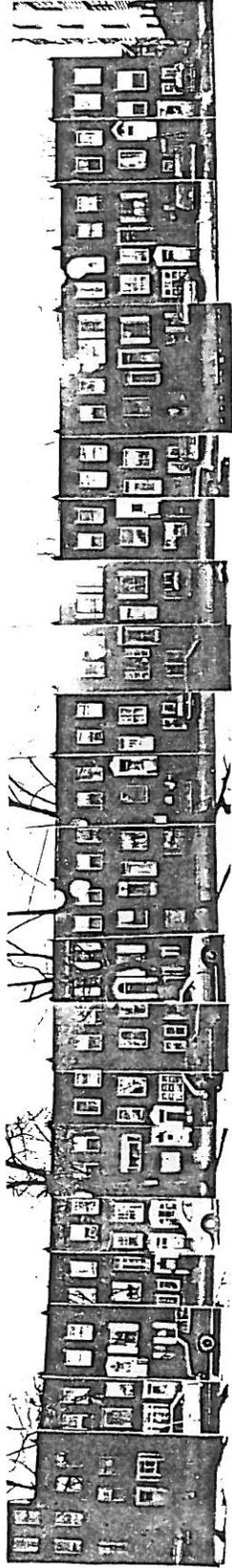
- 197 Belmont Block 1816, Lot I
 C. 1890, Brick, 2 Storeys, 2 Bays
A new door has been installed, but the ironwork is original.
- 195 Belmont Block 1816, Lot J
 C. 1890, Brick, 2 Storeys, 2 Bays
The fanlight over the door has been covered up. The ironwork originally installed still exists.
- 193 Belmont Block 1816, Lot K
 C. 1890, Brick, 2 Storeys, 2 Bays
The fanlight over the door has been removed, and shutters have been installed.
- 191 Belmont Block 1816, Lot L
 C. 1890, Brick, 2 Storeys, 2 Bays
The pediment over the door is new, as is the picture window next to it.
- 189 Belmont Block 1816, Lot M
 C. 1890, Brick, 2 Storeys, 2 Bays
The door is new, but the original ironwork still exists.
- 187 Belmont Block 1816, Lot N
 C. 1890, Brick, 2 Storeys, 2 Bays
- 185 Belmont Block 1816, Lot O
 C. 1890, Brick, 2 Storeys, 2 Bays
A picture window was installed at the basement level. The ironwork is original.
- 183 Belmont Block 1816, Lot P
 C. 1890, Brick, 2 Storeys, 2 Bays
A new door exists, and on the basement level, a picture window has been installed. The original ironwork still remains.
- 181 Belmont Block 1816, Lot Q
 C. 1890, Brick, 2 Storeys, 2 Bays
The cornice has been heavily altered and shutters were installed around the window. In the basement, the owner placed a bay window.
- 179 Belmont Block 1816, Lot R
 C. 1890, Brick, 3 Storeys, 2 Bays
The stoop has been lowered to the ground level.
- 177 Belmont Block 1816, Lot S
 C. 1890, Brick, 3 Storeys, 2 Bays
The stoop has been removed to the ground, and a picture window placed next to it.

- 175 Belmont Block 1816, Lot T
 C. 1890, Brick, 3 Storeys, 2 Bays
This totally altered facade contains a lowered stoop
and several picture windows. The brick appears newer than
the rest of the rowhouses.
- 173 Belmont Block 1816, Lot U
 C. 1890, Brick, 3 Storeys, 2 Bays
Like 177 Belmont, this unit has a lowered stoop and a
picture window.
- 171 Belmont Block 1816, Lot V
 C. 1890, Brick, 3 Storeys, 2 Bays
The stoop has been moved to the basement and French doors
made out of the original door opening.
- 169 Belmont Block 1816, Lot W
 C. 1890, Brick, 2 Storeys, 2 Bays
- 167 Belmont Block 1816, Lot X
 C. 1890, Brick, 3 Storeys, 2 Bays
Again, the stoop has been lowered and a picture window
installed next to it.
- 165 Belmont Block 1816, Lot Y
 C. 1890, Brick, 3 Storeys, 2 Bays
This unit is a mirror image of 167 Belmont inclusive of
the alterations.
- 157-163 Belmont
These four rowhouses are architecturally identical to
the previous units with the exception of being one storey
higher. Also, fewer alterations have occurred.
- 163 Belmont Block 1816, Lot A-1
 C. 1890, Brick, 3 Storeys, 3 Bays
- 161 Belmont Block 1816, Lot B-1
 C. 1890, Brick, 3 Storeys, 3 Bays
- 159 Belmont Block 1816, Lot C-1
 C. 1890, Brick, 3 Storeys, 3 Bays
- 157 Belmont Block 1816, Lot D-1
 C. 1890, Brick, 3 Storeys, 3 Bays
A new door has been installed.
- 155 Belmont Block 1816, Lot E-1
 C. 1905, Frame, 2½ Storeys, 2 Bays
The original door has been replaced and the ironwork is
new.

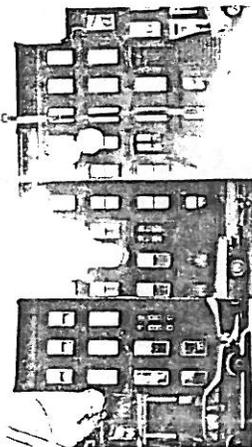
- 153 Belmont Block 1816, Lot K-1
C. 1900, Frame, 2½ Storeys, 2 Bays
- 151 Belmont Block 1816, Lot L-1
C. 1900, Frame, 2½ Storeys, 2 Bays
- 149 Belmont Block 1816, Lot F-1
C. 1900, Frame, 2½ Storeys, 2 Bays
A compatible non-original siding has appropriately been placed on the facade. The ironwork is new.
- 145 Belmont Block 1816, Lot 6-G
C. 1923, Brick, 5 Storeys, 11 Bays
The original ironwork has been removed on this towering structure, and awnings cover the entrance.
- 135 Belmont Block 1816, Lot 3-C
C. 1928, Brick, 5 Storeys, 13 Bays
The door and the ironwork are new.
- Belmont Avenue
North Side, Block 1819
Bergen to Kennedy
- 146 Belmont Block 1819, Lot A-2
C. 1890, Frame, 2½ Storeys, 2 Bays
The door is not original.
- 148 Belmont Block 1819, Lot A-3
C. 1900, Frame, 2½ Storeys, 2 Bays
The wooden porch columns have been replaced with iron ones.
- 150 Belmont Block 1819, Lot D-1
C. 1918, Brick, 5 Storeys, 8 Bays
The door is new.
- 156 Belmont Block 1816, Lot F
C. 1918, Brick, 5 Storeys, 6 Bays
This structure and 150 Belmont were inappropriately built in the middle of a single-family street. The door is new.
- 158 Belmont Block 1819, Lot G
C. 1900, Frame, 2½ Storeys, 3 Bays
- 160 Belmont Block 1819, Lot H
C. 1900, Frame, 2½ Storeys, 3 Bays
New double doors have been added.
- 162 Belmont Block 1819, Lot J
C. 1910, Frame, 2½ Storeys, 3 Bays

- 164 Belmont Block 1819, Lot K
 Parking Lot
 Records show a house was torn down for this parking lot.
- 166 Belmont Block 1819, Lot L
 C. 1910, Frame, 2 Storeys, 5 Bays
 This structure has undergone extensive alterations. The
 cornice, windows, door, and stoop are all new. The walls
 are new but finished in a compatible material.
- 168 Belmont Block 1819, Lot M
 C. 1905, Frame, 2 Storeys, 3 Bays
 The door and ironwork are new.
- 170 Belmont Block 1819, Lot 20-A
 C. 1905, Frame, 2½ Storeys, 2 Bays
 Two new front doors have been installed to accomodate
 two families.
- 172 Belmont Block 1819, Lot 20-B
 C. 1905, Frame, 2½ Storeys, 2 Bays
- 176 Belmont Block 1819, Lot 22-A
 C. 1900, Frame, 2½ Storeys, 2 Bays
- 178 Belmont Block 1819, Lot 22-B
 C. 1905, Frame, 2½ Storeys, 2 Bays
 The porch has been enclosed and in doing so, most of the
 decorative details have been lost.
- 180 Belmont Block 1819, Lot 24-B
 C. 1905, Frame, 2½ Storeys, 2 Bays
- 182 Belmont Block 1819, Lot 26-A
 C. 1905, Frame, 2½ Storeys, 2 Bays
 This building above the ground floor retains all of its
 original features. However asphalt siding covers the
 first floor facade, and a picture window was installed.
 The porch has been enclosed, and a new door and ironwork
 have been added.
- 184 Belmont Block 1819, Lot 26-B
 C. 1905, Frame, 2½ Storeys, 2 Bays
 Although the materials used are different, the same
 alterations have been made here as were made at 182 Belmont.
- 186 Belmont Block 1819, Lot 28-A
 C. 1905, Frame, 2½ Storeys, 2 Bays
 New ironwork has been installed on the porch.

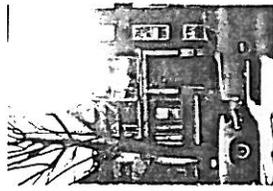
BELMONT AVENUE



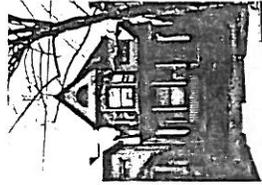
165-209 Belmont



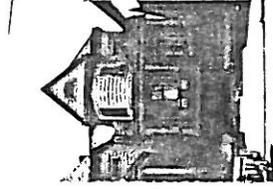
157-163 Belmont



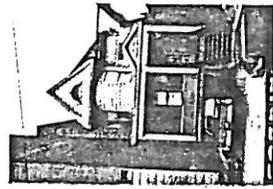
155 Belmont



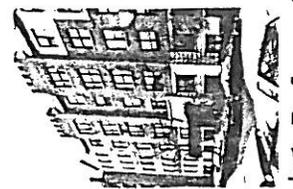
153 Belmont



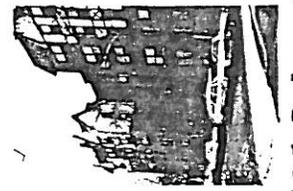
151 Belmont



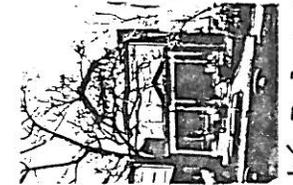
149 Belmont



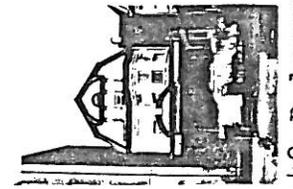
145 Belmont



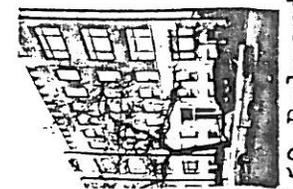
135 Belmont



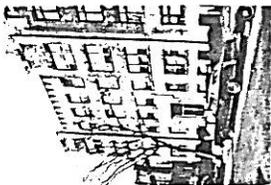
146 Belmont



148 Belmont



150 Belmont



156 Belmont



158 Belmont



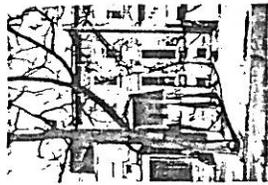
160 Belmont



162 Belmont



166 Belmont



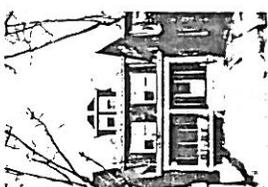
168 Belmont



170 Belmont



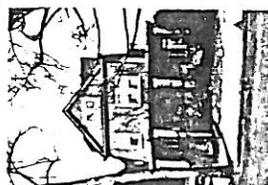
172 Belmont



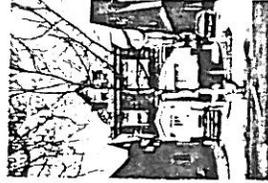
176 Belmont



178 Belmont



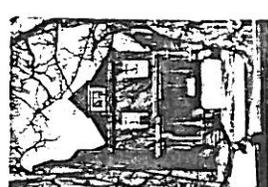
180 Belmont



182 Belmont



184 Belmont



186 Belmont



190 Belmont

190 Belmont Block 1819, Lot 30
 C. 1900, Frame, 3 Storeys, 7 Bays
Asphalt siding in two different patterns covers this facade and all of its decorative details. The doors, windows, and ironwork are all also new.

Kensington Avenue
South Side, Block 1819
Kennedy to Bergen

55-63 Kensington
Originally subdivided into three lots, these five units now reside on five lots. They are of recent vintage and represent the style constructed during the 1960s and 1970s urban renewal. These vary slightly from other urban renewal homes in the district because they were constructed in the form of apartments rather than townhouses.

63 Kensington Block 1819, Lot 13-B
 C. 1974, Frame, 3 Storeys, 2 Bays

61 Kensington Block 1819, Lot 13-A
 C. 1974, Frame, 3 Storeys, 2 Bays

59 Kensington Block 1819, Lot 12-C
 C. 1974, Frame, 3 Storeys, 2 Bays

57 Kensington Block 1819, Lot 12-B
 C. 1974, Frame, 3 Storeys, 2 Bays

55 Kensington Block 1819, Lot 12-A
 C. 1974, Frame, 3 Storeys, 2 Bays

53 Kensington Block 1819, Lot 11
 C. 1974, Frame, 2½ Storeys, 2 Bays
The cornice has been covered over in aluminum siding.

