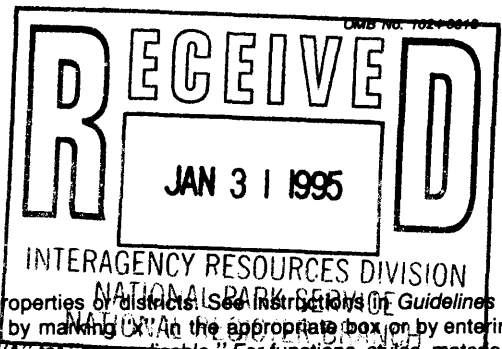


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions or Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking  in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Fairmount Apartments  
other names/site number Divine Fairmount Hotel

2. Location

street & number 2595 Kennedy Boulevard  not for publication  
city, town Jersey City  vicinity  
state New Jersey code NJ 034 county Hudson code 017 zip code 07306

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>      </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of certifying official [Signature] Date 12/24/00  
Assistant Commissioner for Natural & Historic Resources/DSHPO  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
Edean H. Beal Entered in the National Register 3/3/95  
\_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/apartment building

DOMESTIC/hotel

DOMESTIC/

Current Functions (enter categories from instructions)

VACANT/NOT IN USE

**7. Description**

Architectural Classification

(enter categories from instructions)

LATE 19th &amp; EARLY 20th CENTURY AMERICAN

MOVEMENT/arts and crafts

LATE 19th &amp; 20th CENTURY REVIVALS/

classical revival

Materials (enter categories from instructions)

foundation stucco

walls brick

stucco

roof asphalt shingle

other limestone (trim)

Describe present and historic physical appearance.

The Fairmount Apartments is a large, four and one-half story structure constructed of brick and stucco with a hipped asphalt roof with jerkinhead dormers that retains a high degree of integrity from its construction in 1909 and 1912. Prominently sited along Kennedy Boulevard (formerly Hudson Boulevard) in the section of Jersey City previously known as Jersey City Heights, the building consists of two distinct yet similarly designed, L-shaped structures, tied together at the first floor by a central, one-story connector. Atypical of early twentieth-century, apartment building design of this period, the Fairmount remains an excellent example of Arts and Crafts design that incorporates the overall exterior design, massing, material and details typical of the Arts and Crafts style with highly articulated, Classical Revival entranceways and interiors.

Detailed Description

As constructed in 1909, the Fairmount consisted only of the eastern tower, that section of the building along Fairmount Avenue and Kennedy Boulevard, including the eastern section of the one-story connector. The roof was originally adorned with a green spanish tile hipped roof with broad overhanging eaves and exposed wooden rafter tails. The 1909 building contained 33 apartments and 87 rooms.

Three hexagonal, textured stucco bays face Kennedy Boulevard and two face Fairmount Avenue. Each bay extends three full stories with the fourth floor above the bays containing multi-light doors that open onto the roof of the bays. These stuccoed bays as well as the fourth story banding are embellished with inlaid brickwork and mosaics arranged in geometric patterns. Along the base of the building is the continued use of stucco, however instead of the textured finish as applied elsewhere, here the stucco was scored to simulate blocks of cut stone in an attempt to unite the base of the building with the classically styled stone entrances.

The primary historic entrance to the 1909 building along Kennedy Boulevard consists of a Classical Revival limestone frontispiece with engaged, fluted Corinthian columns and cornice that frame an arched doorway containing a pair of simple, glazed doors with iron grilles. Above this entrance, is a pedimented window with fluted pilasters and Corinthian capitals. An iron railing sits atop the denticulated doorway cornice.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G N/A

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1909-1930

Significant Dates

1909

1912

Cultural Affiliation

undefined

Significant Person

N/A

Architect/Builder

Newman, Frank Eaton

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Fairmount Apartments meets criteria C for its architectural significance as a major architectural work by the prominent Philadelphia and New York architectural firm of Newman and Harris and as a distinctive example of the Arts and Crafts movement. In addition, the Fairmount meets Criteria A due to its significant contribution as a model for the growth and development of the multi-story apartment buildings in the West Bergen (formerly Jersey City Heights) section of Jersey City in the early twentieth century.

The Fairmount Apartments was conceived and developed by the Fairmount Company, a real estate development firm composed principally of prominent Jersey City businessmen. Led by Peter F. Redfern, the Fairmount Company promoted the development of the former Jersey City Heights section of the city for apartment/hotels similar to the emerging development of the upper east side of Manhattan. The Jersey City Heights section was particularly prime for development since it was conveniently located near the trolley service which connected to the recently opened McAdoo Tunnel and the downtown business section.

To complete the design for the Fairmount Apartments, The Fairmount Company turned to the Philadelphia-based architectural firm of Newman and Harris, one of the more successful early twentieth-century Philadelphia architectural firms. Frank Eaton Newman started his architectural career in 1898 as an architect in the office of Frank Miles Day, a highly successful Philadelphia architectural firm at that time. In 1900 Newman along with Henry Gillette Woodman and James Russell Harris established the architectural firm of Newman, Woodman and Harris. In 1902, Woodman died of typhoid fever and Newman and Harris carried on the firm's work as Newman and Harris. The firm is listed in the Philadelphia directories through 1910, however as early as 1907, Newman listed his home address as New York.

At the time of the 1909 construction of the Fairmount, the firm of Newman, Woodman and Harris and later Newman and Harris had established itself as a prolific architectural firm capable of a variety of residential and institutional designs. Some of their major projects completed prior to 1909 included the First Troop Philadelphia Calvary Armory in Philadelphia (1900); The Commonwealth Trust Company Building, Philadelphia (1901) where they won the competition over Cope and Stewardson, Herman Miller & Seymour Davis; The Corn Exchange National Bank, Philadelphia (1901); The Tome Institute, Port

See continuation sheet

**9. Major Bibliographical References**

The Athenaeum of Philadelphia Magaziner Collection. "The Fairmount Apartments, Jersey City Heights, New Jersey, Newman and Harris Architects, New York-Philadelphia, February 23, 1909."

