NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # INDIVIDUAL STRUCTURE SURVEY FORM

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>COMMON NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION: 41,43 First Street</td>
<td>BLOCK/LOT: 223/10A.10B</td>
</tr>
<tr>
<td>MUNICIPALITY: Hoboken</td>
<td>COUNTY: Hudson</td>
</tr>
<tr>
<td>OWNER/ADDRESS: (Previous) Residential</td>
<td>PRESENT USE: Vacant</td>
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</tbody>
</table>

**DESCRIPTION**

**Construction Date:** 1890's  
**Source of Date:** visual inspection

**Architect:**  
**Builder:**

**Style:** Italianate  
**Number of Stories:** Four X four bays each

**Foundation:**  
**Form/Plan Type:** Rectangular

**Structural System:** Brick load bearing walls

**Exterior Wall Fabric:** Smooth, machine-pressed, unpainted red brick

**Fenestration:** most 2 over 2 sash intact; protruding lintels have small braquets. 4 window bays on 9's 41, 43.

**Entrance Location:** (original) central facades

**Roof/Chimneys:** flat

**Additional Architectural Description:** doors have large pedimented lintels and console-like braquets. Window and door elements are cast-iron. Paired braquets along cornices. Original st aps on both bldgs. removed.

**MAP (Indicate North)**

*Photo: 11-20-75*
SITING AND RELATED STRUCTURES: Separated from building to West (97,99 Hudson) by one story addition with three bays. Similar in height to 97,99. A one story building of post-World War II altered style is adjacent at east.

SURROUNDING ENVIRONMENT: Open Space [ ] Woodland [ ] Scattered Buildings [ ] Suburban [ ] Urban [ ] Residential [ ] Agricultural [ ] Industrial [ ] Downtown Commercial [X] Highway Commercial [ ] Other [ ]

One of a number of Italianate row buildings on this block. Faces new office building.

SIGNIFICANCE:

Among the most wholly intact row buildings in area; unusual in that first stories have survived relatively unaltered.

PHYSICAL CONDITION: Excellent [ ] Good [ ] Fair [ ] Poor [ ]
REGISTER ELIGIBILITY: Yes [ ] Possible [X] No [ ] As part of district [X]
THREATS TO STRUCTURE: Roads [ ] Development [ ] Zoning [X] Deterioration [X] No Threat [ ] Other [ ]

COMMENTS:

In Southern Hoboken Historic District.

REFERENCES:

RECORDED BY: P. Florio
ORGANIZATION: CDA
DATE: 12/79
37, 39, 41, 43 First St.

neg. # 24-6

photo date: 11-20-78
**NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #**

**INDIVIDUAL STRUCTURE SURVEY FORM**

<table>
<thead>
<tr>
<th>HISTORIC NAME:</th>
<th>COMMON NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>55,57 First St.</td>
<td>#55: Sanitary Barber Shop</td>
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<tr>
<th>LOCATION:</th>
<th>BLOCK/LOT:</th>
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<tbody>
<tr>
<td>Hoboken</td>
<td>#57: Anna Lee's</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MUNICIPALITY:</th>
<th>COUNTY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maria Doyle</td>
<td>Hudson</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OWNER/ADDRESS:</th>
<th>ORIGINAL USE:</th>
</tr>
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<tbody>
<tr>
<td>57 First, St. Hoboken, N.J.</td>
<td>Barber Shop/</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>USGS QUAD:</th>
<th>PRESENT USE:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Barber shop/ bar, w. res. above</td>
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</tbody>
</table>

**DESCRIPTION**

**Construction Date:** 1870's

**Source of Date:** visual inspection

**Architect:**

**Builder:**

**Style:** Italianate

**Number of Stories:** #55: 1; #57: 4

**Foundation:**

**Form/Plan Type:** Rectangular

**Structural System:** #55: wood frame, #57: brick load-bearing walls

**Exterior Wall Fabric:** #55: wood; #57 brick

**Fenestration:** #55: storefront plate glass projecting bay; #57: 5 bays, 1 over 1; 2 large plateglass projecting bay windows flank central entrance.