51 Kensington Block 1819, Lot 10
 C. 1900, Frame, 2½ Storeys, 3 Bays
New casements have been installed on the second floor, and aluminum siding covers the facade.

47 Kensington Block 1819, Lot 9
 C. 1900, Brick, 1 Storey, 3 Bays

43 Kensington Block 1819, Lot 8
 C. 1895, Frame, 2½ Storeys, 2 Bays
The facade has been reshingled, and the cornice is now sided in aluminum. The stoop has been altered, and, in the process, a second door was added partially below ground level.

39 Kensington Block 1819, Lot 7-B
 C. 1880, Brick, 2 Storeys, 2 Bays

37 Kensington Block 1819, Lot 7-C
 C. 1880, Brick, 2 Storeys, 2 Bays

35 Kensington Block 1819, Lot 6
 C. 1929, Brick, 5 Storeys, 5 Bays
 Many decorative terra cotta motifs exist on this building.

29-31 Kensington
 This pair represents an early (c. 1950s) attempt at urban
 renewal. Although they are not built in any significant
 style, the quality is much better than the later urban
 renewal attempts.

31 Kensington Block 1819, Lot 5-A
 C. 1955, Brick, 2 Storeys, 2 Bays

29 Kensington Block 1819, Lot 5-B
 C. 1955, Brick, 2 Storeys, 2 Bays

19-25 Kensington Block 1819, Lot 1-E
 C.1925 , Brick, 8 Storeys, 11 Bays

15 Kensington Block 1819, Lot 1-D
 C. 1910, Frame, 2½ Storeys, 3 Bays
 Except for the finial, all the typical facade details of
 this Queen Anne are either missing or have been covered
 over in aluminum siding. The porch has also been enclosed
 and sided. Furthermore, landscaping has been removed for
 the installation of a driveway.

9 Kensington Block 1819, Lot 1-B
 C. 1956, Frame, 1½ Storeys, 4 Bays

Kensington Avenue
North Side, Block 1820
Bergen to Kennedy

2 Kensington Block 1820, Lot E-4
 C. 1938, Brick, 3 Storeys, 7 Bays
 The entranceway has been slightly altered since the building's
 construction.

10 Kensington Block 1820, Lot E-3
 C. 1938, Brick, 3 Storeys, 5 Bays
 This apartment building has also had its entranceway
 changed.

- 14 Kensington Block 1820, Lot E-2
 C. 1936, Brick, 3 Storeys, 6 Bays
- 18 Kensington Block 1820, Lot F
 C. 1923, Brick, 5 Storeys, 10 Bays
The fire escape which has been installed on the front facade is very obtrusive to both the structure and the neighborhood.
- 20-26 Kensington
These four units form a row of urban renewal houses. They consist of brick, metal, and aluminum siding which unite to form no significant style. All have garages.
- 20 Kensington Block 1820, Lot G-4
 C. 1967, Frame and Brick, 2 Storeys, 2 Bays
- 22 Kensington Block 1820, Lot G-3
 C. 1967, Frame and Brick, 2 Storeys, 2 Bays
- 24 Kensington Block 1820, Lot G-2
 C. 1967, Frame and Brick, 2 Storeys, 2 Bays
- 26 Kensington Block 1820, Lot G-1
 C. 1967, Frame and Brick, 2 Storeys, 2 Bays
- 30 Kensington Block 1820, Lot H
 C. 1928, Brick, 5 Storeys, 6 Bays
The front entranceway is new.
- 34 Kensington Block 1820, Lot J
 C. 1936, Brick, 3 Storeys, 5 Bays
Most of the original details still exist; however, the door is new.
- 38 Kensington Block 1820, Lot 46
 C. 1900, Brick, 2½ Storeys, 2 Bays
The brick has been painted in a variety of colors, but the only physical changes have occurred in the entranceway. The transom and sidelights surrounding the door have been replaced.
- 42 Kensington Block 1820, Lot 44-A
 C. 1895, Frame, 2½ Storeys, 3 Bays
New windows and a door have been installed in this unit.
- 44-46 Kensington
This structure is another single house pair. With the exception of landscaping, one unit is a mirror image of the other. Maintenance however does visually present a problem. 44 Kensington is well maintained while 46 is not. As a result, the common wall on the second floor

actually shows two paint colors. The railings and porch ironwork on both units are new, and 46 Kensington has parking spaces.

44 Kensington Block 1820, Lot 43
 C. 1890, Frame, 2½ Storeys, 2 Bays

46 Kensington Block 1820, Lot 42-A
 C. 1890, Frame, 2½ Storeys, 2 Bays

48-58 Kensington

Only moderate changes have been made on these Queen Anne rowhouses. The brick facades and their decorative details are all intact and have only been altered by the addition of paint (e.g. the cornice of 54 Kensington) or awnings. Many units have new sashes and doorways, and all landscaping has been eliminated for the addition of parking spaces. Every other unit has a protruding bay.

48 Kensington Block 1820, Lot K
 C. 1890, Brick, 2 Storeys, 2 Bays

50 Kensington Block 1820, Lot L
 C. 1890, Brick, 2 Storeys, 3 Bays

52 Kensington Block 1820, Lot M
 C. 1890, Brick, 2 Storeys, 2 Bays

54 Kensington Block 1820, Lot N
 C. 1890, Brick, 2 Storeys, 3 Bays

56 Kensington Block 1820, Lot O
 C. 1890, Brick, 2 Storeys, 2 Bays

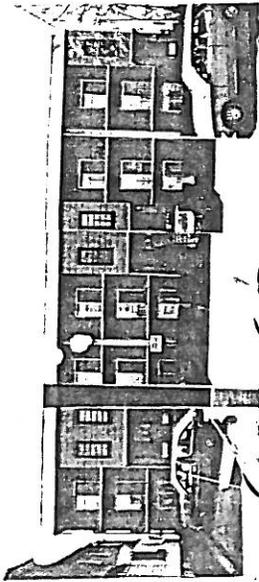
58 Kensington Block 1820, Lot 37-A
 C. 1914, Frame, 2½ Storeys, 2 Bays

This Second Empire building which is connected to the rowhouses, was heavily altered on the second floor. The floor was extended out over the porch below and then enclosed. As a result, the mansard roof was the only feature useful for pin pointing the style of this structure and it is barely visible.

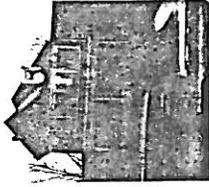
60 Kensington Block 1820, Lot 36-A
 C. 1889, Frame, 2½ Storeys, 2 Bays

This Second Empire building has elaborate details on the second and third floors. The ground floor however has been totally modernized and enclosed. Casement windows were used, and an awning installed over the entrance. Then, all landscaping was removed for pavement.

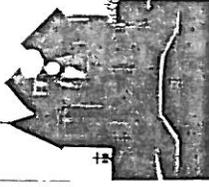
KENSINGTON AVENUE



55-63 Kensington



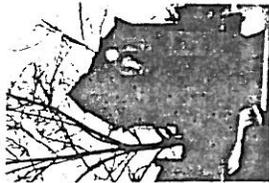
53 Kensington



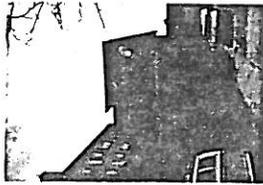
51 Kensington



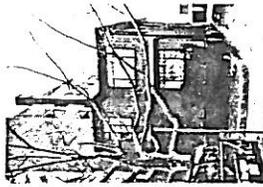
47 Kensington



43 Kensington



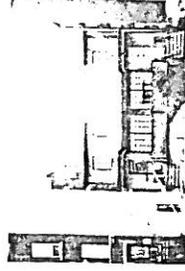
39 Kensington



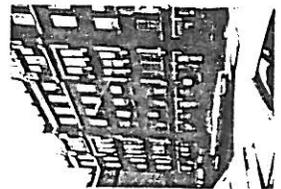
37 Kensington



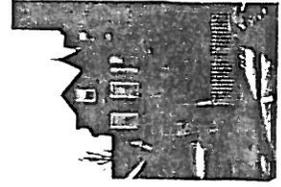
35 Kensington



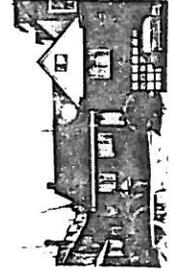
29-31 Kensington



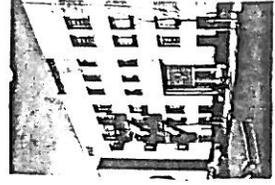
19-25 Kensington



15 Kensington



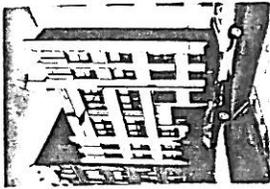
9 Kensington



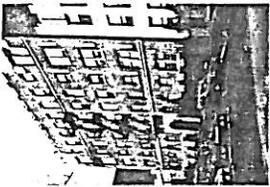
2 Kensington



10 Kensington



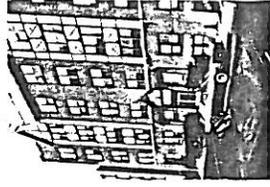
14 Kensington



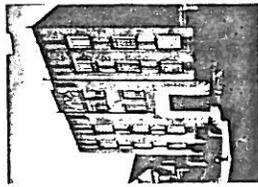
18 Kensington



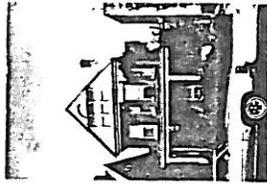
26-20 Kensington



30 Kensington



34 Kensington



38 Kensington



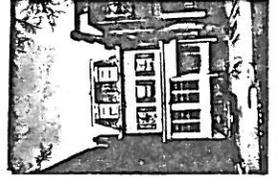
42 Kensington



46-44 Kensington



58-48 Kensington



60 Kensington



62 Kensington

- 62 Kensington Block 1820, Lot 44-B
C. 1940, Brick, 3 Storeys, 5 Bays
The transom and sidelights around the door have been changed.
- Jewett Avenue
South Side, Block 1820
Kennedy to Bergen
- 177 Jewett Block 1820, Lot 44-D
C. 1905, Frame, 2½ Storeys, 3 Bays
The door is new, and a one foot high stone wall has been placed around the yard.
- 173 Jewett Block 1820, Lot 76-A
C. 1910, Frame, 2½ Storeys, 2 Bays
An enclosed metal porch covers the first floor facade, and a driveway has been inserted where landscaping should be.
- 171 Jewett Block 1820, Lot 77-A
C. 1910, Frame, 2½ Storeys, 2 Bays
A new door has been installed, and half the porch has been enclosed. On the front wall of the new porch, a picture window has been placed.
- 169 Jewett Block 1820, Lot 78-A
C. 1927, Brick, 2½ Storeys, 2 Bays
- 167 Jewett Block 1820, Lot 79-A
C. 1910, Frame, 2½ Storeys, 2 Bays
The first floor facade was refaced in a material similar to that of the second, but of a contrasting color. The porch was enclosed and at that time, new windows and a door were installed.
- 163 Jewett Block 1820, Lot 81-A
C. 1910, Frame, 2½ Storeys, 2 Bays
The front porch of this structure has been heavily altered. Stucco was placed on the facade, and the openings were covered in a Spanish-type grillwork. Such details as the cornice have been hidden by aluminum siding.
- 161 Jewett Block 1820, Lot 82-A
C. 1910, Frame, 2½ Storeys, 2 Bays
A driveway has been added which partially extends under the porch.
- 159 Jewett Block 1820, Lot 83-A
C. 1910, Frame, 2½ Storeys, 2 Bays

- 157 Jewett Block 1820, Lot 84-A
 C. 1910, Frame, 2½ Storeys, 3 Bays
The porch has been enclosed with glass forming a huge picture window which obliterates all other elements of the building. The eye is further drawn to the window because the sash is white and the rest of the building is dark in color.
- 155 Jewett Block 1820, Lot 85-A
 C. 1910, Frame, 2½ Storeys, 2 Bays
- 153 Jewett Block 1820, Lot 86-A
 C. 1908, Frame, 2 Storeys, 2 Bays
The original roof and dormers were removed thus losing much of the character of a Queen Anne structure. Then the porch was enclosed in brick, and picture windows were installed. Only if one is familiar with styles and the general character of the neighborhood, could they distinguish the original style of this unit.
- 151 Jewett Block 1820, Lot 88-A
 C. 1900, Frame, 2½ Storeys, 3 Bays
- 147 Jewett Block 1820, Lot 90-A
 C. 1900, Frame, 2½ Storeys, 5 Bays
- 143 Jewett Block 1820, Lot 92-A
 C. 1880, Frame, 2½ Storeys, 4 Bays
- 139 Jewett Block 1820, Lot 94-B
 C. 1902, Frame, 2½ Storeys, 3 Bays
- 135 Jewett Block 1820, Lot 94-C
 C. 1913, Brick, 2½ Storeys, 4 Bays
The bay window beside the entrance appears to have been altered.
- 131 Jewett Block 1820, Lot 97
 C. 1910, Frame, 2½ Storeys, 3 Bays
The stoop has been repaired with new inappropriate material. The railings and fencing are all new.
- 127 Jewett Block 1820, Lot 99
 C. 1910, Frame, 2½ Storeys, 3 Bays
The porch has been covered over in aluminum siding. Also the door is new, and a picture window has been installed next to it.
- 123 Jewett Block 1820, Lot 100
 C. 1890, Frame, 2½ Storeys, 2 Bays
Aluminum siding covers the facade and most of the decorative details. The main entrance has been altered to accommodate a new door.

