

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: Newark, First
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Highly varied and scattered development, with some deterioration present. A few residential buildings of 3-4 stories with altered facades, many 1 story commercial buildings.

East side is anchored by modern CETA building at south end; west side has numerous vacant lots, including one covering the middle 1/3 of the block.

PHYSICAL CONDITION OF SITES: Excellent 10% Good 20% Fair 50% Poor 20%
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒ Part of larger district ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

EAST SIDE

STREET NAME: Adams
MUNICIPALITY: Hoboken

75 - CETA General Offices - modern one story orange brick.

Parking lot.

DESCRIPTION/STREETScape:

81 - Morin Corp., 1930's one story orange brick commercial.

83 - 2 story red brick commercial, garage doors first story.

85 - 1 story boarded-up commercial

Vacant lot

91 - Fieldstone veneer with asphalt parapet - one story commercial.

93-95 - 2 4 x 3 italianates. 93 has partial stucco alteration of first story. Foliate patterns on lintels, stone coursings at sill and lintel level.

97 - one story commercial with gable and corrugated iron roof. (Exxon Station).

? - 4 story brick Italianate facing First Street. Two intact store-fronts with cornice.

WEST SIDE

58-60 - 2 4 x 3 Italianates with stucco altered first story.

Parking lot.

? - 1930's red brick commercial with two story addition. Garage doors at street level.

Parking lot and junk yard.

? - 4 x 3 shingle with permastone first story.

? - First story concrete.

? - Two story asphalt shingle

REFERENCES:

96 - 3 x 2 Fieldstone and aluminum siding.

? - 2 x 2 Asphalt siding ("Mickey Finn" faces street)

5202-252(908)

OFFICE OF HISTORIC PRESERVATION, 100 WEST STATE STREET, NEW JERSEY 07102

WEST SIDE

58 Adams St.
neg. # 36-30



60-66, 68-72 Adams St.
neg. # 36-31



photo date: 1-22-79

WEST SIDE



74-88 Adams St.
neg. # 36-32



90,92,94,96,98 Adams St.
36-33

photo date: 1-23-79

WEST SIDE

- 100 - 4 x 4 Italianate with heavy lintels, stripped off cornice.
- 102 - 4 x 3 Shingle with fire escape.
- 104 - Vacant lot.
- 106 - 3 x 3 aluminum siding with brick first story.
- 108 - One story red brick commercial with garage door.
- 110 - 4 x 4 Italianate double end - on brick coursings.
Heavy lintels, pedimented consul.
- 112 - 4 x 4 Italianate; top parapet; scroll lintels with pediments on second story only.
- 114 - 3 x 3 shingle
- 116 - Vacant lot.
- 126 - 4 x 4 Italianate aluminum siding with intact lintels, sills.
- 128 - Puerto Rico Auto Repair - first story stucco commercial.
- 130 - 4 x 4 Italianate with heavy lintels, new brick veneer and glass block doorway.
- 132 - 4 x 4 Italianate (faces Third) with curved lintels, glass block doorway.

EAST SIDE

Side of 12 story 1960's multi-family in tile and brick; fairly close to street behind iron fence.

Side of 2-3 story stucco and pebbled school building set back from street to allow room for playground and cage fence.

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 1st, 2nd
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

West side of street is an improvement over last block. A 3-4 story residential row. Some original facades, only for two 1-story commercial or vacant lots.

East side is two buildings -apartment building and school building with fences and a playground. Gives block a neater and more open appearance than would otherwise have.

