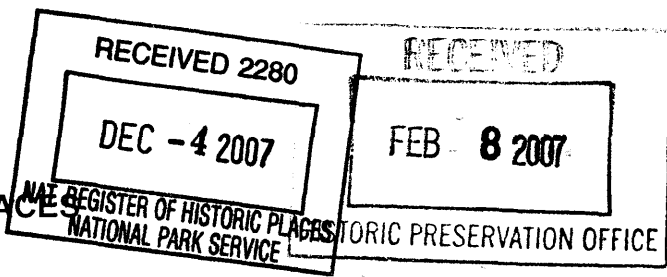


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1401

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Edgewater Borough Hall
other names/site number Edgewater Municipal Building

2. Location

street & number 916 River Road not for publication
city or town Borough of Edgewater vicinity
state New Jersey code NJ county Bergen code 003 zip code 07020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Amy Cradic 9/20/07
Signature of certifying official Date

Amy Cradic, Assistant Commissioner Natural & Historic Resources/DSHPO
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. 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): _____

Edson R. Beall 1.16.08
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing

Noncontributing

1

1

buildings

sites

structures

objects

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- GOVERNMENT/City Hall
- GOVERNMENT/Correctional Facility
- GOVERNMENT/Fire Station
- GOVERNMENT/Government Office

Current Functions

(Enter categories from instructions)

- GOVERNMENT/City Hall
- GOVERNMENT/Correctional Facility
- GOVERNMENT/Fire Station
- GOVERNMENT/Government Office

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th - & 20th-CENTURY REVIVALS

Materials

(Enter categories from instructions)

- foundation brick
- walls brick
- roof slate, copper, synthetic (rubber)
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Politics/Government

Period of Significance

1904 - 1906

Significant Dates

1904, 1905, 1906

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

Edgewater Municipal Hall

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 18 586518 4519870
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ann M Keen, Architectural Historian

organization Farewell Mills Gatsch Architects, LLC

date February 2007

street & number 200 Forrestal Road

telephone 609/452-1777

city or town Princeton state NJ zip code 08540

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Borough of Edgewater

street & number 916 River Road

telephone 201/943-1700

city or town Edgewater state NJ zip code 07020

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Edgewater Borough Hall
Bergen County, New Jersey
Description

Section 7 Page 1

Summary

Edgewater Borough Hall was opened in 1905 to serve as a municipal facility for the recently incorporated Borough of Edgewater (incorporated in 1894). It is situated on the western bank of the Hudson River, south of the George Washington Bridge in Bergen County, New Jersey. It stands at 916 River Road, on the west side of the street, on the northwest corner of the intersection of Hilliard Avenue and River Road. **(Photo 1)** The building is located on a 103'-6" x 201'-7" x 100' x 198'-9" lot (approximately 20,000 square feet), with a recreation and pool area to the north of the hall. The main rectangular block of the building is its original section: a 3 ½-story, brick building begun in 1904. Construction on the building was finished in 1905 and the brick plaza entry was completed in 1906. The setting for the hall is mixed use, with both commercial and residential properties in the immediate vicinity.

The building exterior features two types of brick: red clay brick for the primary wall field; and sand-colored brick for the rusticated base, center bay on the south elevation, and for the quoin pattern at all four corners of the original building. Sills, lintels and arches are of cast stone, although a few have been covered with a skim coat of concrete at the rear of the building, the west elevation. Entry porch components are of cast stone as well. **(Photos 2, 3)** The façade of the mansard roof is of slate with decorative copper rolled ridges and parapet.

The symmetry of the design of the building's exterior belies its interior plan. As the relatively small size of the borough (approximately 2,500 residents in 1910) necessitated an all-purpose civic building, the interior plan strayed from any standard Beaux Arts plans, forfeiting a grand interior entry room and stair for a more simplified, linear circulation arrangement. The main staircase from the second floor to the third floor is on the south end of the building, rather than centered on the main lobby at the building's front (east).