Jewett Avenue
North Side, Block 1823
Bergen to Kennedy

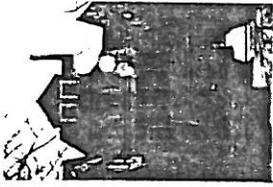
- 118 Jewett Block 1823, Lot 4-E
 C. 1918, Brick, 4 Storeys, 10 Bays
- 122 Jewett Block 1823, Lot 4-B
 C. 1908, Frame, 2½ Storeys, 2 Bays
 Although this unit has been covered over in asphalt siding,
 the stylistic features remain intact.
- 124 Jewett Block 1823, Lot 4-C
 C. 1916, Frame, 2½ Storeys, 2 Bays
- 126 Jewett Block 1823, Lot 4-D
 C. 1909, Frame, 2½ Storeys, 2 Bays
- 130 Jewett Block 1823, Lot 20-A
 C. 1909, Frame and Brick, 2½ Storeys, 3 Bays
 This building has undergone extensive alterations. New
 railings, porch columns, fencing, and fence posts have all
 been installed. A side addition in brick has been con-
 structed and a garage installed underneath. This latter
 unit is totally inappropriate to the original structure.
- 134 Jewett Block 1823, Lot 20-C
 C. 1909, Frame, 2½ Storeys, 2 Bays
 A portion of the landscaping has been sacrificed for a
 parking space.
- 136 Jewett Block 1823, Lot 21-C
 C. 1909, Frame, 2½ Storeys, 2 Bays
- 138 Jewett Block 1823, Lot 21-B
 C. 1914, Frame, 2½ Storeys, 2 Bays
 Aluminum siding now covers this facade and most of the
 decorative details. Certain elements of the structure
 are emphasized with more siding running in a perpendi-
 cular direction. Furthermore, the porch has been totally
 enclosed.
- 140 Jewett Block 1823, Lot 21-A
 C. 1914, Frame, 2½ Storeys, 2 Bays
 Only a few new elements (e.g. concrete steps) have been
 added to this structure.
- 142 Jewett Block 1823, Lot 22-D
 C. 1907, Frame, 2½ Storeys, 2 Bays
 Traces of a previous window are visible over the front
 entrance.

- 144 Jewett Block 1823, Lot 22-C
 C. 1900, Frame, 2½ Storeys, 2 Bays
A very elaborate main entrance has been covered over with a screen door. Also one window on the second floor has been altered to accomodate an air conditioning unit.
- 146 Jewett Block 1823, Lot 22-B
 C. 1907, Frame, 2½ Storeys, 2 Bays
The front door and several of the window sashes are new.
- 148 Jewett Block 1823, Lot 22-A
 C. 1914, Frame, 2½ Storeys, 2 Bays
Parking spaces have replaced the front yard.
- 150 Jewett Block 1823, Lot 23-H
 C. 1907, Frame, 2½ Storeys, 2 Bays
Asphalt siding has been installed, and many of the details have become over-simplified for maintenance purposes. This has produced a unit whose appearance is very box-like in effect. A good portion of the landscaping was removed for parking spaces.
- 152 Jewett Block 1823, Lot 23-G
 C. 1900, Frame, 3 Storeys, 2 Bays
The major change made to this unit was the conversion from 2½ storeys to three. The entire facade was then refaced with asphalt siding, and new sashes were installed.
- 154 Jewett Block 1823, Lot 23-D
 C. 1910, Frame, 2½ Storeys, 2 Bays
The landscaping, once again, has been eliminated for the installation of parking spaces.
- 156 Jewett Block 1823, Lot 23-C
 C. 1910, Frame, 2½ Storeys, 2 Bays
As is the case with many lots on this side of the street, pavement has replaced the landscape.
- 158 Jewett Block 1823, Lot B
 C. 1909, Frame, 2½ Storeys, 2 Bays
Landscaping exists only around the stoop.
- 160 Jewett Block 1823, Lot A-1
 C. 1910, Frame, 2½ Storeys, 2 Bays
New siding has been placed on the facade of this structure, and only one half of the original front yard still remains.
- 162 Jewett Block 1823, Lot A-3
 C. 1905, Frame, 2½ Storeys, 2 Bays
The dormer on the roof has been modified to accomodate three new windows which all together form a picture window. One half of the landscape has been removed.

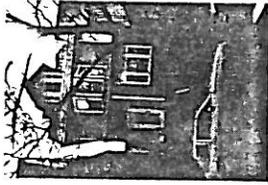
JEWETT AVENUE



177 Jewett



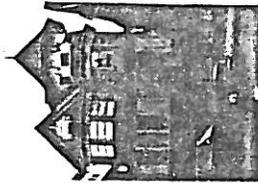
173 Jewett



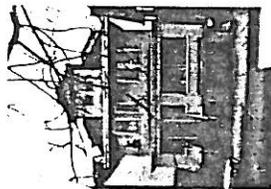
171 Jewett



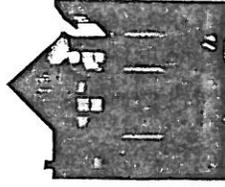
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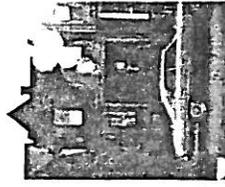
167 Jewett



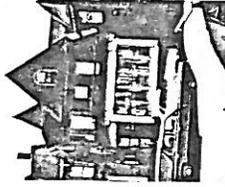
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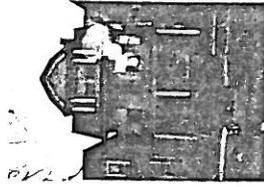
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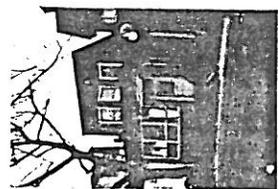
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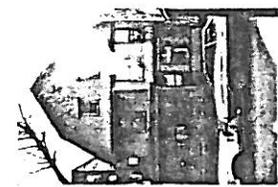
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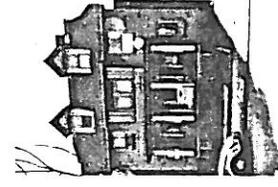
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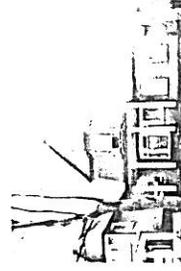
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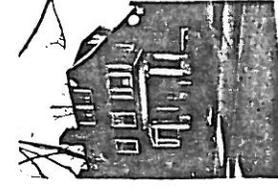
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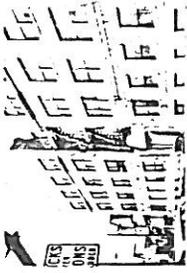
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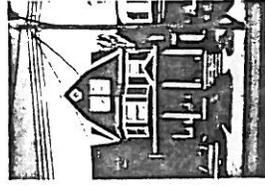
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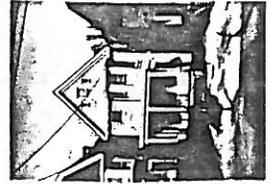
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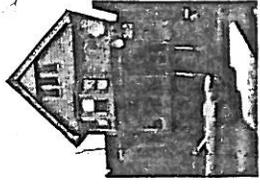
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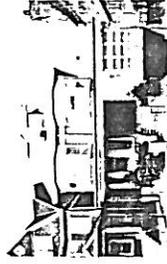
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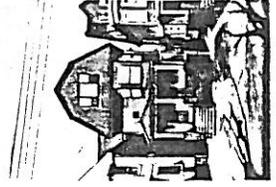
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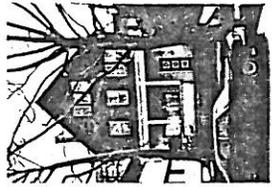
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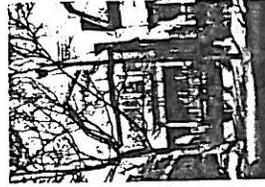
130 Jewett



142 Jewett



127 Jewett



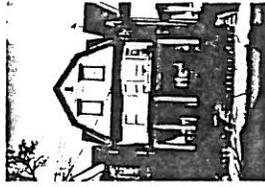
126 Jewett



140 Jewett



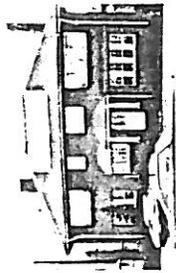
131 Jewett



124 Jewett



138 Jewett



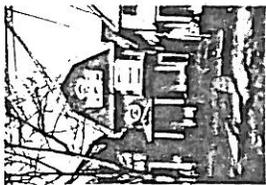
135 Jewett



122 Jewett



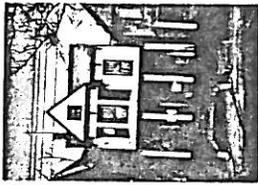
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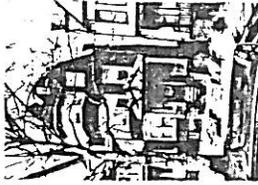
146 Jewett



148 Jewett



150 Jewett



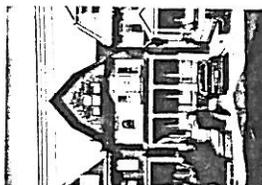
152 Jewett



154 Jewett



156 Jewett



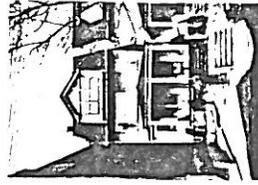
158 Jewett



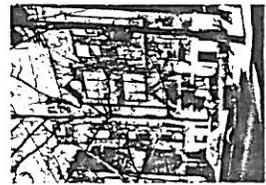
160 Jewett



162 Jewett



164 Jewett



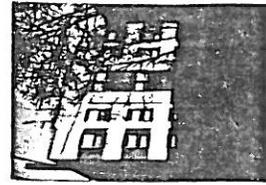
166 Jewett



170 Jewett



174 Jewett

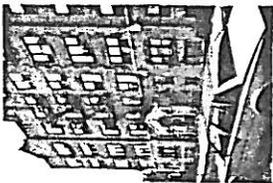


180 Jewett

- 103 Fairview Block 1823, Lot 16-B
C. 1905, Frame, 2½ Storeys, 3 Bays
- 101 Fairview Block 1823, Lot 16-E
C. 1910, Frame, 2 Storeys, 2 Bays
One window has been altered, and the facade has received
a new wood (but appropriate) siding.
- 97 Fairview Block 1823, Lot 17-D
C. 1922, Brick, 5 Storeys, 8 Bays
This is one of several apartment buildings that are
periodically spaced, and thus intrude on this street
consisting of single family dwellings.
- 89 Fairview Block 1823, Lot 18-D
C. 1913, Brick, 2½ Storeys, 3 Bays
The ironwork on the stoop is of a recent vintage.
- 85 Fairview Block 1823, Lot 18-F
C. 1919, Brick, 2½ Storeys, 2 Bays
The landscape here is non-existent; two parking spaces
replace it.
- 83 Fairview Block 1823, Lot 18-G
C. 1967, Brick, 3 Storeys, 3 Bays
This apartment building is more the scale of the struc-
tures around it, and therefore less of an intrusion to
the neighborhood.
- 75 Fairview Block 1823, Lot 19-A
C. 1925, Brick, 4 Storeys, 5 Bays
The door is new.
- Fairview Avenue
North Side, Block 1824
Bergen to Kennedy
- 58 Fairview Block 1824, Lot 4-C
Vacant Lot
The land is currently being cleared for construction.
- 66 Fairview Block 1824, Lot 4-B
C. 1959, Frame, 2 Storeys, 2 Bays
- 68 Fairview Block 1824, Lot 4-C
Vacant Lot
- 70 Fairview Block 1824, Lot 5-B
C. 1900, Frame, 2 Storeys, 3 Bays
Aluminum siding covers the facade and in doing so,
a good many of the details have been lost.

- 72 Fairview Block 1824, Lot 5-C
 C. 1900, Frame, 2 Storeys, 3 Bays
 This is similar to 70 Fairview.
- 74-76 Fairview Block 1824, Lot J-1
 C. 1920, Brick, 4 Storeys, 6 Bays
 A few of the windows on this facade have been altered.
- 80 Fairview Block 1824, Lot H-1
 C. 1908, Frame, 2 Storeys, 5 Bays
- 82-84 Fairview
 This is a single house pair where architecturally one side is a mirror image of the other. However visually, the two sides oppose each other. Each owner has painted his side in colors which contrast and oppose his neighbor's.
- 82 Fairview Block 1824, Lot G-2
 C. 1900, Frame, 2½ Storeys, 2 Bays
 The yard has been enclosed.
- 84 Fairview Block 1824, Lot F-2
 C. 1900, Frame, 2½ Storeys, 2 Bays
 The front yard has been replaced with two parking places.
- 88 Fairview Block 1824, Lot E-2
 C. 1915, Brick, 2½ Storeys, 2 Bays
 Again, the yard has become non-existent, and parking spaces now reside there. The house is a fine example of the Flemish Colonial style.
- 90 Fairview Block 1824, Lot E-3
 C. 1900, Frame, 3 Storeys, 2 Bays
 Asphalt siding has been placed on the facade and in many places, the fine details have been lost. The beautiful stained original windows still remain. This is another house where parking spaces have replaced the front yard.
- 94 Fairview Block 1824, Lot 6-C
 C. 1880, Frame, 2½ Storeys, 4 Bays
 This heavily altered Queen Anne structure is partially hidden by its landscaping. Permastone covers the facade, and the porch has been enclosed.
- 100 Fairview Block 1824, Lot D-Dup
 C. 1962, Brick, 1½ Storeys, 3 Bays
- 104 Fairview Block 1824, Lot C-Dup
 C. 1895, Frame, 2½ Storeys, 3 Bays
 A cinder block fence surrounds this lot and is totally inappropriate for a Second Empire house.