**Entrance Location:**

**Roof/Chimneys:** flat

**Additional Architectural Description:** Handsome, intact braquetted cornice surmounts facades of #57. Stone lintels and sills. Lintels of the 2nd story project more than those of other stories, and are denticulated. Foliate, cast-iron storefront cornice. #55 displays a fine braquetted cornice of wood. Storefront is framed by delicately turned wooden mullions supporting the window bay. On the interior (complete with old barber-shop chairs), mirrors are set into white marble along the last wall.
SITING AND RELATED STRUCTURES:

faces Washington State Bank to north

SURROUNDING ENVIRONMENT:  Open Space [ ]  Woodland [ ]  Scattered Buildings [ ]  Suburban [ ]  Urban [ ]  Residential [ ]  Agricultural [ ]  Industrial [ ]  Downtown Commercial [X]  Highway Commercial [ ]  Other [ ]

SIGNIFICANCE:

Exceptionally interesting surviving examples of downtown commercial establishments, preserved intact.
By their scale and the richness of detail ... upon them, these buildings contribute to the cohesiveness of First Street and the local Historic District.

PHYSICAL CONDITION:  Excellent [ ]  Good [ ]  Fair [X]  Poor [ ]
REGISTER ELIGIBILITY:     Yes [ ]  Possible [X]  No [ ]  As part of district [X]
THREATS TO STRUCTURE:  Roads [ ]  Development [ ]  Zoning [ ]  Deterioration [X]
No Threat [ ]  Other [ ]
COMMENTS:

REFERENCES:

RECORDED BY:  P. Florio
ORGANIZATION:  CDA
DATE:  12/79
STREET NAME: 1st
MUNICIPALITY: Hoboken
CROSS STREETS: Bloomfield, Garden, Park
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Side Street - Short block; narrow street gives even 3-4 story buildings a dominating appearance. Street is crowded with parked cars.

Mixed Commercial & Residential uses. Street has cluttered appearance, due to variety of styles and building heights: problem is aggravated by store signs over street, mounted perpendicularly.

PHYSICAL CONDITION OF SITES: Excellent 25% Good 60% Fair 15% Poor %
REGISTER ELIGIBILITY: Yes [ ] Possible [ ] No [ ] Part of larger district [X]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]
No Threat [X] Other [ ]
COMMENTS:

REFERENCES: 

MAP (Indicate North)
INDIVIDUAL SITES:

SOUTH SIDE

153 - Central Insurance Agency - tile altered storefront with doors and colunettes intact. 5X2 (bays) upper structure is white brick veneer with oriel (2nd-4th St.)

155 - Aversa's Market - Glass altered storefront. 3X3 Italianate with recessed window bays.

157 - City Queen Rest. - Tile altered storefront. 3X3 Italianate with recessed window panels.

159 - Apple Bar - 1st St. asphalt-brick altered storefront. 2nd & 3rd story very similar to 160 - yellow asphalt brick; brown brick surrounds top window arches only. Top parapet "1927".

161 - Restaurant - Yuyo y Mio - 2X2 Italianate brick altered storefront.

163 - Louie Laundry - brick altered storefront. 3X3 facade with aluminum siding.

165 - El Coqui Bar - one 2X2, one 3X5 section. 1st story fieldstone veneer, restaurant is aluminum siding

(Cross Garden)

STREETSIDE BLOCK

INDIVIDUAL SITES:

201-203 - Mueble Nagua & Ferreteria Hispana - Glass altered storefront on 1st St. 2nd St. - brick panels recessed between window bays (8 bays). Top panel recessed; triple denticulation below cornice line.

205 - Rafi's Nite Club - stucco altered storefront with intact residence door. 3X3 italianate - perastone.