"City Assessment Records." City of Jersey City, New Jersey, Department of Revenue and Finance (August 25, 1937).

"A Country House with an Idea, The Russell Residence." *Architectural Record* 34 (October 1913):292-301.

"House of E.W. Russell, Greenwich, Connecticut." *Architectural Record* 42 (October 1917):306-07.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government Dept. of Revenue
- University Univ. of Pennsylvania
- Other

Specify repository:

The Athenaeum of Philadelphia,  
Jersey City Public Library

**10. Geographical Data**

Acreeage of property .62 acres Jersey City, NJ Quad

UTM References

A 

1	8
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5	7	8	2	0	0
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4	5	0	8	4	4	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

A parcel of land and premises known as The Fairmount Apartment, located at 2595 John F. Kennedy Boulevard in Jersey City, Hudson County, New Jersey, and designated as lots 41B and 45E in block 1827 on the assessment map of Jersey City. This parcel of land is bounded by a line described as follows:

See continuation sheet

Boundary Justification

The above mentioned boundary description includes the entire city lot that contains The Fairmount Apartment.

See continuation sheet

**11. Form Prepared By**

name/title Robert Powers/Principal  
 organization Noble Preservation Services, Inc. date 5/16/94; revised 10/28/94  
 street & number 10 Log House Road telephone (215) 679-5110  
 city or town Zionsville state PA zip code 18092

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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The prominence of the primary entranceway is further pronounced by the use of diamond patterned brickwork with raised headers on the two bays flanking the entrance along Kennedy Boulevard. The patterned brickwork stands in stark contrast with the regularity of the Flemish-bonded brickwork throughout the rest of the building. An oblong-shaped, glazed, terra cotta plaque with the letters F and A (Fairmount Apartments) inscribed below a fruit-bearing tree is located above the third floor windows of the entrance bays.

An integral component of the original design was the construction of dining rooms for the serving of meals. The 1909 dining room consisted of the easternmost section of the one-story connector and contained casement windows with arched transoms filled with leaded glass windows. Similar to the base of the main building, the base of the dining room structure is stuccoed with inset panels arranged below the windows.

The primary window type used throughout the building was a one-over-one, wooden, double-hung, single-glazed sash in molded frames. The exception to the use of the one-over-ones is in the multi-light windows with sidelights on the fourth floor, the casement windows with leaded glass transoms in the dining room, the leaded glass windows in the main stairway and the diamond-paned casement windows in the jerkinhead dormers.

In 1912, the western tower was built that largely mirrored the overall design, massing, detail and materials of the original 1909 section. In addition, as part of the new construction, a one-story linkage was created between the 1909 and 1912 buildings by connecting new dining/meeting room facilities to the existing one-story dining room structure. This construction also contained 33 apartments and 76 rooms.

However, despite the clear attempt to duplicate the design of the original building as closely as possible, some minor deviations distinguish the new construction from the original design. For instance, the new construction contained an additional stuccoed floor with stucco bays and large multi-light windows. Secondly, the bays in the new section were not stuccoed but were finished in brick. Thirdly, the primary entrance on the west tower contains a modified version of the 1909 Classical Revival limestone frontispiece although it still contains engaged and fluted pilasters with Corinthian columns and an arched entryway. The window above the entrance has a broken pediment with engaged columns and classical urns flanking the window. An oblong-shaped terra cotta plaque with F and A inscribed below a fruit bearing tree and the date of 1912 is located above the third floor window of the entrance bay.

Although the brickwork throughout the building is laid in a Flemish bond and contains the diamond patterned brick design at the entrance bays, the new section contains further decorative features such as randomly spaced white glazed headers. Also as part of the 1912 construction, a restrained, Classical Revival pedimented limestone entrance with a denticulated cornice was installed along Duncan Avenue.

**United States Department of the Interior  
National Park Service**

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The Fairmount Apartments, Hudson County, New Jersey

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Thus by 1912, the Fairmount Apartments consisted of its present configuration, two L-shaped brick and stucco towers unified along the first floor by a one-story connector with dining, meeting and service rooms.

The exterior of the Fairmount Apartments remains essentially intact from 1912, despite years of general neglect. The only major alterations to the exterior occurred in the 1960's when the building was under the ownership of Father Divine. At that time, the green tile roof was removed and replaced with an asphalt shingle roof and the broad overhanging eaves and exposed rafter tails were covered in aluminum to minimize their maintenance. The casement windows were removed from the one-story connector and replaced with jalousie-type windows however, the leaded glass transoms remain intact.

Other minor alterations to the exterior in the 1960's included the insertion of a doorway, exterior vestibule and steps in the eastern bay along Kennedy Boulevard, the removal of a chimney from the southwest corner of the 1909 building and the enclosing of four of the windows along the fourth floor bay windows in aluminum. The cumulative impact of these alterations on the integrity of the Fairmount is minimal, for the structure continues to convey a strong sense of its original design and remains a commanding presence in the former Jersey City Heights.

The interior of the Fairmount Apartments also possesses a high degree of integrity. Distinct from the overall Arts and Crafts influence on the exterior, a strong sense of Classical Revival is carried throughout the interior.

As is typical for apartment building design of the period, the interior of the Fairmount retains its strong hierarchical separation of spaces; the formal public spaces arranged on the first floor and the functional dwelling units found on the upper floors. These spaces are linked through a formal, primary stairway with turned wooden balustrades in both the 1909 and 1912 buildings. The balustrades and newel posts for these two stairways match even though they were built at different times. These primary stairways originate from the intact entry lobbies and each feature leaded glass windows in the stairhall.