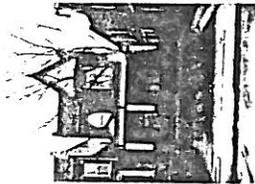
FAIRVIEW AVENUE



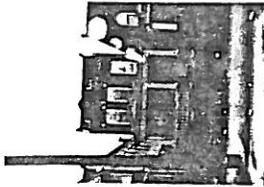
115 Fairview



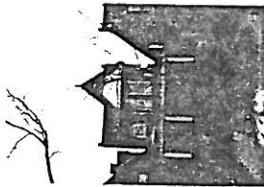
113 Fairview



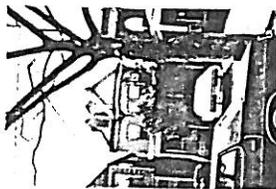
111 Fairview



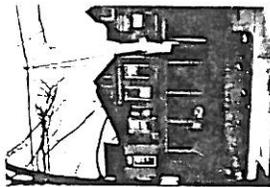
109 Fairview



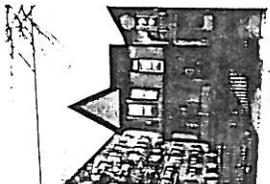
107 Fairview



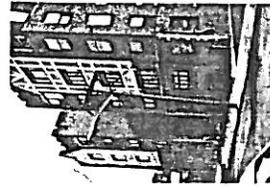
105 Fairview



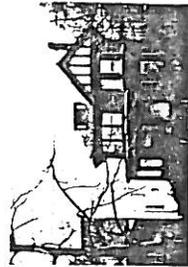
103 Fairview



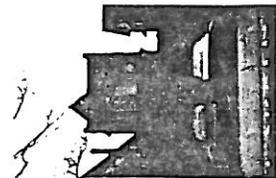
101 Fairview



97 Fairview



89 Fairview



85 Fairview



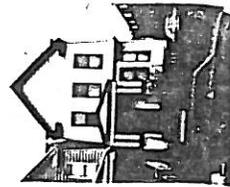
83 Fairview



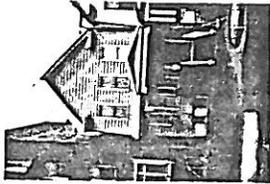
75 Fairview



66 Fairview



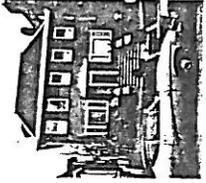
70 Fairview



72 Fairview



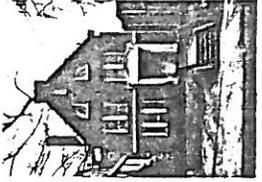
74-76 Fairview



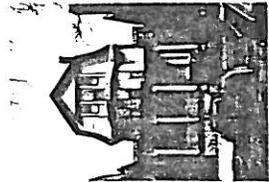
80 Fairview



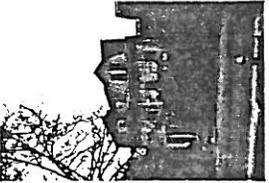
82-84 Fairview



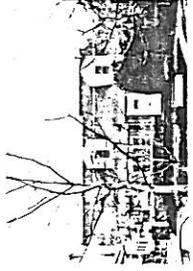
88 Fairview



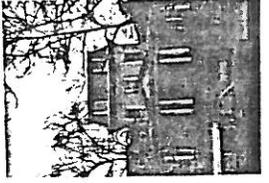
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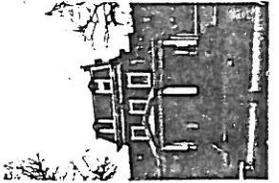
94 Fairview



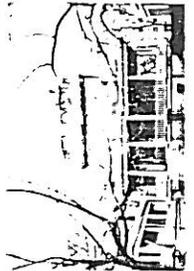
100 Fairview



104 Fairview



108 Fairview



112 Fairview



116 Fairview



122 Fairview



126 Fairview

- 108 Fairview Block 1824, Lot B-Dup
C. 1880, Frame, 2½ Storeys, 3 Bays
A good example of the Second Empire style.
- 112 Fairview Block 1824, Lot A-Dup
C. 1907, Frame, 2½ Storeys, 4 Bays
- 116 Fairview Block 1824, Lot 9-B
C. 1880, Frame, 2½ Storeys, 4 Bays
Siding has been placed on this facade, but all the features of this high-styled Queen Anne structure are still visible.
- 122 Fairview Block 1824, Lot 9-A
C. 1895, Frame, 2½ Storeys, 3 Bays
Several features of the stoop are recovered in new materials.
- 126 Fairview Block 1824, Lot 10-C
C. 1925, Brick, 4 Storeys, 3 Bays
This is a less imposing apartment structure on the street.

Duncan Avenue
South Side, Block 1824
Bergen to Kennedy

9-19 Duncan

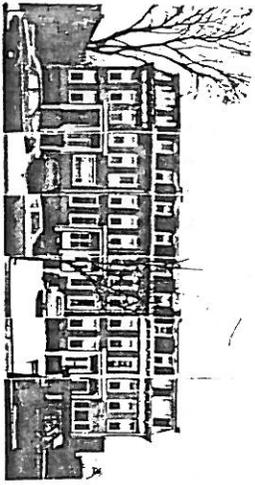
These Second Empire units represent the second most popular style for rowhouses in this district. (The first is Italianate.) Unfortunately the structures on the whole have experienced considerable alterations. The changes are characteristic of the type made to many of the West Bergen homes; mainly they are the removal of details and the changing of doors and windows. Units 9 and 17 remain intact, while No.'s 11, 13, and 15 have had the cornice removed. This item, in particular, detracts visually from the units since it shows the "break-off" point from one unit to the next.

- 9 Duncan Block 1824, Lot F
C. 1900, Frame, 2½ Storeys, 3 Bays
- 11 Duncan Block 1824, Lot G
C. 1900, Frame, 2½ Storeys, 3 Bays
The lintels and cornice are gone and a picture window exists on the ground floor.
- 13 Duncan Block 1824, Lot H
C. 1900, Frame, 2½ Storeys, 3 Bays
The cornice and lintels have been removed.

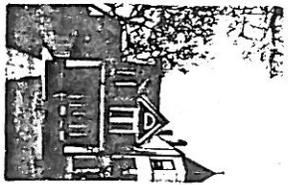
Duncan Avenue
North Side, Block 1826
Kennedy to Bergen

- 56 Duncan Block 1826, Lot A-1 Dup
 C. 1915, Brick, 2½ Storeys, 3 Bays
- 54 Duncan Block 1826, Lot B
 C. 1893, Frame and Stone, 2 Storeys, 2 Bays
This structure is very difficult to view because the landscape almost totally obliterates the front facade.
- 42 Duncan Block 1826, Lot 6-A
 C. 1861, Frame, 1½ Storeys, 4 Bays
This property, belonging to St. Paul's Church, consists of the 1861 church, a 2½ storey, 3 bay annex, and a 2½ storey, 3 bay rectory. The facades are all of the same materials and consistent with each other. Furthermore, these structures enhance the street and neighborhood.
- 36 Duncan Block 1826, Lot E
 C. 1925, Brick, 5 Storeys, 6 Bays
- 28 Duncan Block 1826, Lot F-1
 C. 1925, Brick, 5 Storeys, 8 Bays
- 22 Duncan Block 1826, Lot G-1
 C. 1925, Brick, 5 Storeys, 8 Bays
Most of the stone detail is visually lost because dirt has accumulated in the crevice areas. Cleaning is greatly needed.
- 16-18 Duncan
This Second Empire single house pair has a unit which has been extensively altered. At one time, the house was symmetrical. Despite alterations, though, a majority of the details still remain.
- 18 Duncan Block 1826, Lot H-1
 C. 1892, Frame, 2½ Storeys, 3 Bays
- 16 Duncan Block 1826, Lot H-1
 C. 1892, Frame, 3 Storeys, 2 Bays
The Second Empire roofline has been converted into a complete third floor with a flat roof. The cornice which once rested just under the sloping roof has been raised with the roof to rest once again just under the roof.
- 10-14 Duncan
These three units remain intact both structurally and decoratively on the upper floors; however on the ground level, several of the porches have been enclosed. All the lintels are of stone, and on a whole, every other bay

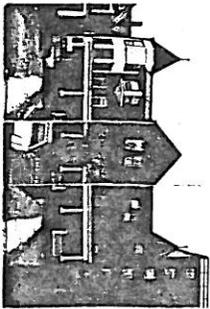
DUNCAN AVENUE



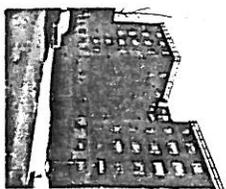
9-19 Duncan



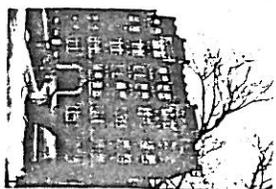
25 Duncan



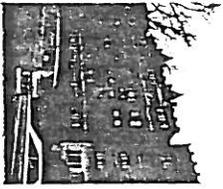
27-33 Duncan



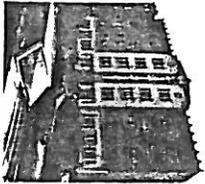
39 Duncan



47 Duncan



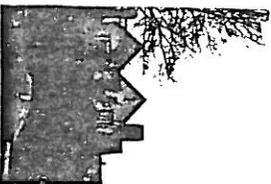
53 Duncan



57-61 Duncan



56 Duncan



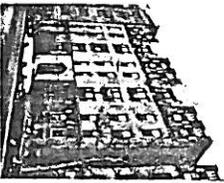
54 Duncan



42 Duncan



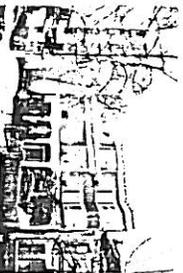
36 Duncan



28 Duncan



22 Duncan



18-16 Duncan

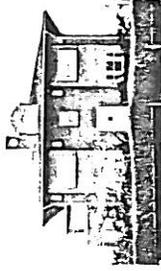


14-10 Duncan

KENNEDY BOULEVARD



2415 Kennedy



2437 Kennedy



2445-2447 Kennedy



2468 Kennedy

Bergen Avenue
East Side, Block 1930
Harrison to Bentley

532-540 Bergen

These six units comprise a group of rowhouses of the Italianate style. The one exception is 542 Bergen which also has many Richardsonian elements. Generally, the houses tie well into the neighborhood from the standpoint of style, character, and scale.

Except for 532 Bergen which is now completely lost in red aluminum siding, all architectural elements have been carefully retained and preserved. Every other bay is a protruding one.

532 Bergen Block 1930, Lot F
 C. 1880, Stone, 3 Storeys, 2 Bays
The basic outline of the lost features was retained when the aluminum siding went up.

534 Bergen Block 1930, Lot E
 C. 1880, Stone, 3 Storeys, 2 Bays

536 Bergen Block 1930, Lot D
 C. 1880, Stone, 3 Storeys, 2 Bays
The ironwork has been replaced and is now rusting and causing the stone steps to crack.

538 Bergen Block 1930, Lot C
 C. 1880, Stone, 3 Storeys, 2 Bays

540 Bergen Block 1930, Lot B
 C. 1880, Stone, 3 Storeys, 2 Bays

542 Bergen Block 1930, Lot A-2
 C. 1880, Stone, 3 Storeys, 2 Bays

Bergen Avenue
West Side, Block 1810
Harrison to Bentley

537 Bergen Block 1810, Lot B
 C. 1910, Brick, 2½ Storeys, 3 Bays
The building as well as its surroundings have been altered considerably. Since its use is now commercial, the structure is surrounded by parking lots. The house itself has had little alteration above the ground floor. Below however, a new modern addition with an inappropriate window and a simulated facade has been built. On the porch, only small features have been changed. Iron columns now exist in lieu of the original wood ones.

549 Bergen Block 1810, Lot 43-B
 C. 1924, Brick, 5 Storeys, 16 Bays
This large apartment building dominates the latter portion of Bentley and its intersection with Bergen. All of its decorative details are intact, but the building on a whole is inadequately maintained.

Bergen Avenue
West Side, Block 1815
Bentley to Gifford

555 Bergen Block 1815, Lot L
 C.1950 , Brick, 4 Storeys, 12 Bays
This modern school and its parking lot cover the same amount of land on Bentley as 549 Bergen.

565 Bergen Block 1815, Lot H-5
 C. 1925, Brick, 5 Storeys, 8 Bays

Bergen Avenue
West Side, Block 1816
Gifford to Belmont

585 Bergen Block 1816, Lot I-2
 C.1925 , Brick, 3 Storeys, 6 Bays

Bergen Avenue
West Side, Block 1819
Belmont to Kensington

597 Bergen Block 1819, Lot B
 C.1890 , Stone, 2½ Storeys, 5 Bays
This high-style Gothic church adds to the character and style of the neighborhood.

605-607 Bergen
This is a single house pair and is one of the few in the district where the two halves do not reflect each other. Most of the elements are of the Queen Anne period; however when the conversion from one to two units occurred, many of these features were altered or removed. The front entranceway reflects this.