207 - intact storefront with ornamental paving and storefront cornice 3X3 italianath.

Abandoned wood & brick altered storefront - 2nd street is italianate row (6 bays) covered in perastone. Broken windows.

211-215 1st St. - 3 abandoned storefronts. 213 residential door nearly intact. Two 3X4 italianate buildings with top floors covered with perastone.

NORTH SIDE

156-58 San German Record Store - 2X3 building. Glass altered storefront, cornice intact behind sign. Snowflake brackets (??) on facade. Pedimented top cornice brackets.

160 - 2 storefronts, one building - Mr. Barber & Florest. Stone altered storefront, but storefront and residential doors, with glass, intact. 4X7 facade - yellow brick with darker brick surrounding windows; top parapet.

RECORDED BY: 

DATE:

ORGANIZATION:
NORTH SIDE (Cont'd)

162 - 3X2 building - San Lazaro Furniture; glass altered storefront; Italianate building totally refaced in concrete stucco.

164-66 - F&W (carpet-tile-linoleum) - Wood altered storefront with intact cornice. Classic Rev (?) with star brackets (?); arched brick lintels protrude from facade.

(CROSS GARDEN)

200 - Cohresi Travel Agency - three story - fieldstone facade - 1st St.; rest is white brick.

Span-Am Grocery & Consultoro Medico - 1 story building, fieldstone facade.

Pearl Coat Company - 3 separate buildings - 2 story, 3 story and 4 story, altered into one. 1st story is stucco, glass and wood altered storefront. Right building - Italianate, 2nd story stucco altered. Middle building - Italianate with top cornice. Left building (largest) - 2nd story is altered stucco and glass. 3rd story - heavy lintels, end on coursing, corbelling above windows, denticulation on top cornice.
(Bloomfield to Washington Sts.) 110-104 First St.
neg. # 10-28

photo date: 9-19-78
(Bloomfield to Garden Sts.)
151 First St.
neg. # 10-31

153,155 First St.
neg. # 10-32

155,157,159 First St.
neg. # 10-33

photo date: 9-19-78
159, 161, 163 First St.
eg. # 10-34

163, 165, 167 First St.
eg. # 10-35

photo date: 9-19-78
SOUTH SIDE

(Carden to Park Sts.)
201-203 First St.
eg. # 25-25

photo date: 11-21-78
NORTH SIDE

(Bloomfield to Garden Sts.) 166-160 First St.
neg. # 10-30

160-150 First St.
neg. # 10-29

photo date: 9-19-78
NORTH SIDE

(Garden to Parks Sts.) 218-214, 212, 210, 208 First St.
neg. # 10-37

210, 208, 204, 202-200 First St.
neg. # 10-36

photo date: 9-19-78
STREETSIDE BLOCK

INDIVIDUAL SITES:

NORTH SIDE

250 - Rotondella Bros. - Plumbing & Heating - Brick altered storefront; white brick on top stories.

254-6 El Encanto - Nearly intact storefront and cornice. 4X5 Italianate with ornate brackets (?) and heavy top cornice. Stone coursing at lintels, brick coursing at sills.

258 - Hoboken Hardware - Tile altered storefront. 5X4 Italianate with top parapet; end on brick coursing between lintels.


262 - La Especial Carniceria - Glass altered storefront but columnettes intact. 3X5 Italianate.

264 - Near Intact store front with residential door and columnettes. 4X4 Italianate with curved lintels.

SOUTH SIDE

STREETSIDE BLOCK

INDIVIDUAL SITES:

251-55 - Liquor store, Dapo's Candy, C&A Furniture Co. - 3 tile altered storefronts - 1 building. 2nd, 3rd & 4th story of 255 1930's industrial facade (yellow brick) with flat fenestration.

257 - 2 Flags Cleaners - tile altered storefront - red brick. 4X4 Italianate.

259 - 2 story, fire abandoned commercial building.

