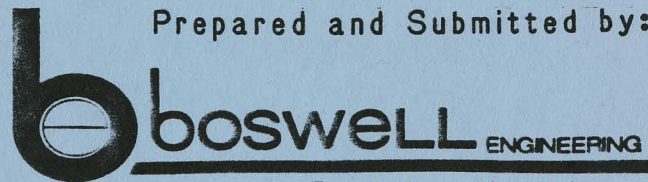


REHABILITATION
OF
HOBOKEN CITY HALL
HOBOKEN NEW JERSEY



PROPOSAL FOR
Architectural, Engineering, and Historic
Survey and Analysis

Prepared and Submitted by:



Anthony Forjohn, Architect
78 Mount Vernon Street
Ridgefield Park, NJ 07660

Project No. CH-101
April 1, 1987

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INTRODUCTION

The interior of the building is in serious need of extensive restoration. Floors, walls, doors, trim, toilets and stairs need restoration. Inadequate and inconsistent heating, lighting, electrical and plumbing systems are also in need of improvement.

Boswell Engineering has been requested by the Director of Public Works of the City of Hoboken to submit a proposal for the preparation of a complete and detailed architectural, engineering, and historic survey and analysis of the existing Hoboken City Hall, and to include therein appropriate recommendations for the extensive renovation of same, together with cost estimates therefor. In connection with the preparation of this proposal, we have met with various officials of the City of Hoboken including the Director of Public Works, City Engineer, representatives of the Fire Department, as well as representatives of the Police Department and other administrative offices located within City Hall. We have also inspected the building on several occasions and we have taken appropriate photographs of various areas of interest of the building, some of which are included in this proposal.

The purpose of this Introduction is to provide a brief historical background into the building and the renovations which have occurred prior hereto, as well as to outline in brief the scope of the services which are the subject of this proposal.

In spite of beneficial renovations to City Hall in 1976, which included a new roof, new windows and stabilization and restoration of brownstone and copper trim, deterioration of the building has continued. Entrance ways to the building, including the main front entrance, are now equipped with temporary canopies to provide protection to pedestrians from fallen masonry. Deterioration of the brownstone trim and balustrades is extensive and prompt restoration of these and other exterior building elements is vital to the safe and continued use and preservation of the structure. Additionally, exterior pavements are in disrepair and police vehicles are forced to park on sidewalks, further compromising the pedestrian use and overall appearance of the building. Landscaping and site lighting are also in great need of improvement.

INTRODUCTION (Cont.)

The interior of the building is in serious need of extensive restoration. Floors, walls, doors, trim, toilets and stairs need restoration. Inadequate and inconsistent heating, lighting, electrical and plumbing systems are in need of repair, improvement, or total replacement. Air conditioning is presently accomplished utilizing window units also with inconsistent or unsatisfactory results. Consequently, we will consider the installation of a new air conditioning system.

During the course of our inspections, a number of questions were raised about the suitability of the existing accommodations for many of the governmental functions. Also, the image of the government of the City of Hoboken is greatly compromised as a result of the deterioration of the building in which it is housed. Two pressing and immediate concerns are for pedestrian safety which is strengthened by the deteriorating exterior masonry, and also for the interior occupant safety which is compromised by a lack of a adequate fire alarm and fire detection system, as well as proper means of egress in the event of fire. The continued use of this building for public functions in which large numbers of people congregate, requires prompt and serious consideration.

This proposal presents the architectural, engineering, historical and planning services required for an assessment of the work necessary for complete rehabilitation. It is our intent that during the course of the preparation of the final report, that we will include cost estimates for each of these areas, as well as a priority listing of each of the areas of work so that the governing body will be in a position to assess both the extent of necessary work, as well as the availability of sufficient funding for the eventual construction project to be undertaken.

c. MECHANICAL AND ELECTRICAL SYSTEMS

All existing mechanical systems of the building and site, including heating, air conditioning, lighting, electrical and plumbing systems will be inspected and recorded as a part of mechanical floor plans of the building. These mechanical plans will serve as a basis for the evaluation of existing mechanical systems, and the eventual design and construction of modified or new mechanical systems required for the proper rehabilitation of City Hall.

A.