PHYSICAL CONDITION OF SITES: Excellent ☒ Good ☒ Fair ☒ Poor ☒
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒ Part of larger district ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

WEST SIDE



100-02, 104-108 (vacant lot), 110 Adams St.
neg. # 36-34



108, 110, 112 (vacant lot), 114 Adams St.
neg. # 36-36

photo date: 1-23-79

WEST SIDE



116,118,120,122 Adams St.
neg. # 36-36



124 (vacant lot), 126,128,130,132 Adams St.
neg. # 36-37

photo date: 1-23-79

EAST SIDE

- 200 - Adams Social Club - 3 x 6 grey painted brick with fieldstone veneer as first story alternation.
- 202-204 - "House Power Wiring" - first fieldstone commercial
- 206 - Pascale and Luongo Plumbing - first renovated 1930's brick commercial with original garage door.
- 208 - _elico Yumuri Club - 3 x 4 shingle with fire escape.
- 210 - 3 x 2 aluminum siding and stucco first story with intact doorway, cornice and oriel on second and third stories.
- 212 - 4 x 3 brick italianate curved lintels. Brick altera on first story.
- 220 - Adams Gardens - 12 story 1950's multi-family in own lot; white brick, green penels, balconies.

WEST SIDE

- 201 - 4 x 3 tavern on first story; intact storefront, italianate curved lintels, new brick veneer, cornice gone.
- 203 - Vacant lot.
- 205 - 4 x 3 aluminum siding.
- 207 - 3 x 2 aluminum siding with permastone first story.
- 209 - 4 x 3 Permastone with top cornice.
- 211 - 4 x 4 Permastone with top cornice.
- 213 - Aluminum siding 3 x 2 with oriels. Orange brick first story.
- 215 - Aluminum siding with oriels. 3 x 2 red brick first story.
- 217 - LMT Steel - one story 1930's brick commercial with four large garage bays.
- 221 - Four story red brick factory (goes thru to Grand) (See individual form).

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 2nd, 3rd
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Block is less intact than last one, only 2 residential facades intact - rest are permastone and aluminum siding. West side is mixed one story commercial and 3 - 4 story residential; north one third is anchored by Adams Gardens-12 story, multi-family set in trees and shrubs, with fence.

East side anchored by large 4 story 1890's brick factory-rest is 3 and 4 story residential (all altered facades).

PHYSICAL CONDITION OF SITES: Excellent ☒ Good 50% Fair 40% Poor 10%
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☒ Part of larger district ☒
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

WEST SIDE

200-02-212 Adams St.
neg. # 37-3



208,210,212 Adams St.
neg. # 37-4



220 Adams St.
neg. # 37-5

photo date: 1-23-79



EAST SIDE

301 - Limit Steel - 1880's red brick factory-see individual form.

? - rear facade of factory on Grand St., fronted by concrete shed and tall smokestack set back from Adams Street with fence at facade level.

319 - two story orange brick commercial tavern on 1st St.

321 - Vacant lot.

323 - Two story shingle with brick veneer first story bayed windows and top cornice on second story.

325 - Parking lot.

327 - 5 x 4 italianate with heavy lintels and sills, stone and brick pattern coursing between first and second stories. Festoons on top of cornice.

329-333 Three intact 4 x 4 italianates with curved lintels, top cornices.

329-331 - Have areaways and railings.

333 - has brick altered storefront.

WEST SIDE

300 - K & E building - yellow stucco factory building converted to housing ("Clock Towers") (see individual form).

328-300 - 2 4 x 4 aluminum siding. 328 has brick altered first story.

332 - 5 x 4 Italianate with heavy lintels. Brick altered storefront on first story.

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 3rd, 4th
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Block is surprisingly good condition; not transitional, despite proximity of industrial and residential uses. East side has old Keufel and Esser factory - still operating at south end - in good condition. Middle of block has rear facade of factory on Grand - including tall smokestack and unattractive stone and concrete fence - but lot is clean and sidewalk well kept. Side is lapped by 4 buildings. intact italianate row west side is K & E "Clock Towers" apartments very clean and well maintained; rest of block is 2-3 row buildings with altered facedes.