261 - Nearly intact storefront and cornice. 5X2 Italianate (2 bays, 3 windows per oriel). Oriel cornice.

263-269 - 263 Jason Slipcovers, 267 Appliance store, 269 Joyeria (3 storefronts, 1 building). 263 & 67 almost intact storefronts; 269 tile altered building - 5X8 Italianate with Romanesque arches (5th) stone coursing, recessed panels for window bays corbelled just below cornice.
STREET NAME: 1st
MUNICIPALITY: Hoboken
CROSS STREETS: Park, Willow
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Block has higher buildings than below Garden; also, more uniform building heights. Residential rows are present, as commercial and light industrial uses are confined to 1st floor uses or separate buildings. Also, only one boarded up building on block.

PHYSICAL CONDITION OF SITES: Excellent 25% Good 70% Fair 5% Poor 0%
REGISTER ELIGIBILITY: Yes [ ] Possible [ ] No [ ] Part of larger district [X]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]
No Threat [X] Other [ ]
COMMENTS:

REFERENCES:

MAP (Indicate North)
(Park to Willow Aves.)
251-55 First St.
eg. # 26-10

neg. # 26-11

265 First St.
eg. # 26-12

265,67,69 First St.
eg. # 26-13

photo date: 11-21-78
STREET NAME: 1st  
MUNICIPALITY: Hoboken  
CROSS STREETS: Willow, Clinton  
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:
Basic character is commercial-residential with a number of 3 story frame and 5 story brick buildings. In addition, west end of south side of block has bank converted to factory. Some intact cornices: most altered — street in somewhat rundown condition.

PHYSICAL CONDITION OF SITES: Excellent 70% Good 20% Fair 80% Poor 7%
REGISTER ELIGIBILITY: Yes [ ] Possible [ ] No [ ] Part of larger district [ ]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]
No Threat [ ] Other [ ]
COMMENTS:

REFERENCES:  
MAP (Indicate North)
SOUTH SIDE

301 - 2 story Italianate; altered front facade - 2nd story originally had 4 bays - now has gambrel type roof replacing 3 bays. Intact storefront and top cornice - altered storefront.

303-307 - 2 5X4 & 1 5X3 brick commercial-residential buildings; 2 larger buildings, each have 2 storefronts intact. Storefronts on right side of 303 and all of 305. Intact cornice 305. All have protruding matching lintels.

303 - Uncle Joe's (altered storefront) & Restaurant (?) with intact cornice. 305 John's Meats & Christina Fashions (subst. intact storefronts - John's sign covers cornice).

307 - Bricked up with narrow garage door.


313 - Jefferson Trust Co. - Building classic revival; originally a bank - see individual form.

NORTH SIDE

300 - Bar appears closed. storefront cornice visibly stripped (Brick is lighter). Building is 5X4; intact top cornice; heavy lintels and coigns. 4 large bays separated by brick coigns with single window in each side.

302 - 1 story donut shop - enamelled metal panels.

304 - 3X4 badly altered storefront; false brick shingling on upper stories. Cornice original with spanish tile on top.

306 - altered storefront with redwood sign over window. 3X3 classic revival influence. Plastered with quoins, intact (wood) cornice.

308-14 - row is 2 different heights - 7 bays & 6 bays. False brick sheet metal and intact cornices. Possibly several different build6ings covered with same surface.

308 - Riverside Laundry - 310 Acevedo's - 312 Sam's Sales - 314 La Plasita Orcovena.
SOUTH SIDE

(Willow to Clinton) 301 First St.
neg. # 26-1

303 First St.
neg. # 26-2

305 First St.
eg. # 26-3

307-309-311 First St.
neg. # 26-4

photo date: 11-21-78
NORTH SIDE

314, 312, 310, 308 First St.
neg. # 25-37

310, 308, 306 First St.
neg. # 25-36

photo date: 11-21-78
302, 304 First St.
neg. # 25-35

300 First St.
neg. # 25-34

photo date: 11-21-78
INDIVIDUAL SITES:

FIRST STREET

CLINTON TO GRAND

NORTH SIDE

350-52 - Double width 5X6 with altered storefront (Alrock's Furniture - storefront cornice may be intact), heavy cast iron lintels, no cornice.