CONSULTING SERVICES

1. FIELD SURVEY

a. HISTORICAL SURVEY

The building and site will be inspected by a qualified architectural historian. The existing historical fabric of the building will be photographically recorded, and an historical report will be prepared, indicating how rehabilitation of the building should proceed with respect to historical preservation. The Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, issued by the Secretary of the Interior, National Park Service, will be followed, and will be integrated into the survey. These standards have as their goal, efficient contemporary use of historic buildings while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

b. ARCHITECTURAL SURVEY

The building and site will be measured, and a set of scaled survey drawings will be prepared, including a site plan, floor plans, exterior elevations, sections and interior elevations. These drawings, in conjunction with the photographs of the historical survey will provide a thorough, though not exhaustive record of existing conditions, and will serve as important references for the eventual design and documentation work required for the rehabilitation of City Hall. After quite a bit of research, we were unable to secure a complete set of drawings showing existing conditions and dimensions.

c. MECHANICAL AND ELECTRICAL SURVEY

All existing mechanical systems of the building and site, including heating, air conditioning, lighting, electrical and plumbing systems will be inspected and recorded on a set of mechanical floor plans of the building. These mechanical plans will serve as a basis for the evaluation of existing mechanical systems, and the eventual design and documentation of modified or new mechanical systems required for the proper rehabilitation of City Hall.



EXISTING EXTERIOR AND FIRE EXIT



EXISTING SITE CONDITIONS



EXISTING ELECTRICAL CONDITIONS



EXISTING TOILET FACILITIES



EXISTING TOILET FACILITIES

A. CONSULTING SERVICES (CONT.)

2. BUILDING CODE ANALYSIS

a. EGRESS

The building will be examined with respect to use, occupancy load, the location, construction, size and character of all exits, together with the arrangement of aisles, corridors, passageways and hallways leading to exits, to determine if the egress requirements of the applicable building codes are met. Code violations will be listed, together with necessary remedies.

b. FIRE PROTECTION SYSTEMS

The building will be examined with respect to fire alarm, fire detection and fire suppression systems, as required by the applicable building codes. Code violations will be listed, together with necessary remedies.

3. PROGRAM ANALYSIS

Rehabilitation of City Hall presents an opportunity to examine the operations and facilities of its departments. The program analysis will examine the operations of City Hall departments with respect to space needs, departmental relationships, public access, security, partitioning, furniture systems, equipment layout and requirements and non-office requirements such as lounges, food services, conference rooms, lockers, detention and storage. Recommendations will be made regarding effective space utilization and equipment requirements for efficient departmental functioning. The effects of future trends and new technologies on City Hall operations will also be addressed.

A. CONSULTING SERVICES (CONT.)

4. STRUCTURAL INVESTIGATION

City Hall will be inspected with respect to the structural condition of the building. Structural problems will be identified, and remedial measures will be outlined.

5. ARCHITECTURAL RENOVATIONS

a. SITE

A study will be made of site conditions. Recommendations will be presented regarding site improvements, with attention to sidewalks, entranceways, drainage, parking, landscaping and lighting. A schematic site plan will be prepared to indicate recommended site work, including improvements of contiguous roads.

b. EXTERIOR BUILDING RENOVATIONS

The building exterior will be surveyed with attention given to all structural and decorative components. The condition of masonry, including brownstone trim and structure, windows, doors, cornices, roofing, flashing, fire escapes and miscellaneous exterior features such as clocks, flagpoles and sculpture will be assessed and documented with respect to rehabilitation requirements. Particular emphasis will be placed on sensible and practical preservation of the unique architectural character of the building. Various schematic drawings will be prepared and analyzed with respect to cost.

c. INTERIOR BUILDING RENOVATIONS

The building interior will be surveyed with attention given to all interior components. Floors, walls, partitions, wainscot, ceilings, doors, trim, stairs and toilet rooms will be assessed, and documented with respect to rehabilitation requirements. As with the exterior, preservation of existing interior historical fabric will be a priority. Schematic floor plans indicating recommended renovations will be issued.

A. CONSULTING SERVICES (CONT.)

COMPUTATION FEE

6. MECHANICAL RENOVATIONS

The existing heating, air conditioning, electrical, lighting and plumbing systems will be examined and evaluated. Recommendations will be made for improvement or replacement of these systems. The aim will be to define the required modern mechanical systems needed to provide a comfortable environment for governmental workers and the public.

7. CONSTRUCTION COST

Construction costs for all recommended improvements and renovations will be given. These costs will necessarily be preliminary in nature, but substantive, and will provide a basis for addressing fundamental issues relating to rehabilitation of City Hall, such as economic feasibility, financing and options and alternatives.