The exuberant 1909 lobby contains oak paneled walls (although painted), a beamed ceiling and an arched reception area containing Ionic pilasters and a mural depicting a country scene. As specified in the original drawings, and still extant, the lobby floor and the central corridor floor are composed of eight inch tiles. The 1912 lobby is more restrained in its overall detail than the 1909 lobby, although it too contains a beamed ceiling, oak paneled walls (also painted), a tiled floor and molded doorway trim. Each lobby originally contained an 1800 lb. capacity Otis Elevator for the transporting of the residents throughout the building. In the 1960's the original Otis elevator cabs and decorative grillwork were removed and replaced with an undistinguished 1960's elevator.

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The Fairmount Apartments, Hudson County, New Jersey

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Also of significance on the first floor are the two remaining great dining rooms reflecting the building's two stages of construction. The original 1909 dining room is the more elaborate of the two rooms and contains decorative scagliola Doric columns supporting a denticulated cornice, broad beamed ceilings, decorative window trim and molded baseboards. The 1912 dining room also contains a beamed ceiling with a denticulated cornice, paneled walls and molded baseboard and decorative window trim. Both of these rooms take full advantage of the light and air provided by the numerous leaded glass windows.

The upper floors are arranged around a central, double-loaded corridor. Although less highly embellished than the major public spaces on the first floor, the corridors on the upper floors retain a high degree of integrity and continue the prominent Classical Revival detailing. These corridors typically contain high ceilings, plaster cornices, molded baseboard, chair railings, door surrounds and wooden pilasters. The original molded and transomed doorways contain some of the original single-panel wooden apartment entrance doors remain.

As originally constructed in both the 1909 and 1912 section, the upstairs apartments were arranged in suites of one room and private bath to four rooms with reception hall and private bath. Although many of the interior apartment plans, spaces and features have been altered, reconfigured and damaged over the years, a surprising number of the apartments remain intact displaying the sense of graciousness typical of upscale, early twentieth-century apartment dwelling design. Typical features within these remaining apartments include plaster walls, hardwood floors, molded baseboard and prominent, molded window and door trim. In addition, in the 1909 section, some of the remaining intact apartments contain beamed ceilings, pocket doors between the living room and bedroom as well as the original glazed and five panel interior doors. In those fourth floor bay locations that have not been altered with the 1960's infill, the French doors with paneled sidelights remain intact.

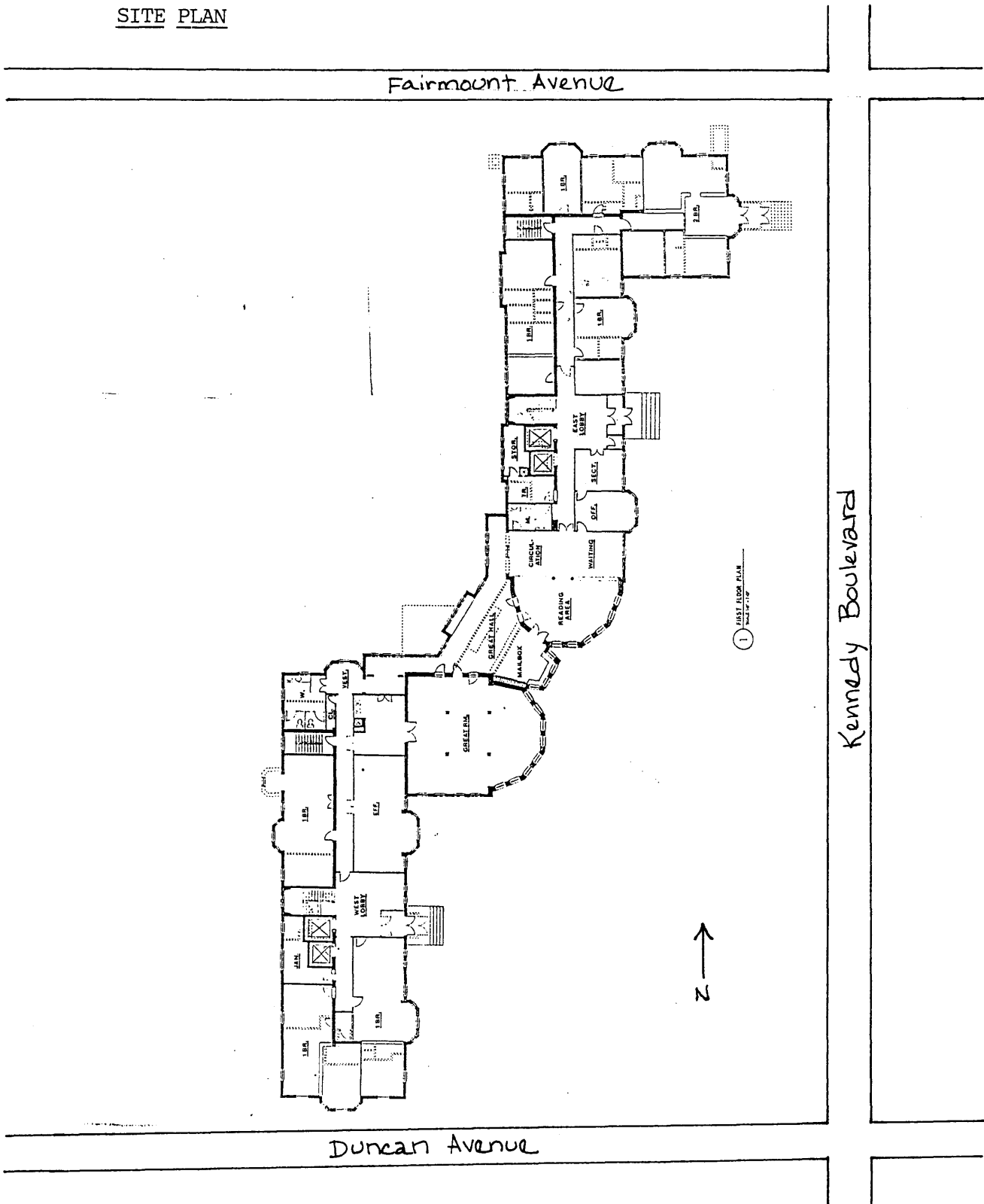
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National Park Service

# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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## SITE PLAN





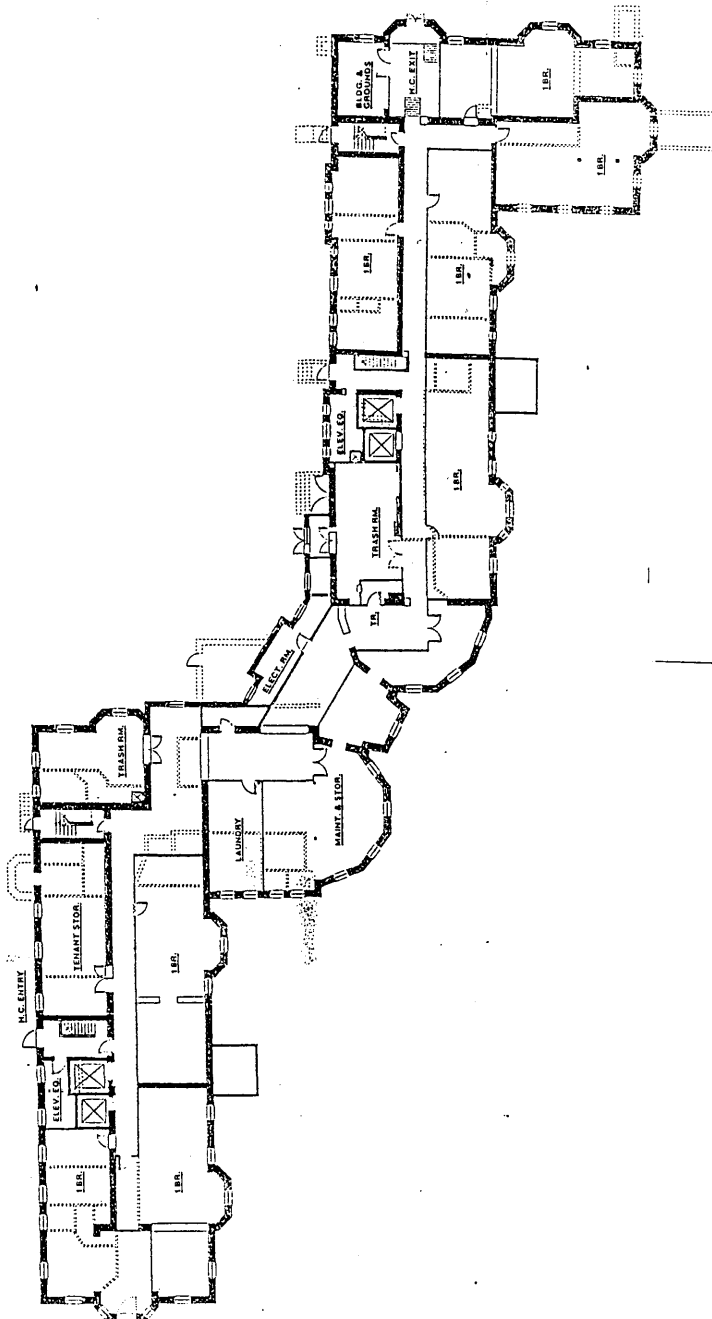
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National Park Service

National Register of Historic Places  
Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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BASEMENT LEVEL FLOOR PLAN  
AND PHOTOGRAPH KEY



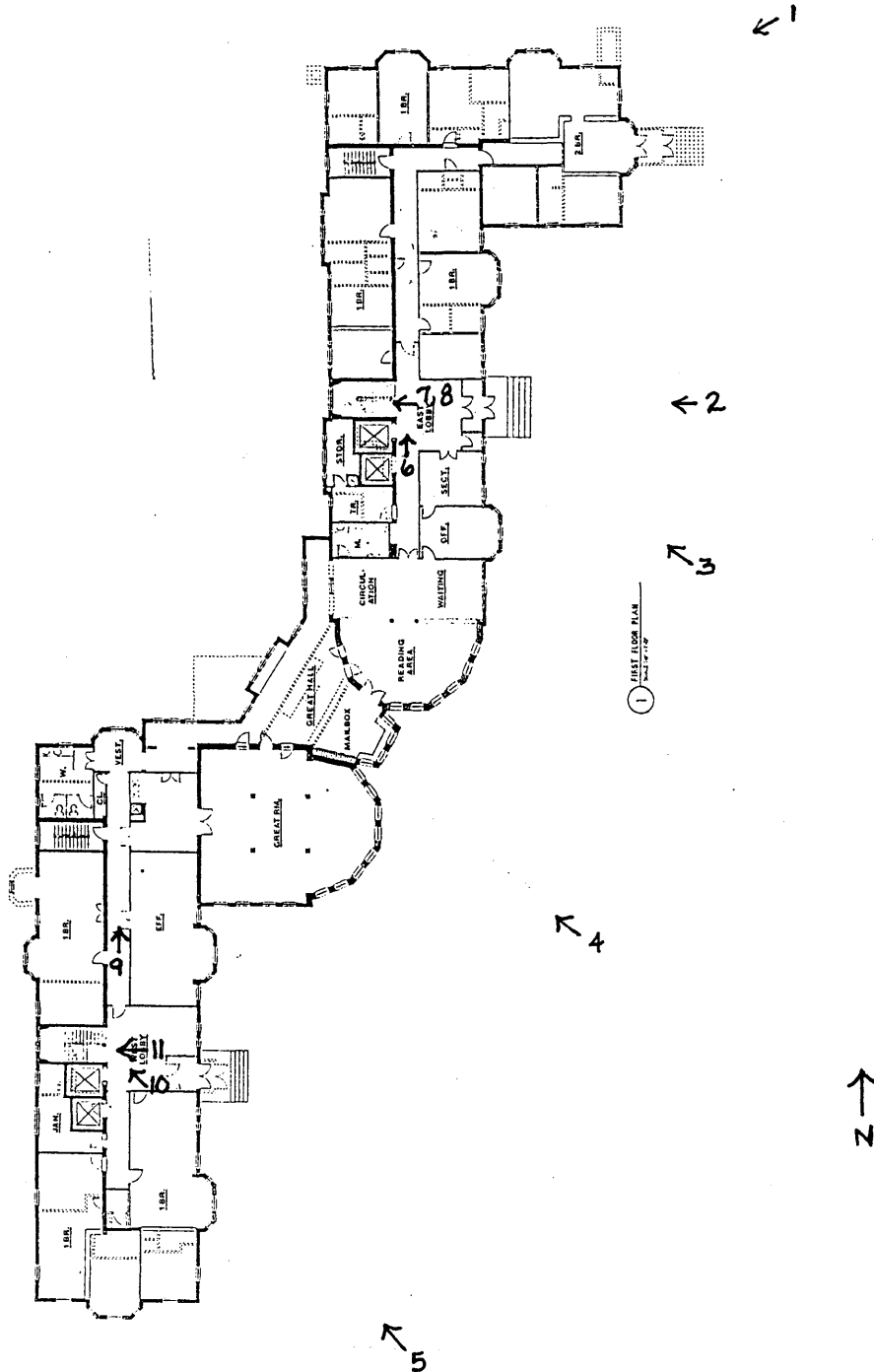
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# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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## FIRST FLOOR PLAN AND PHOTOGRAPH KEY