360-62, 64 - Hy's Bargains Discount (2 stores) East half is post WW II warehouse with yellow and orange brick. West half (at corner) has altered 1st story and deco with turquoise tile in 2nd and 3rd. Italianate cornice.

SOUTH SIDE

351 - Vacant

353 - Corbisiero Pastry - 1 story black and white glazed brick

STREETSIDE BLOCK

INDIVIDUAL SITES:

355 - Vacant

357 - Colon Grocery - 2 stories with aluminum siding over what must be oriel bay in 2nd story.

359 - Laja's Tavern - 3X3 - storefront basically intact with cornice - asphalt false brick above with small console bracketed cornice. Plywood replaces glass in storefront.

NORTH SIDE

361 - Rosso's Stoves, etc. - altered storefront 4X3, cast iron heavy lintels, large cornice with consoles.

363 - 4X3 - Gino's Barber - altered storefront with vinyl siding and cedar shingled "mansard". Aluminum siding above, no cornice.

365 - 4X3 - Steve's Television - altered storefront, with covered cornice and permastone. Applied false brick above with cast iron segmental aicrm lintels with upturned ends.

367 - 4X3 mision Pentecostal Antioquia in altered storefront. Aluminum siding and intact cornice.

369 - 3X3 One Hour Day Cleaning - covered storefront cornice. Intact flat lintels above (brownstone and deterio rating wood cornice.)

RECORDED BY:  
ORGANIZATION:
# Streetscape Survey Form

**Street Name:** First St.  
**Municipality:** Hoboken  
**Cross Streets:** Clinton, Grand, Adams, Jefferson  
**County:** Hudson County

**Description/Significance:**

**Physical Condition of Sites:** Excellent ☒  
**Register Eligibility:** Yes [ ] Possible [ ] No [ ] Part of larger district [ ]

**Threats to Site:** Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]

**No Threat [ ] Other [ ]

**Comments:**

**References:**

**Map (Indicate North):**
FIRST STREET

CLINTON TO GRAND

NORTH SIDE

400 - 12 story apartment house south side.

401 - 4x3 burnt-out (12 years) commercial - Deco style build-
ing - applied false brick.

GRAND TO ADAMS

SOUTH SIDE

403 - 4x4 - intact storefront cornice, cast iron segmental arch
lintels with upturned ends, C-I bracketed sills and wood console
bracketed cornice. Hoboken Liquors.

405 - 4x4 - Church of God - altered storefront - aluminum siding,
no cornice.

407 - 4x4 - Botanica Centro Espiritual - relatively intact store-
front and cornice. Wood lintels, surrounded above with wood
shingled walls, fine wood cornice.

409 - altered storefront, intact storefront cornice, intact
fenestration in most windows. Lintels as in 403, fine paired
bracketed cornice.

411, 13 - two 4x4 altered storefronts - permastone at 411,
metal storefront surround and cornice substantially intact
at 413. Both have heavy cast iron lintels: elaborate, deterior-
ating wood cornices. Club 17 at 411, Mendoza & Sons at 415
(sign on storefront cornice says S. Zorn).

415 - 4x4 Marra Shoes, intact storefront cornice. Same top
cornice as 411, 13 but segmental arch lintels with upturned
ends.

ADAMS TO JEFFERSON

NORTH SIDE

450-52 - Bob's Grocery, ?, Catano Social Club, Three Star Con-
struction.

4 (?) at Jefferson - no trespassing urban renewal. Oriel at
side. Metal top cornice has H monogram.