605 Bergen Block 1819, Lot C-2
 C. 1890, Frame, 2½ Storeys, 2 Bays

607 Bergen Block 1819, Lot C-1
 C. 1890, Frame, 2½-3 Storeys, 2 Bays

611 Bergen Block 1819, Lot 1-F
 C.1890 , Frame, 2½ Storeys, 4 Bays
Another example of a high-style Queen Anne structure where all its original elements are still intact.

615 Bergen Block 1819, Lot 1-A
C.1890 , Frame, 2½ Storeys, 6 Bays
Although a few sashes have been replaced, all other features which comprise this Queen Anne building are original. There are quite a few stained glass windows.

Bergen Avenue
West Side, Block 1820
Kensington to Jewett

633 Bergen Block 1820, Lot 101
C. 1948, Brick, 2 Storeys, 5 Bays
There have not been any alterations made to the Congregation Emanuel since its construction. However, the lack of proper maintenance is beginning to show.

Bergen Avenue
West Side, Block 1823
Jewett to Fairview

645 Bergen Block 1823, Lot 3-A
C. 1920, Brick, 4 Storeys, 10 Bays

651 Bergen Block 1823, Lot 2-A
C. 1911, Brick, 2 Storeys, 3 Bays
Improper maintenance is becoming apparent in this structure also.

657 Bergen Block 1823, Lot 1-B
C.1915 , Brick, 3 Storeys, 4 Bays
The front portion of the Home for Aged Women which faces Bergen has been stuccoed over. The remainder of the entire structure contains it original features.

Bergen Avenue
West Side, Block 1824
Fairview to Duncan

669 Bergen Block 1824, Lot 3-B
C. 1900, Frame, 2½ Storeys, 3 Bays
This building has undergone extensive alterations. The majority of the sashes are new and a few have been re-proportioned. The stoop has been rebuilt and extended, while the railings and iron porch columns are also new. Finally, the entire facade has been refaced with asbestos shingles.

673-681 Bergen
These Italianate rowhouses are attached to a row of Second Empire units which together form the streetscape for this area in the neighborhood.
Unfortunately many of these houses have undergone

inappropriate alterations to better adapt them to their new use: commercial. This occurs mainly on the ground floor because families still reside above. Now however fire escapes line the facades of several of these units. The color of the Italianate features may vary from unit to unit (e.g. painted facade brick), but these elements and their character are retained (e.g. cornice).

673 Bergen Block 1824, Lot A
 C. 1890, Brick, 3 Storeys, 3 Bays

675 Bergen Block 1824, Lot B
 C. 1890, Brick, 3 Storeys, 3 Bays

677 Bergen Block 1824, Lot C
 C. 1890, Brick, 3 Storeys, 3 Bays
At the basement level, a few alterations have occurred, and signs advertising the commercial use have been installed. The overall initial appearance is one of extensive change; but upon careful observation, it is only the use of paint which produces this effect. The basement and ground floors have been painted while the upper levels remain consistent with the neighboring units.

679 Bergen Block 1824, Lot D
 C. 1890, Brick, 3 Storeys, 3 Bays
The stoop has been lowered to the ground level and new sashes installed in several of the openings. All traces of landscape have been removed.

681 Bergen Block 1824, Lot E
 C. 1890, Brick, 3 Storeys, 3 Bays
In color, this unit contrasts with its Italianate neighbors. Also the stoop has been lowered and a semi-circular hood placed over the door. In this alteration, several windows has new sashes installed and the original lintels removed.

683-695 Bergen
These Second Empire units all underwent extensive alterations when they were converted for commercial uses. The addition of aluminum siding and permastone, and the lowering of stoops are the more popular changes. Many of the decorative elements were lost in the process, but the Second Empire style is still visible.

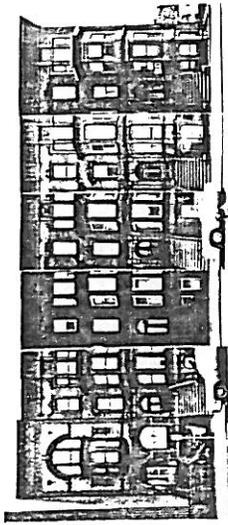
683 Bergen Block 1824, Lot 1
 C. 1890, Brick, 2½ Storeys, 3 Bays
Aluminum siding and permastone cover this unit's original facade. All window sashes are new, and several have been changed to accomodate picture windows.

- 685 Bergen Block 1824, Lot 2
C. 1890, Brick, 2½ Storeys, 3 Bays
Changes similar to those at 683 Bergen also affect this unit. However here, advertising signs have been installed which are totally inappropriate. An awning covers the stoop. Here, there has been a feeble attempt at retaining some of the landscaping.
- 687 Bergen Block 1824, Lot 3
C. 1890, Brick, 2½ Storeys, 3 Bays
The steps leading to the entrance have been changed from directly in front of the door to just beside it. With this change, entrances were installed under the stoop. Parking spaces have replaced the landscape.
- 689 Bergen Block 1824, Lot 4
C. 1890, Brick, 2½ Storeys, 3 Bays
This is a mirror image of 687 Bergen.
- 691 Bergen Block 1824, Lot 5
C. 1890, Brick, 2½ Storeys, 2 Bays
All but one of the windows have been repropotioned into picture windows including the dormers in the roof. Perma-stone was then applied to the facade.
- 693 Bergen Block 1824, Lot 6
C. 1890, Brick, 2½ Storeys, 3 Bays
This is the only unit in the row which has not undergone extensive changes. A majority of the Second Empire features remain as does the landscaping. The door is an inappropriate replacement.
- 695 Bergen Block 1824, Lot 7
C. 1890, Brick, 2½ Storeys, 3 Bays
The major changes to this unit are the installation of a painted picture window with an awning on the ground floor where the school is, and new sashes in the windows above.

Bergen Avenue
West Side, Block 1826
Duncan to Fairmount

- 697 Bergen Block 1826, Lot 1-A
C. 1873, Brick, 2 Storeys, 3 Bays
Once an Italianate structure, this firehouse underwent a total facade change in the 1930s. All traces of the original elements were removed; however on the side, they are still visible. Although these changes (e.g. new door, windows, walls) have updated the firestation, they are totally inappropriate for the neighborhood.

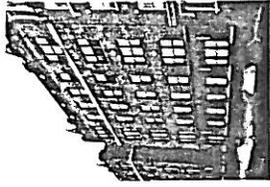
BERGEN AVENUE



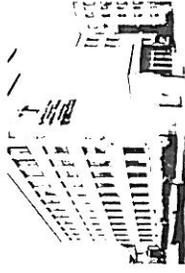
542-532 Bergen



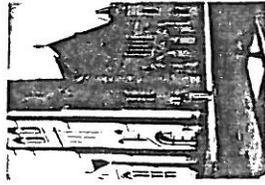
537 Bergen



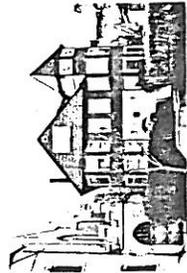
549 Bergen



555 Bergen



597 Bergen



605-607 Bergen



611 Bergen



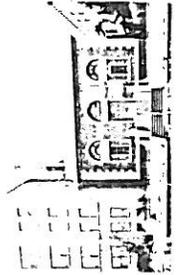
615 Bergen



645 Bergen



633 Bergen



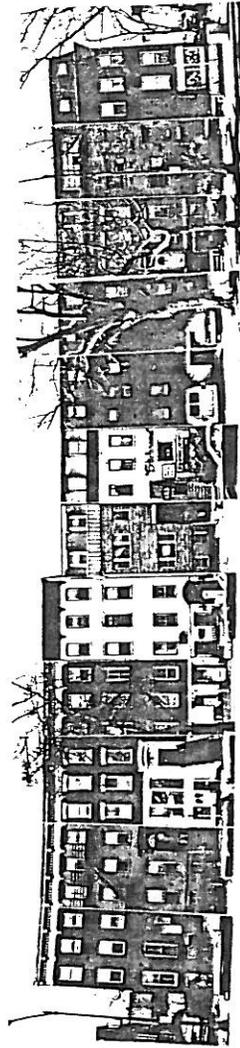
651 Bergen



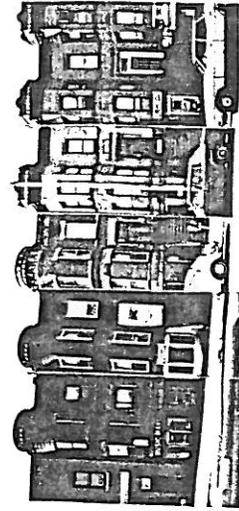
657 Bergen



669 Bergen



673-695 Bergen



699-709 Bergen



697 Bergen

699-709 Bergen

These six Queen Anne rowhouses have also been modified to accomodate commercial uses on the ground levels. The extent of alterations is not as extensive as on 683-695 Bergen. Bay towers exist every other bay and most of the Queen Anne elements remain above the stores.

699 Bergen	Block 1826, Lot 1-B C. 1890, Brick, 2 Storeys, 2 Bays
701 Bergen	Block 1826, Lot 1-C C. 1890, Brick, 2 Storeys, 2 Bays
703 Bergen	Block 1826, Lot 1-D C. 1890, Brick, 2 Storeys, 2 Bays
705 Bergen	Block 1826, Lot 1-H C. 1890, Brick, 2 Storeys, 2 Bays
707 Bergen	Block 1826, Lot 1-J C. 1890, Brick, 2 Storeys, 2 Bays
709 Bergen	Block 1826, Lot 1-K C. 1890, Brick, 2 Storeys, 2 Bays

Summary

The key to preservation and rehabilitation within an area is to retain as much as possible, if not all, of the original surviving character and design of its architecture. The creation of an historic district is a way of working towards this goal, and thus a district is a means rather than an end. It provides a tool for residents and other concerned citizens to conserve and revitalize the neighborhood in which they live and is a means of maintaining the ambience which is often the reason many residents originally moved there. Furthermore, a district designation affords protection for areas of architectural interest in a community undergoing slow decay or infiltration by urban renewal projects. It recognizes the area's values: its buildings, landscapes, streetscapes, and overall character. The creation of an historic district will boost community identity and pride within the local neighborhood residents.

The West Bergen Historic District project originally started with several Belmont Avenue residents asking the Jersey City Planning Department to consider a project which would protect their neighborhood from urban blight and retain the quality and character which now exists there and has since it was first developed during the nineteenth century. To implement an historic district, active participation by the residents is important, and West Bergen residents have that interest. This interest and the positive results found during our study of the area as shown in this report, can only lead to effort to preserve all aspects of the West Bergen neighborhood environment.

Once again, West Bergen is a living, viable community with many interesting buildings and an exciting, intact streetscape. It is, and should remain, an historic artifact that continues to serve the needs of its citizens as a growing and developing organism. Designation as an Historic District is a first step. Further progress will only result from determined efforts by the citizens of the district.

SUMMARY

West Bergen Historic District

May, 1979

Jersey City
New Jersey

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West Bergen Historic District

May, 1979

Jersey City
New Jersey

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Subdivision Maps

(Maps filed in the Hudson County Register's Office, which describe subdivisions of land)

<u>File No.</u>	<u>Title or Description</u>
176	Map of Property Belonging to the estate of Samuel Wescott, Dec. 1864.
218	Map of Uriah Allen's property, Bergen Hill, N.J., filed August 5, 1852.
279	Map of 105 Building Lots Belonging to the Estate of W.S.L. Jewett Dec'd Jersey City N.J., filed April 24, 1878.

<u>File No.</u>	<u>Title or Description</u>
290	Map of Building Lots Situated in Thirteenth Ward, belonging to S.C. Nelson, June 1, 1870.
501	Map No. 2 of the estate of Richard Van Riper, deceased, July 11, 1853.
599	Map of Property of Dr. A.L. Cadmus & H. Duncan, in the town of Bergen, June 14, 1859.
602	Map of Property at Bergen. . .sold by Cornelius Vreeland. . .to Thomas Weldon, July 1852.
672	Map of Property of William Jewett & Wm. S.L. Jewett, Situated in South Bergen Hudson Co. N.J.
715	Map of Part of the Van Riper (Estate), 1855, filed July 3, 1863.
933	Map of Portion of Property Belonging to the Estate of George Gifford, deceased, on Belmont Avenue Jersey City N.J., filed January 7, 1889.