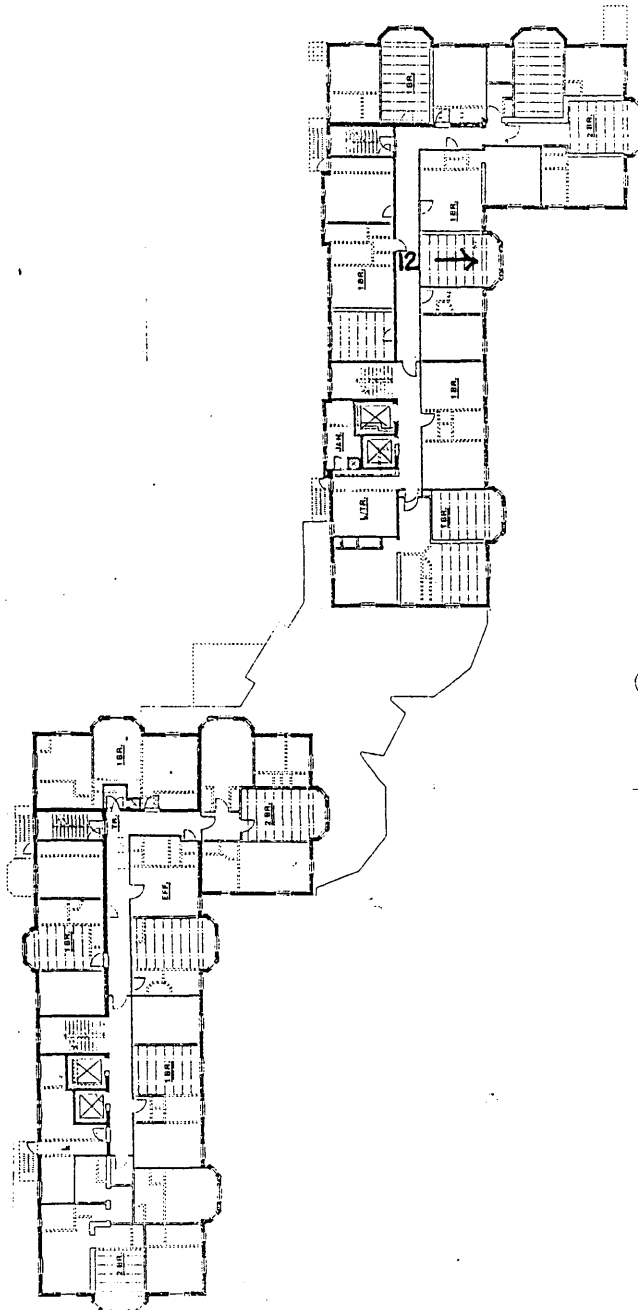
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

Section number 7 Page 7

SECOND FLOOR PLAN  
AND PHOTOGRAPH KEY



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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National Park Service