PHYSICAL CONDITION OF SITES: Excellent 30% Good 60% Fair 10% Poor %
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☐ Part of larger district ☒
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 37-6-10
INDIVIDUAL STRUCTURE SURVEY FORMHISTORIC NAME: Keuffel & Esser
LOCATION: 300 Adams StreetCOMMON NAME: Clock Tower Apartments
BLOCK/LOT 5011-15,21-34

MUNICIPALITY: Hoboken

COUNTY: Hudson

USGS QUAD:

UTM REFERENCES:

OWNER/ADDRESS:

Zone/Northing/Easting

DESCRIPTION

Construction Date: 1906

Source of Date: building parapet

Architect:

Builder:

Style: Commercial

Form/Plan Type: "L" shaped

Number of Stories: Five - Fourteen bays on
Third, Seven on Adams

Foundation:

Exterior Wall Fabric: Concrete, painted yellow

Fenestration: Three vertical panes over spandrels in wide rectangular bays. Recessed sliding doors in second through fifth stories in nine bays.
Roof/Chimneys: bays along Third Street.

Additional Architectural Description:

The most impressive feature is a clock tower which rises out of the corner of the building at Adams and Third.

The large building was apparently extended along Jefferson St. The area to the east of that extension and to the north of the Third and Adams wing is an open area with concrete gateways that now functions as a children's park/playground.

Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Across from Senior Citizen's Housing to South. The old K&E plant is to the East and a similar nineteenth century factory grouping is cater corner to the Southeast.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐
Industrial ☒ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

Scattered residential along Jefferson.

SIGNIFICANCE:

One of the most impressive structures in Hoboken in terms of size and clarity of expression of structure.

ORIGINAL USE: Light Industrial

PHYSICAL CONDITION: Excellent ☒ Good ☐

REGISTER ELIGIBILITY: Yes ☐ Possible ☐

THREATS TO SITE: Roads ☐ Development ☐

No Threat ☒ Other ☐

COMMENTS:

PRESENT USE: Apartment bldg.

Fair ☐ Poor ☐

No ☐ Part of District ☒

Zoning ☐ Deterioration ☐

One of the more heavily publicized conversions of recent years.

REFERENCES:

RECORDED BY: J. P. Sholeen

DATE: 8-22-78

ORGANIZATION:

WEST SIDE



300-26 Adams St.
37-7



300-26 Adams St.
neg. # 37-8

photo date: 1-23-79

WEST SIDE



300-26 Adams St.
neg. # 37-9



328,330,332 Adams St.
neg. # 37-10

photo date: 1-23-79

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 4th, 5th
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Fairly solid block - predominantly residential with storefronts in first floors of many (but not all buildings). Most facades are altered with permastone or aluminum siding, but intact facades are in good shape. Only 2-3 small vacant lots or parking lots.

PHYSICAL CONDITION OF SITES: Excellent 30% Good 70% Fair 2% Poor 2%
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☐ Part of larger district ☒
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

EAST SIDE

401 - Intact 5 x 4 italianate denticulated lintels and top cornice. First story is near intact storefront columnettes and cornice.

403 - 4 x 4 Italianate with asphalt siding. Intact rails and driveway.

405 - 4 x 3 Aluminum siding, sheathed cornice orange brick barber-shop first story.

407 - Small one story bungalow with sheathed cornice, 1950's style orange brick alteration and cyclone fence set back from street.

409 - Gravel lot.

411-413 - 4 x 4 aluminum siding, brick veneer on first story, sheathed cornice.

415 - Downtown Men's Social Club - aluminum siding with intact storefront.

417 - Danny's Pizzeria - intact storefront, 5 x 4 italianate dark lintels.

419 - Near intact storefront with altered residential door; 3 x 3 aluminum siding; sheathed cornice.

421 - 4 x 3 asphalt siding; with intact top cornice and two boarded storefronts in areaway.

423 - 5 x 4 red brick italianate - first story is stucco altered storefront (Vallerini Pharmacy). Romanesque arches in 2nd and 5th stories (segmented brick) with wreaths and vertical striations in panels; egg and dart lintels on 3rd and 4th stories.

WEST SDIE

400 - 3 x 4 aluminum siding-stripped cornice; first story is brick altered storefront (tavern).