APPENDICES

West Bergen Historic District

- I - Historical Maps
- II - Facade Easements
- III - Survey Form
- IV - "Sacrifices"

Acknowledgements

May, 1979

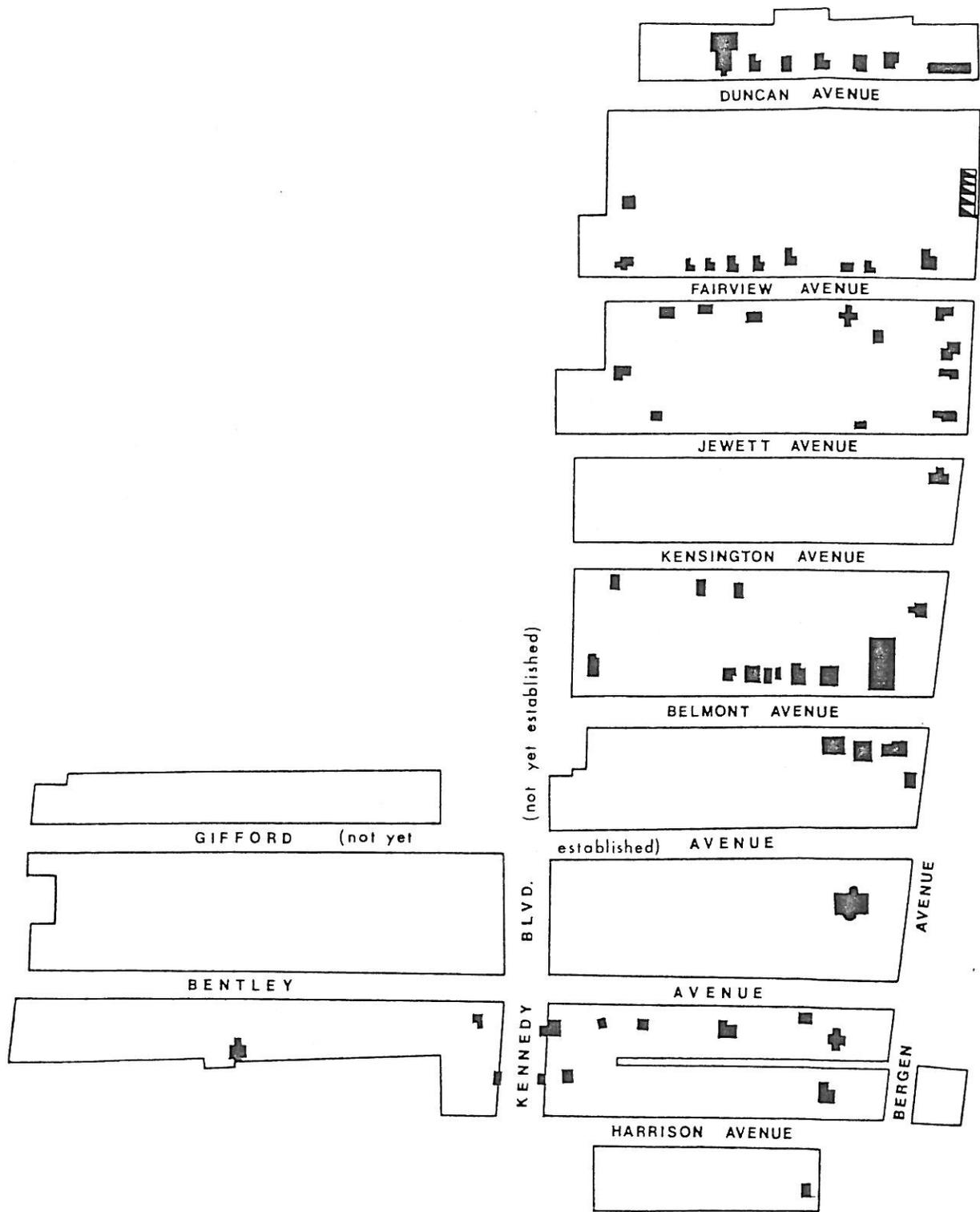
Jersey City
New Jersey

APPENDIX I

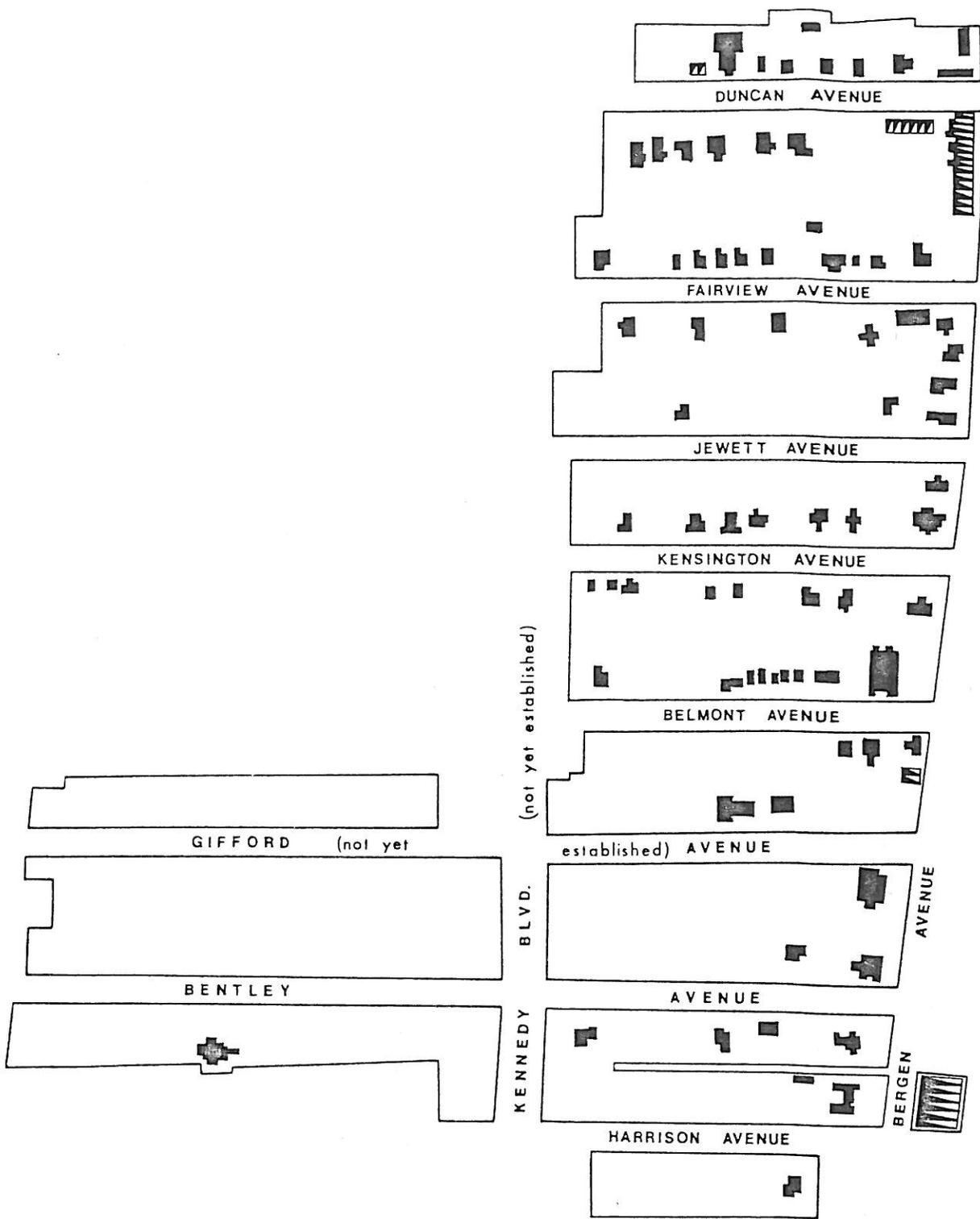
West Bergen Historic District

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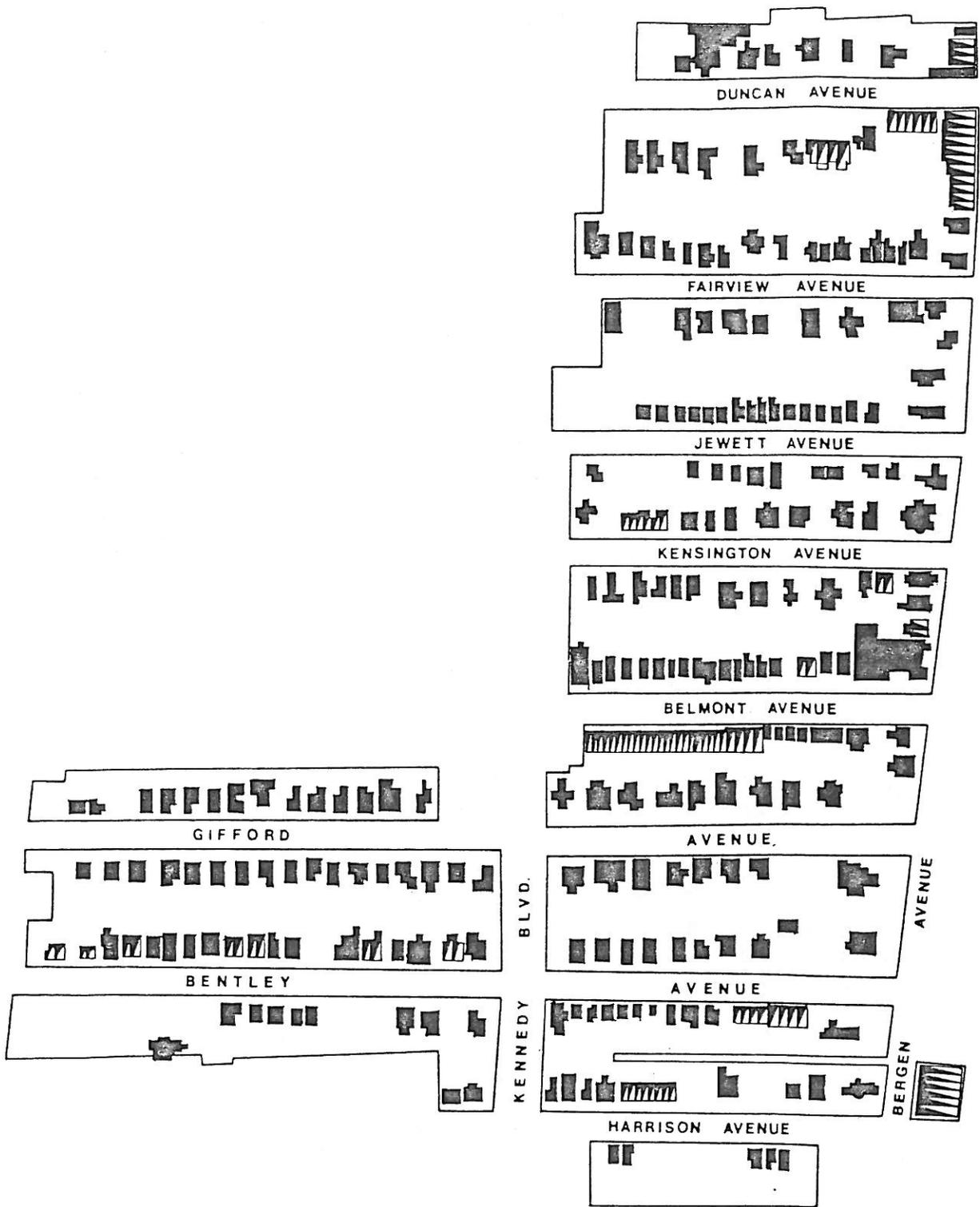
Jersey City
New Jersey



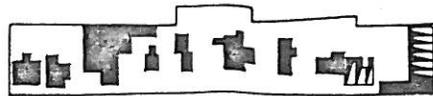
WEST BERGEN in 1873



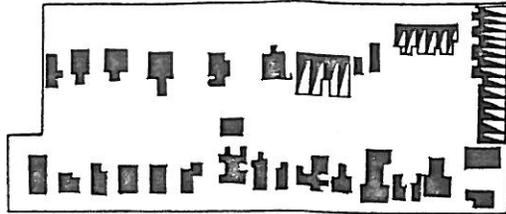
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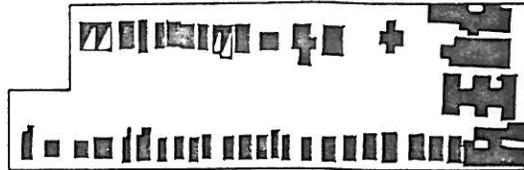
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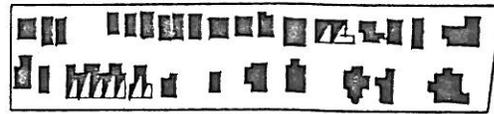
DUNCAN AVENUE



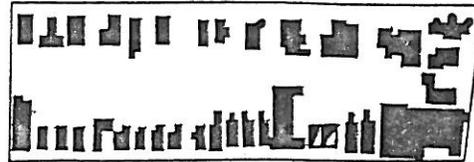
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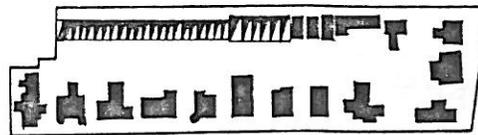
JEWETT AVENUE



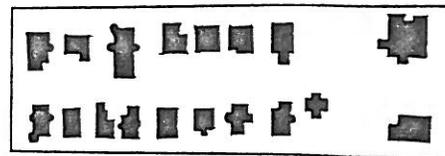
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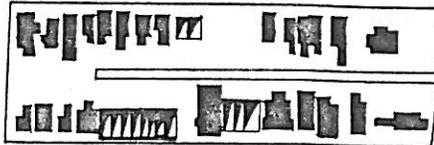
BELMONT AVENUE



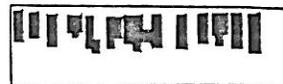
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AVENUE



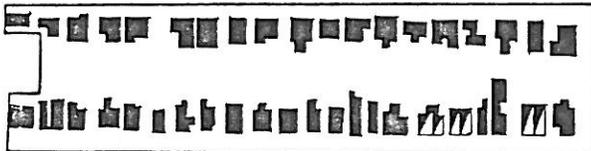
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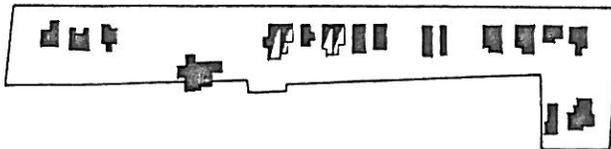
BERGEN AVENUE



GIFFORD



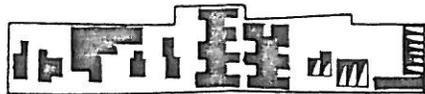
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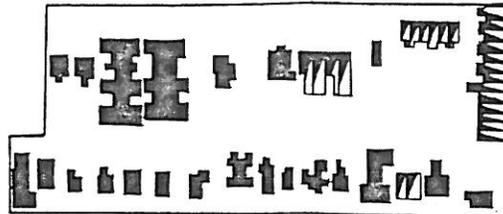
BLVD.