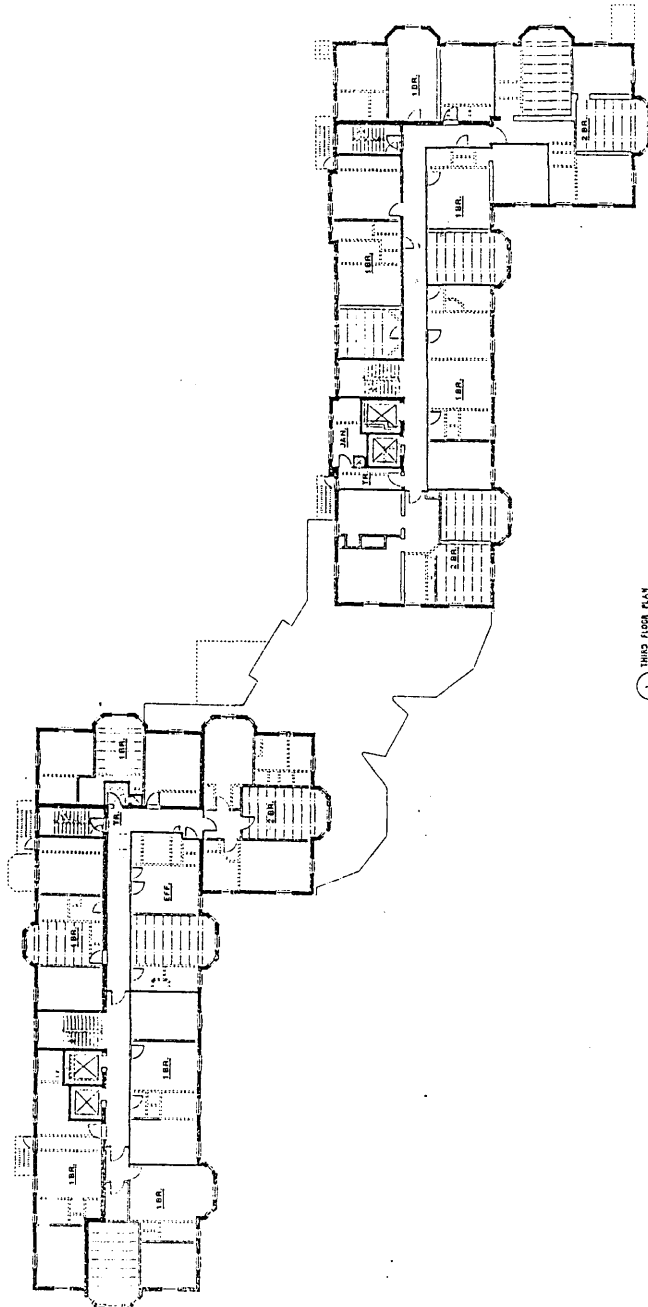
# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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THIRD FLOOR PLAN

AND PHOTOGRAPH KEY



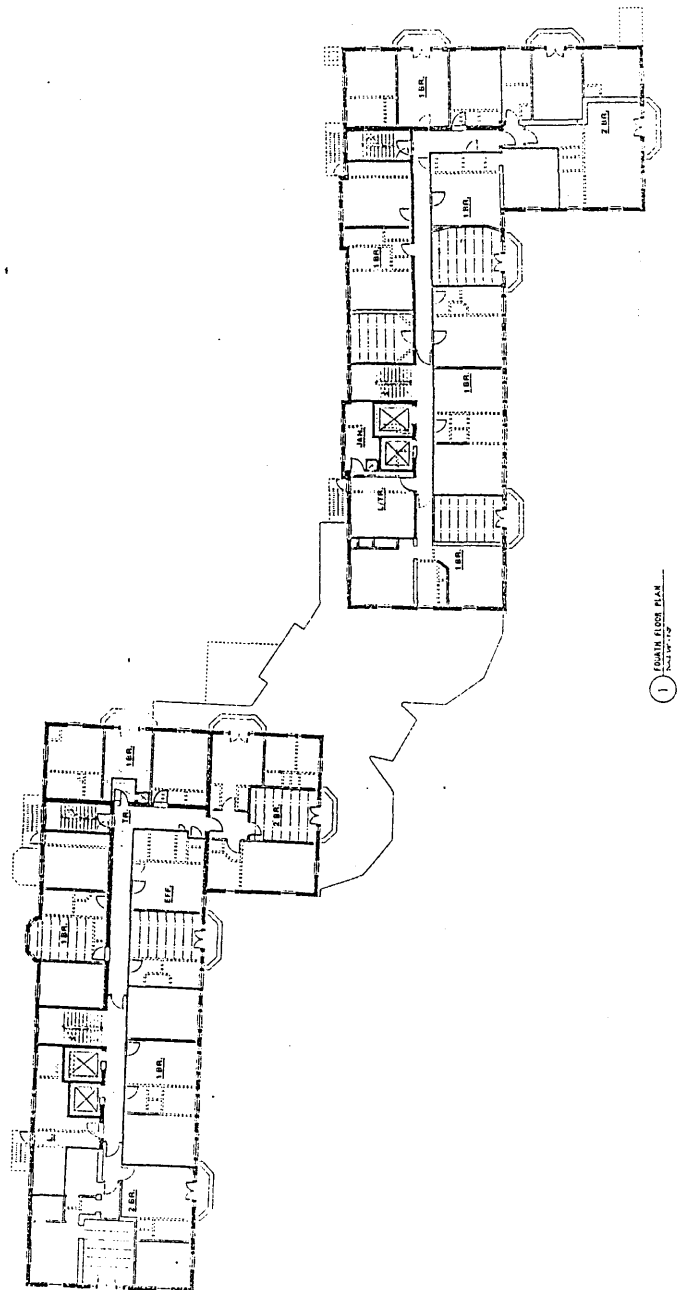
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# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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FOURTH FLOOR PLAN  
AND PHOTOGRAPH KEY



