



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
TRENTON

DIVISION OF MARINE SERVICES

PLEASE ADDRESS REPLY TO:
P. O. BOX 1889
TRENTON, N. J. 08625

MAR 29 1979

Dr. William Murtagh
Keeper of the National Register
Heritage Conservation and Recreation
Service
Department of the Interior
18th and C Streets, N.W.
Washington, D.C. 20240

Dear Dr. Murtagh:

I am pleased to nominate the Hoboken Land and Improvement Company, Hoboken, Hudson County to the National Register.

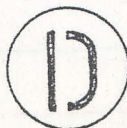
This nomination has received approval of the State Review Committee for Historic Sites.

Should you want any further information concerning this application, please feel free to contact the staff of the Office of Historic Preservation, 109 West State Street, Department of Environmental Protection, Trenton, New Jersey 08625, telephone (609) 292-2023.

Sincerely,

Betty Wilson
Betty Wilson
Deputy State Historic
Preservation Officer

BW/vp



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Hoboken Land and Improvement Company Building

AND/OR COMMON

SAME

2 LOCATION

STREET & NUMBER

-1 Newark Street

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

CITY, TOWN

Hoboken

VICINITY OF

STATE

New Jersey

CODE 34

COUNTY Hudson

CODE 017

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Hoboken Land Building, Inc. (Nathan Baker, President)

STREET & NUMBER

1 Newark Street

CITY, TOWN

Hoboken

VICINITY OF

STATE New Jersey

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

Hudson County Administration Offices

STREET & NUMBER

595 Newark Avenue

CITY, TOWN

Jersey City

STATE New Jersey

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

New Jersey Historic Sites Inventory

DATE

1976

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 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

Situated near the Erie Lackawanna Terminal on the southeast corner of River and Newark Streets, the Hoboken Land & Improvement Company Building is a 2 1/2 to 3 story, rectangular, red brick structure, with its length running an entire block. Not having a discernible facade, it must be assumed by its address that the long side on Newark Street, facing north, is the front. It is on this side, as well as the south side, that the building appears to have five distinct sections, which are united by a band of rough cut granite blocks extending from the ground to the first floor window sills and totally encompassing the building. The two end and middle sections are wider and have a lower roofline than the other two sections, thus giving them only 2 1/2 stories. These three sections have a string course separating the first and second floors and are topped with asphalt shingled, hip roofs containing dormer windows. The dormers on the middle section stop at the cornice, while the dormers on the end sections extend below the cornice. The two end sections are two bays wide. The middle section has five bays and contains the main entranceway, which leads to a similar doorway on the south side. The two remaining sections are a full three stories in height and are also topped with asphalt shingled pyramidal roofs. These sections are faced with decorative brickwork entailing the use of arches, corbeling and rectangular recessed panels of varying sizes. Their counterparts on the south side are differentiated by having two windows on each floor and are decorated just below the cornice line with brickwork forming arches and corbels. On the third floor, between the two rectangular windows, there is a round window on one section and on the other a terra cotta panel bordered with an egg & dart molding and containing a clock face surrounded by objects from the sea and topped with the company's monogram. There is ornamental brickwork on every side of the building and it is further enhanced by the use of two different colored mortars. Where there are recessed brick panels in the facade, the recessed brick is accentuated by the use of white lime mortar as compared to the red mortar on the remaining portions. The two chimneys, one in the middle section and the other on the end section facing west, are also decorated with recessed panels. All the masonry work was done by Myles Tierney, who was a resident of Hoboken.

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NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

Hoboken Land and Improvement Company Building
Hoboken
Hudson County
New Jersey 074
CONTINUATION SHEET

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Description (continued)

Although there have been alterations made to the exterior, the overall character of the building has been maintained. Some of the changes which have occurred include the removal of all the cornices, a decorative frieze and stationary awnings which extended over the ground story on all sides of the end and middle sections. Many of the dormers, which were originally above the cornice and contained double windows, are now single windows and extend below the cornice. Some of the arched windows on the second floor have been replaced with rectangular windows. The asphalt shingle roof is not original. From old photographs it appears to have been originally slate or pantiles.

The building is in good structural condition with the exception of extensive deterioration to red mortar. This should be repointed.

8 SIGNIFICANCE

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

1889

BUILDER/ARCHITECT

Myles Tierney

STATEMENT OF SIGNIFICANCE

The Hoboken Land & Improvement Co. Building is significant for its historic association with the commercial development of Hoboken, N.J. and enterprises involving the development and expansion of transportation facilities. The unique design of the building, although it cannot be characterized as belonging to a particular architectural style, is significant for the excellence of its craftsmanship and detailing.

Hoboken once belonged to Colonel John Stevens and, two weeks before he died, on Feb. 21, 1838 the Hoboken Land & Improvement Co. (a real estate holding corporation for the Stevens family interests) was incorporated by a special act of the N.J. Legislature. It was given the power to develop the city for residential, business and industrial purposes and was responsible for planning the street layout of Hoboken. The company constructed a section of railroad from Hoboken to Newark, thus enabling the Morris & Essex Railroad to reach Hoboken. It assisted financially in the completion of the Erie Tunnel and in the construction of the railroad from the tunnel to the Delaware & Hudson Canal Co.'s coal docks at Weehawken. It contributed to the construction of the horse car lines. The company was also responsible for overseeing its subsidiary companies, which included the Hoboken Ferry Co. The Hoboken and Hudson City Horse Car Railroad and the Hoboken and Newark Railroad.

This building, at 1 Newark Street, is where the company maintained its offices from 1889 until it was formally dissolved on Dec. 2, 1946. Nathan Baker (the present owner) bought the building on Mar. 15, 1948 and it still serves as an office building. Always maritime minded, the Stevens family had the structure, especially the facade and the broad central stairway, designed generally to simulate a ship. Although the architect is unknown, the individual responsible for the masonry work, which is of a very high quality and richly detailed, is recorded to have been Myles Tierney.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cummings, Charles F.: Krom, Thaddeus J. and Studley, Miriam V., eds.
Microfilm Edition of the Stevens Family Papers 46 rolls: 1666-1959.
Newark: New Jersey Historical Society, 1968.

The Evening New and Hoboken. Hoboken, New Jersey 1893.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .43 acres (18,893 sq. ft.)

QUADRANGLE NAME Jersey City

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 18 582000 4509710

ZONE EASTING NORTHING

C

E

G

B

ZONE EASTING NORTHING

D

F

H

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies city lot 10 and is approximately 43,50' x 250' in size

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME Miss Alane Guitian

(Terry Karschner, OHP, Trenton,
609-292-2028)

ORGANIZATION Columbia University Graduate School
of Architecture and Planning

DATE

May 1, 1978

STREET & NUMBER Johnson Hall, #1117
411 West 116th Street

TELEPHONE

(212) 280-7766

CITY OR TOWN

New York

STATE

New York

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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.

Deputy

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

3-29-79

TITLE Deputy Commissioner, Dept. of Environmental Protection DATE March 29, 1979

FOR NPS USE ONLY

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

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM

Hoboken Land and Improvement Company Building
Hoboken
Hudson County
New Jersey 07404

CONTINUATION SHEET

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9 Major Biographical References (continued)

Heaney, John J. The Bicentennial Comes to Hoboken. Hoboken,
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Smith, Harry J., Jr. Romance of the Hoboken Ferry. New York:
Prentice-Hall, Inc., 1931.

Turnbull, Archibald D. John Stevens: An American Record. New
York: The Century Co., 1928.

Winfield, Charles H. Hopoghan Hackingh - Hoboken, A Pleasure
Resort for Old New York. New York: The Caxton Press,
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