402 - Empty lot

404-406 - 2 intact 4 x 4 italianates with intact doorways, areaways and top parapets (404 parapet altered in orange brick) pedimented lintels (1st, 2nd stories) and keystone (3rd, 4th stories) both types with dentiluration.

408 - 3 x 3 aluminum siding; sheathed cornice.

410 - 4 x 4 aluminum siding, sheathed cornice; 1st story gift shop is fieldstone alteration.

412 - 2 x 2 orange brick veneer; top parapet. First floor is Carlo's Bakery.

414 - Fiore's Dairy - (structural glass storefront) with 4 x 3 perma-stone building.

416 - Parking lot.

418 - 3 x 2 Italianate with one 3-bay oriel on second and third stories; oriel bays have festooned panels below, mini-cornices above. Top cornice , first floor is intact. Storefront (no sign) and cornice.

420 - Skelly's Restaurant - 2 x 2 brick italianate with oriels on stone facade for second story. Panels above oriel bays; market extends above top cornice. First story is intact storefront except for central door.

422 - Pseudo - spanish stucco with corrugated false roof. Tile-altered storefront has original cornice.

WEST SIDE



400, 402, 404, 406 Adams St.
neg. # 37-18



404, 406 Adams St.
neg. # 37-19

photo date: 1-23-79

WEST SIDE



408, 410, 412, 414 Adams St.
neg. # 37-20



416, 408, 420, 422 Adams St.
neg. # 37-22

photo date: 1-23-79

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 5th, 6th
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

A quiet and settled-looking block, primarily residential. Mostly 3-5 story residential row buildings; many have altered facades. West side has more continuous row with many first story storefronts. East side, although anchored by school at one end, has two one story commercial intrusions and less uniform building heights.

PHYSICAL CONDITION OF SITES: Excellent 50% Good 40% Fair 10% Poor %
REGISTER ELIGIBILITY: Yes ☐ Possible ☐ No ☐ Part of larger district ☒
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat ☒ Other ☐
COMMENTS:

REFERENCES:

MAP (Indicate North)

EAST SIDE

- 501 - Public School #1 (see individual form)
- 517 - Two story timber and wood panel (first story) shingled on second story intact door and wooden garage door (Malatesta & Sons)
- 519 - Di Dennaro, 2 x 2 red brick and wood altered storefront with original cornice. Second story has 2 oriels with panels below each bay, small cornices above. Festoons on top cornice.
- 521 - Parking lot with one story, one bay white brick garage.
- 523 - 5 x 4 italianate red brick veneer alters first story window bays in vertical recessed panels; two rows of end on brick below each bay. Elaborate top cornice.
- 525 - Intact 5 x 4 italianate first story brick veneer alteration. Bays separated by raised and indented brick pilasters; end-on brick panels below bays; floriate (tie rods?) on center line below each floor; pedimented top cornice.

WEST SIDE

- 500-508 - one five story, two four story buildings in italianate style with renaissance revival touches. First story altered into white brick veneer. Stone coursings between stories; keystone lintels; top story has stone arches with protruding lintels. Fire escapes on all 3 buildings.
- 510 - 5 x 4 Italianate with top parapet shaved lintels; segmented arches surround black stone panels over top-story windows.
- 512 - Intact storefront in first story; segmented stone lintels; end-on brick panels below sills. Brick arches surround sunburst panels above top story windows.
- 514 - Luengo Plumbing - 4 x 4 shingle with brick altered storefront.
- 516 - 4 x 3 aluminum siding with fieldstone, altered storefront.
- 518 - Laggiano's Club - 3 x 3 permastone.
- 520 - Serpico's Disco - storefront altered with block glass. Facade features alternating brick patterns (especially under top parapet) white stone corners in brick lintels, small stone shamrock panels between first and second stories, stone circular design erupting from center of top parapet.
- 522 - Brick altered storefront. 3 x 3 shingle fire-damaged.
- 524 - 4 x 4 aluminum siding with brick first story.
- 526 - 4 x 4 aluminum siding.
- 528 - 4 x 3 stone facade. Classic revival denticulated top cornice, molding between second, third stories. Three-stone lintels painted dark brown. First story is near-intact storefront and cornice (J. Capporino).