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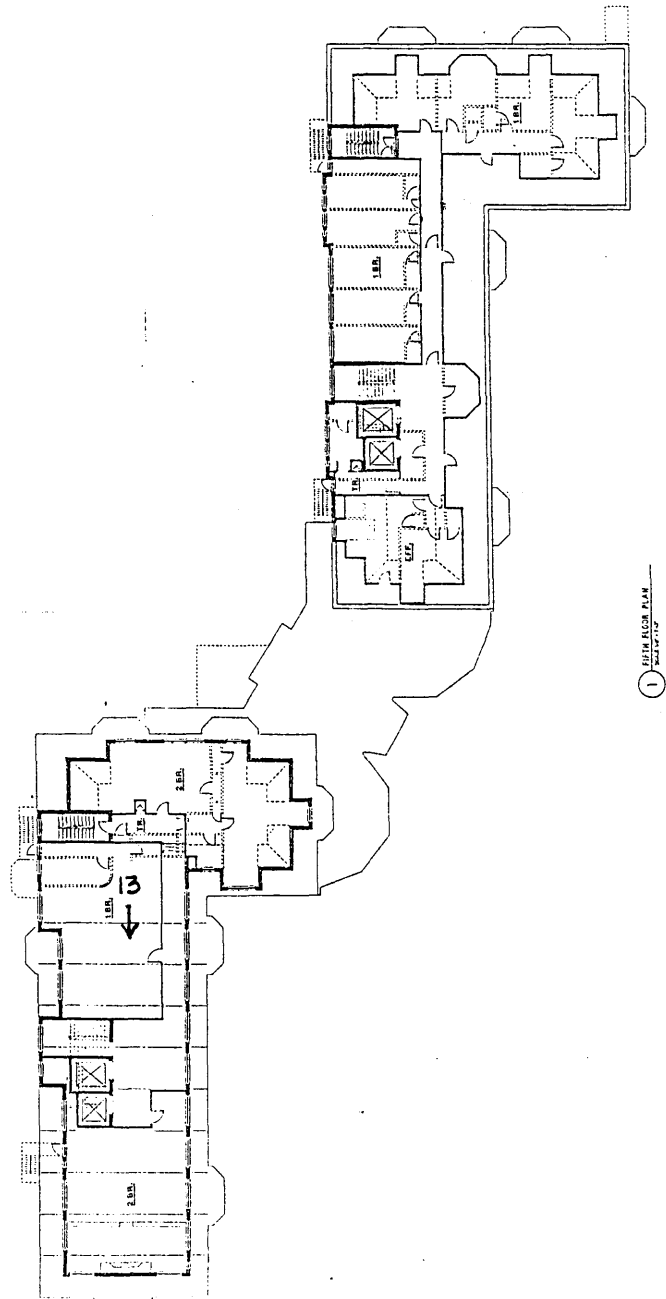
# National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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FIFTH FLOOR PLAN

AND PHOTOGRAPH KEY



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National Park Service

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Deposit, MD (1902); the Packard Residence, Philadelphia (1903); The R.R. Quay Residence and Stable, Southampton, L.I. (1905) and the Franklin and Marshall Administration Building, Lancaster, PA (1906).

As of 1910, after the construction of the original Fairmount Apartments, Newman moved his practice north to Manhattan, severed his partnership with Harris and continued practicing in the greater New York area under Frank E. Newman, Architect. The 1912 section of the Fairmount was designed and completed by Frank E. Newman, Architect of Manhattan without the involvement of Harris.

In subsequent years, Frank Newman became well known for his residential design working in the English domestic style. His design for the E.W. Russell Residence in Greenwich, CT, 1913, was widely praised in architectural periodicals of the period including feature articles in the October, 1913 and October, 1917 issues of *Architectural Record*. His design for the Robert Appleton, Esq. Residence in East Hampton, Long Island, 1919, was also featured in *Architectural Record*. Also to his credit in later years, in 1921, was the NeoFederal bank building located at 706-08 Madison Avenue, New York City.

The Fairmount Apartments is also significant as one of the earliest examples of large-scale, luxury apartment development in the West Bergen section of Jersey City. Constructed at an original cost of \$150,000, the Fairmount featured "the very highest service and efficiency and on a par with the highest class of Manhattan apartments."<sup>1</sup> In fact, the Fairmount was built in competition with the developing apartment hotel region of the east-side of Manhattan north of Seventy-Second Street. As described in the November 5, 1909 issue of the *Jersey Journal*:

It is but a block from the Montgomery Street cars, connecting with the McAdoo tunnels, making the actual time to the Hudson Terminal less than twenty-five minutes, and is therefore more accessible to the business portion of New York than is the apartment hotel region north of Seventy-second Street.

The development of the Fairmount was a tremendous success even before construction was completed since seventy-five percent of the apartments were pre-rented. The *Jersey Journal* prophetically reported in 1909 that;

... it is probable that the Fairmount Company's example will be followed in the near future by other apartment hotels of a similar character.

It was so successful in its own right that just three years after the completion of construction of the original section, the Fairmount was doubled in size from 33 apartments to 66 apartments with the construction of the 1912 section.

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<sup>1</sup> *The Jersey Journal* (November 5, 1909):14.

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## **National Register of Historic Places**

### **Continuation Sheet**

The Fairmount Apartments, Hudson County, New Jersey

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However, the overwhelming popularity of the Fairmount established the model for success and set the pattern for development of the great apartment houses in the West Bergen section of the city. Constructed from 1910-1930, these apartment buildings were designed in the eclectic modes of the early twentieth-century and reflected the transition of this section of Jersey City from low-scale residential development to fashionable apartment construction. They represent the continued prosperity of Jersey City at the turn of the century as a viable alternative to the upper east side of Manhattan.



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National Park Service

## National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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Ca. 1928 Image of "The Fairmount Hotel."  
Collection of the Jersey City Public Library

### *On the Hudson Boulevard A Town House of Superior Quality*



*The Fairmount Hotel on the quiet Residential Boulevard*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

The Fairmount Apartments, Hudson County, New Jersey

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### *Bibliography Continued*

*The Jersey Journal* (November 5, 1909):14.

Mary B. Dierickx Architectural Preservation Consultants. "Phase 2 Survey of Ward B, Jersey City, Recommended List of Sites Eligible for the National Register." (July 1985).

Mary B. Dierickx Architectural Preservation Consultants. "Phase 2 Survey of Ward C, Jersey City, Recommended List of Sites Eligible for the National Register." (July 1985).

"Residence of Robert Appleton, Esq., East Hampton, LI." *Architectural Record* 46 (October 1919):380-82.

Tatman, Sandra and Roger W. Moss. *Biographical Dictionary of Philadelphia Architects, 1700-1930*. Boston: G.K. Hall, 1984.