8. FUNDING

The various funding options that could be applied to financing the rehabilitation of City Hall will be presented and briefly analyzed. We will examine the availability of grants for the construction work and we will discuss other funding options which have had successful results in this and other areas of the country.

B.

COMPUTATION FEE

For the purpose of the preparation of this proposal, we have attempted to estimate the number of man-hours for each job category which will be involved on this project in the preparation of the final report. In each case, we assign the appropriate hourly wage rate, computed the total estimated cost of direct salaries, and added the appropriate overhead and profit.

Based thereon, we are prepared to provide all services as described in detail in this proposal for a total lump sum fee of \$68,000.00. This total lump sum fee includes estimates for outside historic consultant and program consultant which will be billed as a reimbursed expense directly to the City of Hoboken. Accordingly, the total fee may be reduced somewhat if our initial estimates are on the high side as we believe they are.

This fee further anticipates our presence at meetings with department heads and possibly with the full Council in order to discuss the results of the report and in order to prioritize the recommendations and determine a final construction estimate for the rehabilitation project.

U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

APPENDIX A

HISTORICAL NOMINATION FORM,
NATIONAL REGISTER OF HISTORIC PLACES

☒ NAME
HISTORIC
Hoboken City Hall
AND/OR COMMON

☒ LOCATION
STREET & NUMBER
80-82 Washington Street
CITY/TOWN
Hoboken
STATE
NJ
COUNTY
Hudson
FEDERAL DISTRICT
New York
CONGRESSIONAL DISTRICT
11
ZIP CODE
07030

☒ CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☒ DISTRICT	☒ PRIVATE	☒ EXISTING	☒ RESIDENTIAL
☐ LANDMARK	☐ PUBLIC	☐ PROPOSED	☐ COMMERCIAL
☐ SITE	☐ GOVT	☐ WORK IN PROGRESS	☐ EDUCATIONAL
☐ MONUMENT	☐ PUBLIC & COLLECTIVE	☐ ACCESSIBLE	☐ ENTERTAINMENT
☐ MONUMENT	☐ PRIVATE	☐ NOT RESTRICTED	☒ CULTURAL
☐ MONUMENT	☐ GOVT	☐ YES UNRESTRICTED	☐ INDUSTRIAL
☐ MONUMENT	☐ GOVT	☐ NO	☐ OFFICE

☒ OWNER OF PROPERTY
NAME
Mayor and City Council of the City of Hoboken, New Jersey
ADDRESS
80-82 Washington Street
CITY/TOWN
Hoboken
STATE
New Jersey

☒ LOCATION OF LEGAL DESCRIPTION
ADDRESS
Register of Deeds, Hudson County Administration Building
CITY/TOWN
Hoboken
STATE
New Jersey

☒ REPRESENTATION IN EXISTING SURVEYS
NAME
New Jersey Historic Sites Inventory #1450.12
DATE
1980

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS☒ NAME

HISTORIC

HOBOKEN CITY HALL

AND/OR COMMON

☒ LOCATION

STREET & NUMBER

86-98 Washington Street

CITY, TOWN

Hoboken

STATE

New Jersey

VICINITY OF

CODE

034

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Fourteenth

COUNTY

Hudson

CODE

017

☒ CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

☐ DISTRICT☒ PUBLIC☒ OCCUPIED☐ AGRICULTURE☐ MUSEUM☒ BUILDING(S)☐ PRIVATE☐ UNOCCUPIED☐ COMMERCIAL☐ PARK☐ STRUCTURE☐ BOTH☐ WORK IN PROGRESS☐ EDUCATIONAL☐ PRIVATE RESIDENCE☐ SITE☐ PUBLIC ACQUISITION☐ ACCESSIBLE☒ GOVERNMENT☐ RELIGIOUS☐ OBJECT☐ IN PROCESS☐ YES: RESTRICTED☐ INDUSTRIAL☐ SCIENTIFIC☐ BEING CONSIDERED☐ YES: UNRESTRICTED☐ MILITARY☐ TRANSPORTATION☐ NO☐ OTHER:☒ OWNER OF PROPERTY

NAME

Mayor and City Council of the City of Hoboken, New Jersey

STREET & NUMBER

86-98 Washington Street

CITY, TOWN

Hoboken

VICINITY OF

STATE

New Jersey

☒ LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds, Hudson County Administration Building