KENNEDY

AVENUE



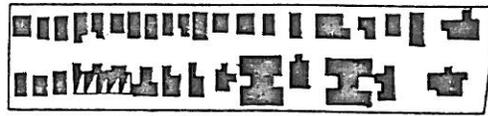
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FAIRVIEW AVENUE



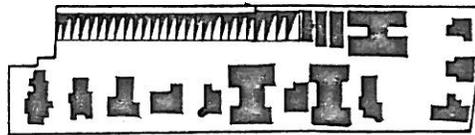
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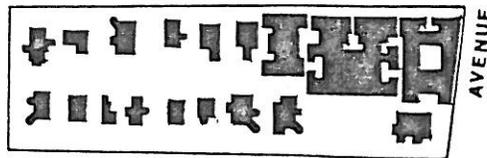
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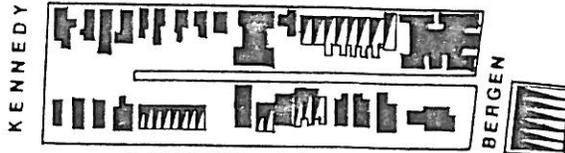
BELMONT AVENUE



AVENUE



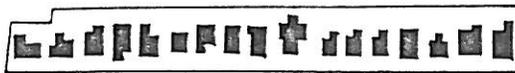
AVENUE



HARRISON AVENUE

BERGEN

KENNEDY BLVD.



GIFFORD



BENTLEY



APPENDIX II

West Bergen Historic District

May, 1979

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Appendix II - Facade Easements

Notes on Facade Easements and Restrictive Covenants:

An easement is interest in a piece of property which is in possession of another party. Historically, easements have been arranged to facilitate movement across or through a piece of land, as in the case of railroad tracks or watermains. Scenic easements were created to protect vistas of natural beauty by prohibiting construction that would decrease or eliminate the visual interest. Scenic easements generally pertain to public recreation spots or highways, and recently they have been applied to the open areas surrounding historic structures.

The use of facade easements is a new and relatively untried tool of historic preservation. It can be interpreted in two ways:

1. The facade itself may be obtained by a government agency or other interested group through purchase or donation. The condition and appearance of the facade is then entirely regulated by the acquiring party.
2. The right to approve any changes in the facade may be acquired. This is presumably less costly than the above.

Facade easements provide, to both the regulating party and the building owner, many benefits. The former obviously obtains the advantage of controlling the exterior appearance of the structure. This is unquestionably desirable in an historic area. Facade easements are also more flexible than zoning regulations because they apply to specific structures.

The building owner may receive some tax benefits by relinquishing control of the facade. If the owner donates the right to use or regulate his facade to a non-profit group, he may deduct the market value of the facade as a charitable contribution. In addition, the owner's tax assessment is likely to be lowered.

Facade easement as an instrument of historic preservation has been employed in Hudson, New York, a community economically similar to Jersey City. The Hudson Urban Renewal Agency hoped to "demonstrate through the use of the easement approach, that a valuable historical look can be restored without driving the original residents away." (Housing Journal, March, 1974). In Hudson, the Urban Renewal Agency is responsible for restoring the facade, while the owner must rehabilitate the interior. Any subsequent exterior alterations must be approved by the agency. The owner must maintain the facade once it has been restored.

The State of New Jersey has passed enabling legislation which allows organizations at any level of government to acquire easements. Therefore this means of design control is within the power of the City of Jersey City.

Restrictive Covenants:

Restrictive covenants provide an additional means of design control. A developer acquiring property from a city agency may be subject to covenants regulating the appearance of structures which he builds or renovates. These restrictions may in turn be passed on to the subsequent owners of the buildings.

By acquiring property and then re-selling it, the city may preserve its physical environment.

APPENDIX III

West Bergen Historic District

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Appendix III - Survey Form

Architectural Survey Form:

The objective in the design of this survey form was to collect as much information as possible about various aspects of a building without resorting to complicated written descriptions or continual on-site evaluation. The format organizes the information into three categories: (1) identification, (2) evaluation, and (3) remarks.

In grouping types of information, data containing basic facts about a structure should be placed together. The identification section consisted of such information and could be completed before going to the site. This data could then be verified in the field and would include address changes, changes in current use of buildings, materials, etc.

The evaluation section required on-site completion and consisted mainly of a facade evaluation in terms of condition, significance and extent of alteration. This particular section required a more complete explanation before using the form in the field. The various components of the facade and site were listed on the form, with a blank space for anything unusual. A rating from 'Good' to 'Poor' was listed under both condition and significance to provide for ease of completion. For condition, the meanings were as follows: Good (abbreviated 'Gd') was an indication of excellent condition and maintenance, Fair (Fr) encompassed average, every day condition and included peeling paint and simple maintenance being required, while Poor (Pr) was an indication that major work needed to be done. Generally most buildings fell into the second category as expected. Under significance, the words had different meanings. Good (Gd) was used to indicate the existence of fine original fabric in an unaltered state, Fair (Fr) indicated original fabric in a slightly altered state, and Poor (Pr) indicated new fabric that had been used to replace historic fabric. In each category, the material considered was also related to the original features of the building (if they were still present). Did compatibility exist? Under the 'Remarks' heading, the extremes of condition and significance were indicated.

An important section in terms of designating an historic district is an evaluation of the extent of facade alterations that buildings had undergone. This section has been dealt with in the Analysis chapter of this study. Rating was done initially by checking the appropriate box, and then describing the types of alterations that had occurred if they were extensive. More space was left in this section for remarks in that this type of activity was considered highly important to the architectural quality of a neighborhood under consideration for historic district status.

Numbers 24 through 32 under the evaluation section of the

survey form dealt with various considerations of the building - its historical significance, stylistic importance, relationship to its surroundings, importance to the neighborhood, compatibility of use, intrusion and pivotal qualities, etc. These items were completed in the field, and corrected as necessary based on the careful consideration of the survey information as well as the historical research.

The final remarks section is to be used for any type of information relevant to the particular building, including historical data on persons or activities, as well as a fuller description of the details of the building.

APPENDIX IV

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Appendix IV - "Sacrifices"

In the designation of any area and the justification of its boundaries, there are always bound to be a few structures just beyond the edges that could be included in a proposed historic district. As a result, these buildings are omitted from the district and fall under a category which could be headed, "Sacrifices." In developing the boundaries for the proposed West Bergen district, a few sacrifices were made. By no means a closed list, the following are a few of the structures which had close proximity to the final boundaries.

1. St. Aloysius Church on West Side Avenue
2. St. Dominic's Academy on Kennedy Boulevard
3. The Divine Hotel on Kennedy Boulevard
4. Duncan Apartments on Kennedy Boulevard
5. World Funeral Home on Bergen Avenue
6. Jewish Community Center on Bergen Avenue

These sacrifices and any others that occur from an historic district area development can be remedied by one of two methods. The structure under consideration should be thoroughly researched inclusive of its history and a visual analysis. Based on the results, the building could be nominated as a local, state, or national historical site, independent from the near-by district.

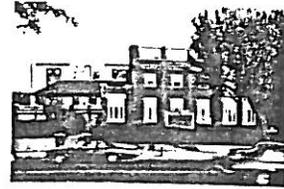
Or, the current definition and procedure for handling a proposed historic district could be slightly altered. A primary and secondary district could be created. The primary would be the original district whose proposed boundaries ultimately created the "sacrifices." The secondary district would encompass the land directly around the primary zone and include these sacrifices; it might be called the buffer/influence zone. (The National Trust defines an influence zone as the zoning around an historic district which might have an influence on the district or be influenced by the district.) This would, of course, be contingent upon the majority of the structures within this zone meeting certain sub-primary stipulations such as style and character.

These two methods are means whereby sacrifices need not occur when an historic district is proposed, and therefore should be given due consideration.

SACRIFICES



St. Aloysius Church
and connecting Hall
on West Side Avenue



St. Dominic's
Academy on Kennedy
Boulevard



The Divine Hotel
on Kennedy Boulevard



Duncan Apartments
on Kennedy Boulevard



World Funeral Home
on Bergen Avenue



Jewish Community
Center on Bergen
Avenue

ACKNOWLEDGEMENTS

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New Jersey

Acknowledgements

In any project of this magnitude, many people offer their effort and insights toward its completion. The request for this survey originated from a group of West Bergen residents, represented by Bruce Davis, President of the Western Belmont Avenue Block Association, who was generous in sharing his observations and perceptions of the neighborhood, and in sharing his house with us on more than one cold, February day. Ralph Walter, a member of the team that prepared the Bergen Hill Historic designation report, and Dennis Doran, who first suggested the name "West Bergen," both helped us shape our initial impressions of the district. J. Owen Grundy, City Historian and Chairman of the Jersey City Historic District Commission, shared with us his appreciation of the history of West Bergen and offered helpful suggestions. The staff of the Jersey City Public Library were very cooperative; our thanks in particular are due Joan Doherty and Anne Stevenson for the extensive reference help they provided, sometimes under extraordinary circumstances. And thank are also due Charles Wyatt, the Principal Planner of Jersey City, who suggested the scope of this project and solved many problems; and to his staff, especially Fred de la Vega, Ward B Planner, Ed Kolling and John Strocowski, who labored at various chores for us and procured some of the graphic materials needed for this report. Also our thanks to Ms. Margaret Jeffers, the Jersey City Tax Assesor, and Jack Cipriano from the Jersey City Tax Map room.

And, our special thanks go to our Columbia University professor and advisor, William Geo. Foulks, whose endless and enduring effort and time (and equipment) made this report possible.

PHASE 2 SURVEY OF WARD B, JERSEY CITY

RECOMMENDED LIST OF SITES ELIGIBLE FOR THE NATIONAL REGISTER

0906-B5 WEST BERGEN HISTORIC DISTRICT

INCLUDING PHASE 1 SURVEY INVENTORY NUMBERS:

0906-C3 DUN1-8	0906-B5 FAIL-11
0906-C3 KEN1,2	0906-B5 GIF1-24
0906-B5 BEL1-11	0906-B5 JEW1-8
0906-B5 BEN1-32	0906-B5 JFK3-10
0906-B5 BER6-13	0906-B5 KES1-21
0906-B5 DUN1-7	

The West Bergen Historic District meets Criteria A, B and C of the National Register's standards for evaluation. The significant buildings in the district range from late 19th century, 1885-1900 masonry row houses to early 20th century, 1900-1925 Queen Anne and Colonial Revival style freestanding houses to 1910-1930 eclectic apartment buildings. The neighborhood was the most fashionable place to live in the first quarter of the 20th century and represents an important part of Jersey City history. The architecture of the district, featured in newspapers, magazines and other contemporary publications, was well known. Jersey City of Today (Jersey City: 1910, p. 39) described Gifford Avenue in glowing terms. "Gifford Avenue has long been considered the select residential district in Jersey City. Lined as it is with the homes of bank presidents, lawyers, doctors, and other captains of finance, industry and professional pursuit, it is naturally one of the attractions of the city, and a street that any city may well be proud of." It is very likely that the Queen Anne and Colonial Revival frame houses and eclectic apartment buildings of the district served as models for later, less grand buildings in the city. The surrounding neighborhoods are filled with smaller and plainer early 20th century frame houses and eclectic apartment buildings which appear to have been built a decade or two after those in the district. For more information on the West Bergen Historic District, please see Designation Report: West Bergen Historic District, R. Craig, L. Sickels, B. Foulks, Jersey City, 1979 (copy in survey files in Jersey City).

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WEST BERGEN HISTORIC DISTRICT

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The district is bound by Duncan Avenue on the north, Bently Avenue on the south, Bergen Avenue on the east and West Side Avenue and J.F. Kennedy Boulevard on the west. This was a difficult district to draw up. Unlike the tidy, 19th century row house districts, the architecture here varies widely in material, height and proportion. It is, however, almost totally a residential district. Sparse building started in the first half of the 19th century, but the area was really developed between 1880 and 1930. Hudson (now J.F.K.) Boulevard, laid out in 1893, was a major reason for the development of the district; Lincoln Park, (formerly West Side Park) created in 1904, was also important. The park entrance even extends into the district to Hudson Boulevard. Lincoln Park is also eligible for the National Register but it has been listed separately. It is so large and extends so far to the west (to the river) that it functions as a separate entity.

The best blocks in the district are Bently and Gifford, but there is enough good architecture, especially apartment buildings, to justify extending it to Duncan. On the north, Duncan Avenue is the last residential street in the area with the combination of late 19th century masonry structures, early 20th century freestanding frame houses and 1910-1930 eclectic apartment buildings common to the district. Two very large and significant buildings at the corners of Kennedy and Duncan, the Duncan Apartments and the Fairmount Hotel, form a monumental gateway to the district. On the south, Bently is the last residential street with enough good and intact residences to justify being included in a district. The buildings on Harrison Avenue, just south of Bently, are of the period but have been seriously altered. On the east, Bergen Avenue between Bently and Duncan was a tree-lined residential street in 1910 but is now a commercial street, forming a natural boundary for the district. The architecture to the east of Bergen is different, more of a mix of styles and dates with little significance as a whole. Only those buildings on Bergen which had entrances on the side streets or related very strongly to the side streets were included in the district.