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Continuation Sheet**

The Fairmount Apartments, Hudson County, New Jersey

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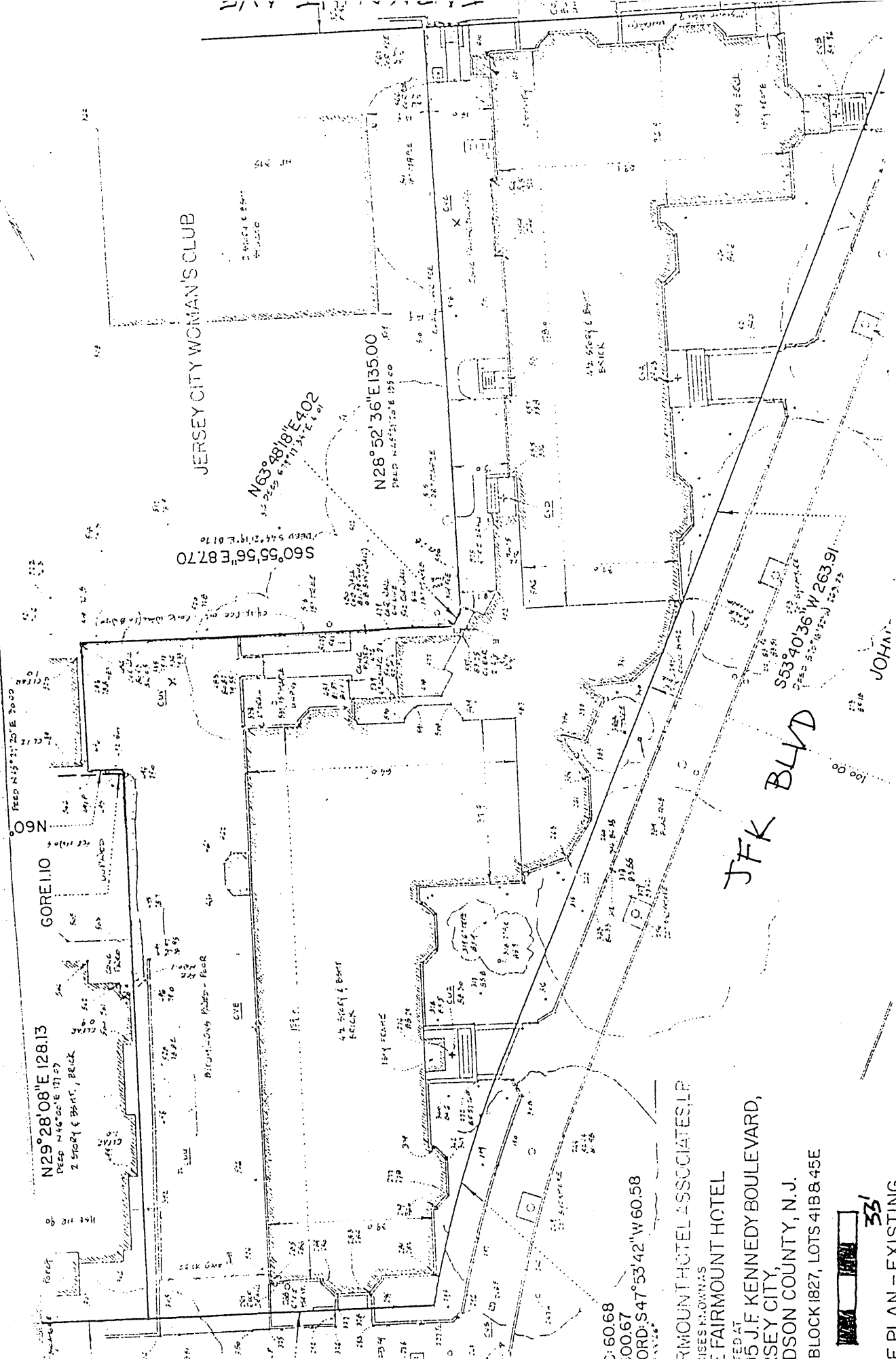
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*Verbal Boundary Description Continued:*

Beginning at the intersection of the northwesterly line of John F. Kennedy Boulevard with the southwesterly line of Fairmount Avenue, running thence:

1. Along said northwesterly line of John F. Kennedy Boulevard, South 53 degrees 40 minutes 36 seconds West 263.91 feet, thence
2. Still along the northwesterly line of John F. Kennedy Boulevard, on a curve to the left 60.68 feet to the northeasterly line of Duncan Avenue, said curve having a radius of 300.67 feet, and a chord of South 47 degrees 53 minutes 42 seconds West 60.58 feet, thence
3. Along said northeasterly line of Duncan Avenue, North 60 degrees 31 minutes 52 seconds West 67.43 feet, thence
4. North 29 degrees 28 minutes 08 seconds East 128.13 feet, thence
5. North 60 degrees 55 minutes 56 seconds West 8.54 feet, thence
6. North 28 degrees 52 minutes 36 seconds East 30.00 feet, thence
7. South 60 degrees 55 minutes 56 seconds East 87.70 feet, thence
8. North 63 degrees 48 minutes 18 seconds East 4.02 feet, thence
9. North 28 degrees 52 minutes 36 seconds East 135.00 feet to the southwesterly line of Fairmount Avenue, thence
10. Along said southwesterly line of Fairmount Avenue, South 61 degrees 07 minutes 24 seconds East 115.08 feet to the point of beginning.

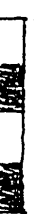
This description is based on a site plan of November 1993 by Hermann K.F. Lange, Land Surveyor in Jersey City.



DUTCHMAN AVE

JFK BLVD

ARC: 60.68  
 R: 300.67  
 CHORD: S47°53'42"W 60.58  
 FOR  
 FAIRMOUNT HOTEL ASSOCIATES, L.P.  
 FIREMIGES PROVISIONS  
 THE FAIRMOUNT HOTEL  
 LOCATED AT  
 2595 J.F. KENNEDY BOULEVARD,  
 JERSEY CITY,  
 HUDSON COUNTY, N.J.  
 TAX BLOCK 1827, LOTS 41B & 45E



33'

SITE PLAN - EXISTING