STREET & NUMBER

505 Newark Avenue

CITY, TOWN

Jersey City

STATE

New Jersey

☒ REPRESENTATION IN EXISTING SURVEYS

TITLE

New Jersey Historic Sites Inventory #1490.12

DATE

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

P.O. Box 1410 Department of Environmental Protection

CITY, TOWN

Trenton

STATE

New Jersey 08625

State Register - 08/13/75

DESCRIPTION

CONDITION

☐ EXCELLENT

☒ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☐ UNALTERED

☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hoboken City Hall occupies a square block in the heart of downtown Hoboken, fronting on Washington Street. The present building incorporates two phases of construction, the first completed in 1883, the second in 1911.

City Hall of 1883, was designed by Francis George Himpler in Second Empire Style. Its facade is ultimately based on Haussman's redesign of the Tuileries. Two full stories surmounted a high basement, the whole topped by a mansard roof enclosing usable garret space. The facade was divided into five bays. A central pavilion, marked by an arched doorway and window crowned with broken segmental pediments, and culminating in a low mansarded clock tower, was set slightly forward from the main block of the building. At either end were two pavilions each the width of one window. Shallowly recessed between the central and end pavilions were two bays, each three windows in width. These elements were set off from one another by rusticated quoins.

Materials were somber. The basement was of rock-faced ashlar; the upper stories of brick with brownstone trim. Heavy molded brownstone belt courses defined the stories, which were also differentiated by window trim, triangular pediments on the first floor, segmental on the second. The mansard was pierced by rondels with triangular peaks, in the end pavilions, which bore rectangular, pedimented windows.

Behind this facade, the plan was U-shaped, with wings enclosing a courtyard extending to the rear. These wings are still visible, with the lower walls, virtually unaltered, divided into three bays by the device of recessing the central section the thickness of one brick. The decorative detailing of the facade is continued on the first bay; the other two bays and the rear of these wings have simple flat belt courses and plain Italianate window trim. Each of the side facades was pierced by a pedimented door in the rear bay. That on the north side still bears the partially effaced inscription "Police and Records Court."

The building of 1911 left the major portions of the 1883 building intact as the core of the new construction. The central doorway and window above remain intact, as does one window of the original building in both stories, on either side of the entrance. This section of the old building was, however, faced with cream-color brick to match the new construction. The major elements of the later are two, two-story, square projecting bays on either side of the entrance: a two-story jail in the courtyard between the arms of the "U"; and conversion of the mansard to a full third story. All of these are executed in cream-color brick with brownstone trim.

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The new facade, like the old, stresses the central entrance. The old doorway is screened by a portico linking the two new wings. Paired Ionic columns carry an Italianate balustrade. Window openings are wide rectangles, those on the first floor ornamented with simple entablatures carried on consoles. The wings, flat-roofed, are surmounted by a copper modillion cornice and balustrades alternating brick piers with run of brownstone balusters. The new third floor is also flat-roofed with a strong metal cornice. The central window is framed by a paired brick and brownstone pilasters surmounted by a copper open pediment framing a decorative cartouche. Above, two brownstone pedestals bearing gilded eagles flank a brownstone cresting. The roof corners are marked by brick parapets. The total effect transforms what was a Second Empire building to the forms and spirit of Beaux Arts Classicism.

In front of the building a small lawn, fenced, but linked with benches, serves as a gathering place for Hoboken's citizens. The space is further adorned by three (the fourth is missing) street lamps. These are in the form of Roman Doric columns, from which spring ornamental scrolls to hold the light fixtures. They were cast by the architectural metalworking firm of J.W. Fiske.

The added third story, finished off with a parapet continues at the same height on two bays of the wings. The third story of the rear bay is lower, with a balustrade similar to that on the additions to the facade. At the rear of the building, the addition housing the jail is a simple two-story cube with a hip roof, masked along the street elevation by a steeped parapet bearing a date stone inscribed "1911."

The major interior spaces appear to be those created in the 1883 building. Access is through a two-bay, groin-vaulted entry, leading to a transverse groin-vaulted hall which runs the full width of the building. Floors are of gray Minton tile with a foliated border. All openings into the jails have heavily molded wooden architraves and pediment. Other major interior spaces on the first floor include the courtroom, with trim similar to that in the hall, and, in the new wings, the County Clerk's and Tax Collector's Offices, each with handsome carved wooden counters.