SOUTH SIDE

451 - asphalt
- Concrete block - Mickey Finn - Now Klondike Sam
- Aluminum Siding
- Permastone
- Last building - paired peaked cornice, fire escape
SOUTH SIDE

(Clinton to Grand Sts.) 351-55 (53 bakery) First St. neg. # 16-22

357, 359, 361 First St. neg. # 16-23

photo date: 10-25-78
361, 363 First St.
ne#. # 16-24

365, 367, 369 First St.
ne#. # 16-25

photo date: 10-25-78
SOUTH SIDE

(Grand to Adams Sts.)
401, 403, 405 First St.
neg. # 16-26

405, 407, 409 First St.
neg. # 16-27

409, 411, 415 First St.
neg. # 16-28

photo date: 10-25-78
SOUTH SIDE

(Adams to Jefferson St.s) 451-53, 455, 457 First St.
neg. # 16-32

459, 61, 63-65 First St.
neg. # 16-33

photo date: 10-25-78
NORTH SIDE

(Grand to Adams Sts.) 400, etc. First St.
neg. # 16-29

photo date: 10-25-78
STREETSIDE BLOCK

INDIVIDUAL SITES:

EAST SIDE

101-105 Side of building facing street. Garage at 105.

107 Clinton Refrigerator Center. 3 x 4 altered store front, Spanish tile over store front and top cornice; parapet with festooning at top. Facade stuccoed with quoins; full window surrounds.

109 4 x 4 false asphalt siding; intact cornice.

111 4 x 3 brick first story, aluminum siding above.

113 First story brick garage.

115 - intact metal store front cornice. Some intact details, but boarded up. 3 x 4 shingles in second and third stories. Arched third story windows dentils in top cornice. (wood?)

117 Vacant lot

119 4 x 4 brick first story peaked first story cornice, looks half-timbered but painted green. False asphalt above.

121 One story garage

STREETSIDE BLOCK

INDIVIDUAL SITES:

123 4 x 4 brick with flat lintels (shaved off?) Intact cornice.

125 Red brick 4 x 4 protruding lintels, sills and intact cornice.

127 3 x 3 aluminum siding. Covered cornice


WEST SIDE

100-102 Side two bays of five story building facing street.

104 One story storage

106-110 Two story yellow brick circa 1955 (Damian Fashions)

112 4 x 3 intact store front (Chelo's Grocery) aluminum siding above, asphalt on sides.

114 2 x 4 Asphalt siding, intact cornice

116 5 x 4 with very heavy lintels, no cornice

118 - 5 x 2 oriel (oriels are sheet metal)

120 False stone on first story, aluminum siding above.

122 Corner Fashion Craft building. Three story italiante with round arched windows in 2nd and 3rd story. See individual form.
NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Clinton
MUNICIPALITY: Hoboken
CROSS STREETS: 1st, 2nd
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Block is mixed commercial and residential in nature. East side of block is a primarily residential italianate row interspersed with one or two one story garages. Most facades have been heavily altered. West side has more and larger commercial buildings, only a few row houses. Northern 1/4 is taken up by fashion craft building, a well preserved 19th century industrial building.

PHYSICAL CONDITION OF SITES: Excellent 20% Good 60% Fair 20% Poor %
REGISTER ELIGIBILITY: Yes [ ] Possible [ ] No [ ] Part of larger district [X]
THREATS TO SITE: Roads [ ] Development [ ] Zoning [ ] Deterioration [ ]
No Threat [X] Other [ ]
COMMENTS:

REFERENCES:

MAP (Indicate North)
NORTH SIDE

(Clinton to Grand Sts.) 366-360 First St.
neg. # 16-21

356, 354 First St.
neg. # 16-20

352-350 First St.
neg. # 16-19

photo date: 10-25-78
NORTH SIDE

(Adams to Jefferson Sts.) 464 First St.

neg. # 16-31

452, 450 First St.

neg. # 16-30

photo date: 16-30