530 - 3 x 4 aluminum siding, top parapet.

532 - 3 x 4 white brick, top parapet.

534 - 2 x 2 with oriels on second story and original top cornice. First story is storefront with intact residential door. Double cornice just above second story windows.

EAST SIDE CON'T.

527 - 4 x 4 aluminum siding; fieldstone basement.

529 - 3 x 4 Altered Italianate first story red brick alteration; second, third stories are shingle. Intact top cornice.

531 - One story orange brick commercial. Rounded top parapet. Starred white blocks in upper corners of window surroundings.

533 - 2 x 2 - first story is brick veneer storefront, and is shingled with rounded top parapet.

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #
STREETSCAPE SURVEY FORM

STREET NAME: Adams
MUNICIPALITY: Hoboken

CROSS STREETS: 6th, 7th
COUNTY: Hudson

DESCRIPTION/SIGNIFICANCE:

Block is demarcated as residential west side, residential and light industrial east side (residential on south end of east side). West side is primarily two story in a variety of altered facades; only one building is intact. East side is one or two story buildings; some of the light industrial buildings are abandoned.

PHYSICAL CONDITION OF SITES: Excellent 10% Good 50% Fair 40% Poor %
REGISTER ELIGIBILITY: Yes [] Possible [] No [X] Part of larger district []
THREATS TO SITE: Roads [] Development [] Zoning [] Deterioration []
No Threat [X] Other []
COMMENTS:

REFERENCES:

MAP (Indicate North)

WEST SIDE

600-602 - Penguin Stereo - one story metal and glass commercial - cornice sheathed.

604 - Fine 5 x 4 red brick italianate end on and side-leaning brick panels beneath windows; raised vertical panels with corbelled indentations between bays; foliate tie rods down center of facade. Heavy top cornice has central pediment. Altered first story (in red brick) has original colonettes.

606 - New Interstate Hardware - red brick and shingle first story; stucco with false shingling on second story.

608 - One story commercial - metal and white brick.

610 - 3 x 4 aluminum siding.

614-616 - one story red brick commercial with cement wall garage.

618 - 2 x 3 false brick with vacant lot.

620 - Two story residential red brick one story yellow brick on second story.

622-628 - 3 story 1950's style brick veneer residential. Wood garage doors on first story.

630 - Permastone 3 x 3.

632 - One story shingle commercial (Amoco).

EAST SIDE

601 - two story orange brick residential; first story is orange brick veneer storefront.

603-605 - Two buildings (of 2 stories and 3 stories) in Greek-revival style white stone. First story 603 is brick veneer altered storefront; first story 605 is stucco altered storefront with original white stone colunettes.

607 - 2 x 4 aluminum siding. Oriels on second story.

609 - 2 x 4 aluminum siding. Sheathed cornice.

611 - Tidal Engineerings - orange brick 2 x 4 with intact cornice and central garage door.

613-615 - one story orange painted brick commercial with wooden delivery doors.

617 - 2 x 3 orange brick; top cornice intact. First story unaltered, has intact door, commercial window and cornice. (Not typical Hoboken storefront)

619 - Row of one story cinder block garages-vacant, deteriorating-set well back from street and fronted by over grown lot.

625 - Stephen Hall Co. (corner) one story red brick light industrial bricked up windows and corner tower. Asphalt-sheathed roof addition set well back from facade plane.

WEST SIDE



712 Adams St.
neg. # 37-33



714(vacant lot), 716,718 Adams St.
neg. # 37-34

photo date: 1-23-79

WEST SIDE



720-30(vacant), 732 Adams St.
neg. # 37-35

photo date: 1-23-79

WEST SIDE



Associated Risk Building
1100-1114 Adams St.
neg. # 38-15

photo date: 1-23-79