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On the west, West Side Avenue provides a natural boundary for the blocks between Bently and Kensington. No building on West Side Avenue itself was included unless the entrance was on a side street. West Side, like Bergen, is more commercial. The few buildings fronting onto it were out of the period or heavily altered. The streets between Kensington and Duncan were left out between West Side and Kennedy because the architecture is both lacking in integrity and good design. The south side of Kensington between Kennedy and West Side was included. Although it is usually ridiculous to include only one side of a street and not the other in a historic district, Kensington is architecturally divided in the middle. It consists almost entirely of large apartments on the south side which also front onto the Lincoln Park entrance. The north side consists of mediocre, late, Colonial Revival frame houses which have been altered.

The three major building types in the district are all mixed in together. Perhaps 25% of the 19th century row houses have had their stoops or windows altered, but many are in long rows, with cornices and trim intact, presenting a strong image of late 19th century residences. The early 20th century frame houses are also not entirely intact. Some have been resided, many more have newer asphalt roofs. They have more than enough architectural integrity to justify a district, though. The 1910-1930 apartment buildings are an integral part of the district. They represent, along with some of the apartment buildings in Ward C near Journal Square, some of the best in the city. The district was still a fashionable place to live when they were built. These apartment buildings do not represent a degeneration of the neighborhood, as is sometimes the case in an area's historical development, but a continuation.

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The most outstanding late 19th century row houses are on Belmont, Bently and Duncan Avenues. None rival the residences in the Van Vorst Park Historic District, and several have been altered. They are, however, the earliest structures in this part of Jersey City and are good examples of their types.

157-163 Belmont Avenue (0906-B5 BEL7) dating from about 1880-85 is an Italianate style brick row with high stoops and characteristic bracketed cornice, window and door trim. There is also a long row of 23 Italianate style brick houses at 165-209 Belmont Avenue (0906-B5 BEL9). The circa 1880-85 houses are small, two bays wide and two-and-one-half stories high, with high stoops.

The row of frame houses at 9-19 Duncan Avenue (0906-B5 DUN1) was built in about 1890. While resurfaced, the mansard roofs, window trim and surviving porches combine to make these fine examples of the Second Empire style. The small, two-and-one-half story Queen Anne frame house next door at 25 Duncan Avenue (0906-B5 DUN2) is also a good example of a late 19th-century residence. Dating from about 1890, it has its original novelty shingling.

11-19 and 21-23 Bently (0906-B5 BEN2,3) are excellent examples of late 19th-century masonry row houses. Built in about 1885-95, the combination of stone, metal and terra cotta trim with the brick facades and the wide-arched door and window openings signify the Queen Anne style while the regularity of the composition of the facades is a feature of neo-Classical.

There are a large number of intact, excellent early 20th century freestanding frame houses in the district. Most are in the Colonial Revival style, although the Queen Anne style is also evident. These houses are the best examples of their type in the city. Bently and Gifford Avenues have the largest concentration of these houses, but there are outstanding individual houses on most of the other blocks in the district.

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WEST BERGEN HISTORIC DISTRICT

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38 Bently (0906-B5 BEN8) is an excellent and intact Queen Anne frame two and one half story house. The large porch, supported by columns and retaining its original railing, the stained glass windows, conical-roofed tower, and exuberantly irregular form contribute to its unusual style. Next door, 34 Bently (0906-B5 BEN7) is another good example of a Queen Anne house, with its large columned porch and decorative chimneys. 88 Bently is another excellent example of Queen Anne, with its large tower, topped by a conical roof and an unusual entrance portico, with a shingled gable supported by Doric columns. The houses also have Colonial Revival style elements, including wide, square proportions and irregular roof lines. The circa 1890-95 date is late for Queen Anne but within the Colonial Revival period.

47 Bently (0906-B5 BEN13) is an excellent example of a brick Colonial Revival freestanding house. Dating from about 1900-05, the two-and-one-half story structure has classical stone trim and an imposing columned entrance portico.

75 Bently (0906-B5 BEN15) is a good example of a bungalow. Built in 1910, the intact two-and-one-half story frame house is surfaced with wood shingles. Although tall for a bungalow, it has many of characteristics of the type, including a wide overhanging hipped roof with the ridge parallel to the street, Mission-style brackets imitating rafter ends, a single wide shed dormer and a full-width porch.

89 Fairview (0906-B5 FAI4) is a good and intact example of an English Tudor Revival. Built in 1909, the two-and-one-half story brick house has half-timbering, square wood columns and a partial front entrance porch. 142 Gifford (0906-B5 GIF23) is another excellent example of the style, circa 1896-1909. The facade features include half-timbering, heavy piers and brackets. and the use of a combination of stucco, wood and stone.

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39 Gifford Avenue (0906-B5 GIF7) is a good, intact example of a Colonial Revival house. The circa 1896-1909, two-and-one-half story frame house is surfaced with wood shingles. In Colonial Revival fashion, it has a hipped roof with small dormers, a wide porch supported by round columns with composite capitals, and a broken-arched pediment over one of the dormers. 96 Gifford (0906-B5 GIF16) is another good, intact example of a Colonial Revival house. This two-and-one-half story frame structure was built about 1896-1909. Some of the excellent Colonial Revival features are its wood shingles, wide porch with paired columns and balcony in the gable. 111 Gifford (0906-B5 GIF18-19) is another fine example of Colonial Revival. Dating from about the same time, it is more formal than 96, with its large, semi-elliptical porch and corner pilasters.

55 Gifford Avenue (0906-B5 GIF10) is an excellent example of a Classical Revival style residence. The two-and-one-half story house is surfaced with concrete or stucco. It is more formal than the Colonial Revival and Queen Anne houses of the same period in the district. The formality is evident in the treatment of the entrance. One whole bay of the three-bay house is devoted to the entrance. Projecting from the facade, it is made up of of pilasters with composite capitals supporting a triangular pediment. The two story arched doorway is bisected by a portico supported by columns and topped by a balustrade. The circa 1896-1909 mansion is one of the finest buildings in the district.

There are excellent examples of 1910-30 apartment buildings in the district. Basically large rectangular buildings, the larger ones with courtyards, they were designed in the eclectic styles of the first three decades of the 20th century. Some of the best are the Art Deco style apartments at 10, 14, 34, and 62 Kensington, (0906-B5 KEN2,3,7,13) 57-61 Duncan (0906-B5 DUN6) and 585 Bergen (0906-B5 BER5). All of the facades are composed of several light colors of brick in geometric patterns. Although no more than six stories high, verticality is stressed through slightly projecting brick piers or vertically striped brick. The front entrance is monumental, usually trimmed with terra cotta. The buildings all date from about 1928 to 1935.

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Old English styles of Tudor Elizabethan turned up on a number of apartment buildings dating from about 1915 to 1925. Some of the best examples are 131 Kensington (0906-B5 KEN20), 7-21 Gifford (0906-B5 GIF1,2), 25 Gifford (0906-B5 GIF4) and 47-53 Duncan (0906-B5 DUN4,5). The apartment buildings are red brick, with some combination of half timbering, crenellations, casement windows and simple English Renaissance classical ornament.

40 Gifford (0906-B5 GIF8) and 117 Kensington (0906-B5 KEN19) are good, circa 1925, examples of Moorish-inspired apartment buildings, while 107 Kensington (0906-B5 KEN18), also circa 1925, is Spanish Colonial Revival in style. 31 Gifford (0906-B5 GIF5), with its balustraded roof, broken arched pediment, keystone arched entrance and quoining is a good example of Classical Revival (more specifically, Georgian). It was built in about 1929-30. Some of the district's 1920's and 1930's apartment buildings in the Classical Revival style are so simple and austere that they almost belong to the Modern Style. The ten story Duncan Apartments at 2600 J.F. Kennedy Boulevard (0906-C3 KEN1) is an excellent example of a large, very simple, Classical Revival apartment house. Designed by John T. Rowland in 1922, it was the home of Mayor Hague.

There are a few notable commercial or institutional buildings in the district. The Home for Aged Women, established in 1866, has been at 657-9 Bergen Avenue (0906-B5 BER13) since 1884. The Classical Revival building facing Bergen Avenue was built in 1912, replacing the original wooden structure. The Romanesque Revival dormitory building behind this appears to date from the 1880's. The circa 1915-20 Bergen Lyceum at 651 Bergen Avenue (0906-B5 BER12) is a handsome neo-Federal theater building. The most outstanding structure is the Fairmount Hotel, at the northern edge of the district at 2595 J. F. Kennedy Boulevard (0906-C3 KEN2). Built in 1909 and 1912, it is an excellent example of a Classical Revival style hotel. The Hudson City Savings

PHASE 2 SURVEY OF WARD B, JERSEY CITY

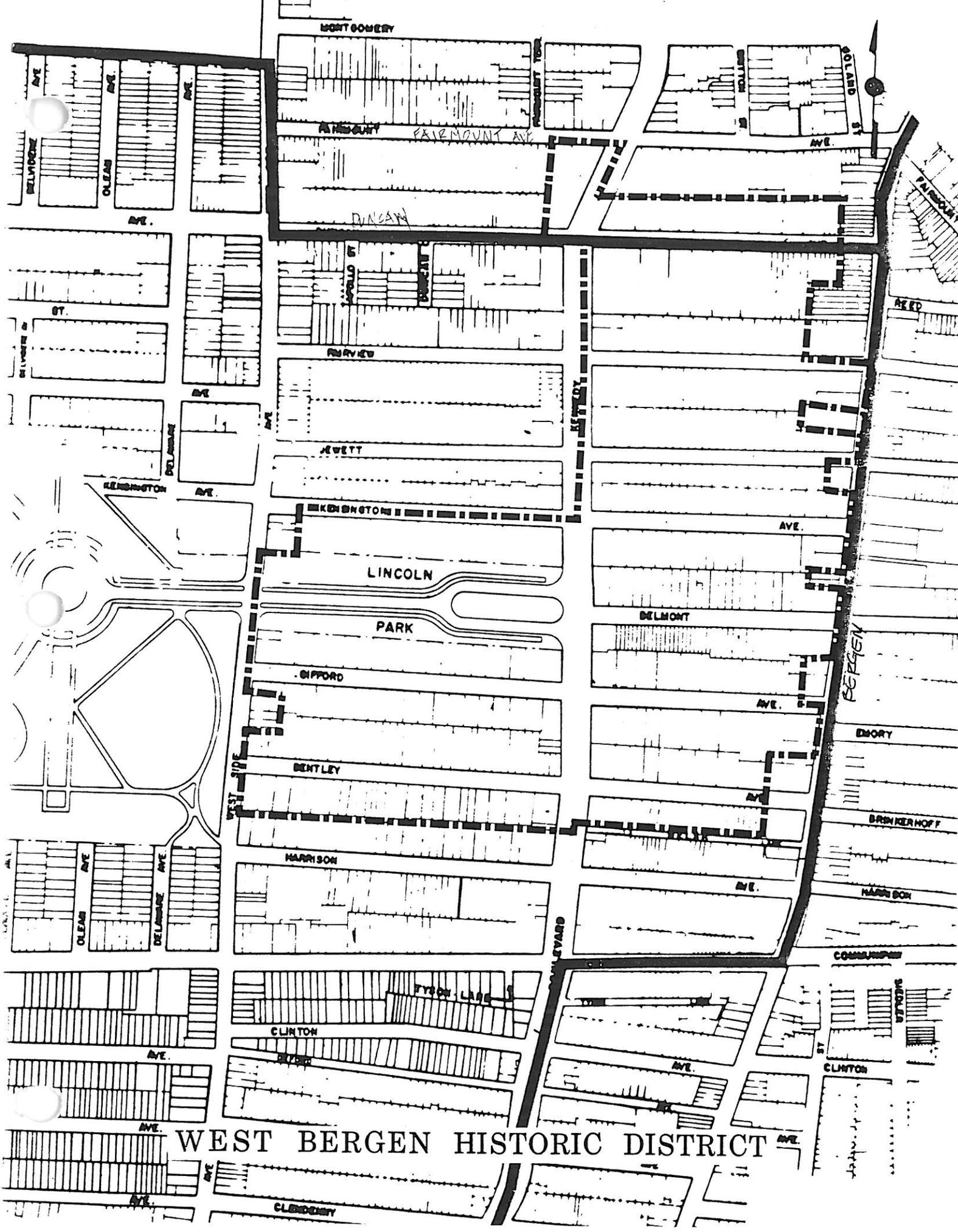
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Bank, at 2528-36 J.F. Kennedy Boulevard (0906-B5 JFK7) is another excellent Classical Revival building. Built in 1928, the two story stone structure is formally classical with an architrave cornice topped by a balustrade and a matching door enframement.

The West Bergen Historic District is important for its collection of 1880-1930 architecturally significant row houses, freestanding frame houses and apartment buildings. It is historically important as the most fashionable neighborhood in Jersey City in the late 19th and early 20th century. It was home to people who played a major part in the history of the city, the state and the nation, including Jersey City Mayor Hague, Walter M. Dear, co-owner of the Jersey Journal, New Jersey Governor Edward I. Edwards, Supreme Court Justice Charles C. Black, and George L. Record, economic advisor to Woodrow Wilson.



WEST BERGEN HISTORIC DISTRICT