Access to the second floor is through a rear stair hall with a offset open-well stair. The newel post, of cast iron, supports a lighting fixture in the form of an Ionic column. The stairrail is of

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cast and wrought iron. This stairway gives access to a wide hall which repeats the proportions of that on the first floor. Again all openings are framed in heavy wooden trim, but entablatures on consoles replace the pediments of the first floor. Like all major interior spaces in the building, with the exceptions of the main hall on the first floor, the second floor hallway has a coffered pressed metal ceiling, with deep cove cornices.

SIGNIFICANCE

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☒ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☒ PHILOSOPHY	☐ TRANSPORTATION
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☒ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1883, 1911

BUILDER/ARCHITECT Francis George Himpler

STATEMENT OF SIGNIFICANCE

Every city and town through the United States contains, at least, one important public building which conducts the official business of its city. In Hoboken, that building is City Hall, located at 86-98 Washington Street.

The village of Hoboken grew slow until, 1784, when Colonel John Stevens, founder of Hoboken, bought the property for \$90,000. On March 28, 1855, Hoboken was incorporated as a City. By that time the City's political, industrial, commercial and residential growth was substantial and required a City Hall capable of housing the governmental activities.

The land on which the building now stands originally was a Market Place, where people were often found trading rare foreign commodities. Prior to its completion in 1881, official city business was conducted at the old Morton House, 209 Washington Street.

City Hall's significance appears in three major areas: Architecture, Military and Political.

In the area of architecture, City Hall is important because of its monumental facade with classical detailing, typical of civic architecture of the late nineteenth and early twentieth centuries. The architect, Francis G. Himpler, was noted for church architecture but also designed many other buildings. He was especially successful in planning the acoustic properties of large structures, invented an improved wooden partition preventing cracks in ceilings and walls. He never worked from blueprints or typed specifications. He also designed Public School Number 4 in Hoboken and Our Lady of Grace Church and Academy of the Sacred Heart Church also in Hoboken.

In the area of military significance, the City Hall had facilities for an armory which was housed on the top floor of the building. During World War I, Hoboken was the major port of embarkation for troops sailing for Europe. The City's Police Department, headquartered in City Hall, were called upon to join with the military police in controlling the thousands of soldiers and sailors who passed through Hoboken. On at least one occasion, some 300 to 400 sailors besieged City Hall in an attempt to free two to three of their number, who had been arrested for loitering.

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Politically, City Hall is the center of all of Hoboken's political life. Municipal offices have continually been housed there since 1883. The building is in constant use because of the Tax Collector's Office and the Police Department on the ground level. In the early twentieth century, many major political receptions were held right on the steps of the building; one example being, the traditional New Year's reception in 1906 when George Steil became Mayor.

City Hall has been the center of all Hoboken's political life for over 92 years. The architecture is unique due to the creativeness of Himpler and his unusual style of designing. The building has military significance in that it stands ready as an armory to house ammunition for defense purposes. Most of the major decisions concerning the workings of the city are carried on in this building and plans for the continual development are discussed and executed within these walls.

(Minor Revisions)

Nanci Kostrow - Historic Sites

Office Dept. of Env. Protection

Community Development Agency

201-762-6783

STATE

New Jersey

CITY

Hoboken

LOCATION

DATE

BY

NAME

ADDRESS

CITY

STATE

ZIP

DATE

BY

NAME

ADDRESS

CITY

STATE

ZIP

DATE

BY

MAJOR BIBLIOGRAPHICAL REFERENCES

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Evening News of Hoboken (1893)

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 acre

UTM REFERENCES

A 1 581750 1108120
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

FORM PREPARED BY

NAME - TITLE

Patricia Billis, Assistant Coordinator

ORGANIZATION

Municipal Operations Program, Community Development Agency

STREET & NUMBER

84 Washington Street

CITY OR TOWN

Hoboken

(Minor Revisions

Nanci Kostrub - Historic Sites

Office Dept. of Env. Protection

DATE

TELEPHONE

201-792-6700

STATE

New Jersey

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL XX

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Commissioner, Department of Environmental Protection

DATE

August 13, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

[Signature]

DATE

11/1/76

DATE

12/31/75

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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HOBOKEN
CITY HALL

BLOOMFIELD

FIRST ST.

NEWARK

WASHINGTON

OBSERVER HIGHWAY

HUDSON

HUDSON

RIVER

ST.

ST.

CITY HALL

19

18

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