Edgewater Borough Hall houses not only the municipal offices, but two local fire companies and the police department as well. **(Photos 1, 6)** A three-plus-story hose-drying tower was constructed for the fire department c. 1916, and then another story-and-a-half was added at a later date, before 1950, for training purposes. **(Photo 7)** At a much later date (late 1980s to early 1990s), a two-story, red brick addition on the west side of the building was completed, as well as two single-story, red brick additions on the north side of the building. **(Photo 8)**

Besides original work visible in the men's bathroom on the second floor and stamped tin ceilings in the fire truck bays and a lofted storage space, the majority of the original interior has experienced unsympathetic, yet reversible modifications. (See historical and contemporary photos in Additional Documentation section.) Over the years, partitions have been erected, ceilings dropped, and flooring and finishes covered. **(Photos 9-11)** Throughout the building, spaces have been rearranged and refurbished to maximize working and storage space according to the needs of the municipality.

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Edgewater Borough Hall
Bergen County, New Jersey
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EXTERIOR

Borough Hall is located on the west side of River Road, facing east. The building is approximately 40' high to its cornice and stands on grade, so the foundation is not visible from the building's exterior. There is no crawlspace beneath the first level. Existing windows throughout the building are replacement aluminum-clad, installed in wood-framed masonry openings (likely original). All but two windows with transoms have the transom area covered. Throughout the building, two rows of sand-colored brick support the windowsills. **(Photos 2, 3, 6)**

The flat rooftop is covered in rolled rubber, with its mansard face sheathed in slate. **(Photos 4, 15)** The cornice, parapet, roof ridge, and dormer window openings feature decorative copper trim. Originally, additional decorative copper work adorned the sides of the dormer windows, and an acroterion was placed at the cornice level on each of the four corners of the roof. One of the original acroteria was found in a storage space in the hall's attic, and it measures approximately 2'-6" in height. **(Photo 5)**

A grand brick stair with bluestone treads centered on the east elevation leads from the building to a brick plaza at ground level, spanning the front (east) elevation. Just north of the building is a playground area with recreation equipment, basketball courts, and a swimming pool (not part of the nominated property). A small parking lot for police and fire department use is at the rear of the building.

East Elevation (Photos 1 – 5)

The front (east) façade, approximately 70'-6" long, is divided in a tripartite manner, with a central bay flanked on either side by three openings each, on the first, second, and third stories. **(Photos 1, 2, 3)** Each side bay has a glazed entry door with two windows on the first level, and three windows on both the second and third stories. There are three dormers at this elevation, centered on each bay.

The central bay projects four inches in front of the end bays. It features the main entry porch, centered on the elevation, which enters the building at the second level. The second-story *piano nobile* (main living or working space) is typical of Renaissance architecture and its derivatives. The one-story porch is composed of cast stone elements including two Ionic columns, two modified Composite pilasters framing the entry door, and an entablature supporting a balustrade. **(Photo 3)** Above the entry door is an arched blind transom with a plain, round medallion shape recessed in the center. The roof of the porch, while appearing to function as a balcony, is inaccessible from the building's interior. Historic photographs do not indicate that this space was ever utilized. An inscription on the porch's frieze reads "Municipal Building." Historical photos and a 1905 architectural drawing indicate this inscription is original to the building. The columns and pilasters are supported by cast stone dadoes, which are free of any ornament. The plain stone supports extend down on either side of the entry stairs and serve as railings for the steps.

The entry stairs are flanked by large stone pedestals that support replacement light fixtures, which are indicated as replacements by exposed anchors from a previous fixture base. The lower landing at grade is a bluestone plaza, beige in color, with a more recent concrete cap at the perimeter. The majority of

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Edgewater Borough Hall
Bergen County, New Jersey
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bluestone plaza may be the 1906 original, although elements have been repaired and/or replaced. A previous beige bluestone cap existed, evidenced by deteriorated stone visible beneath the current cap. The stairs continue to an intermediate landing of sand-colored brick, also with a replacement concrete cap. The stair continues up to the main entry, again with bluestone treads and brick risers. Material for the entry porch, including roof, balustrade, guard, columns, and pilasters, is cast stone. The main entry door is a double-leaf aluminum storefront entrance type with a blind replacement transom panel above. On the third level, a set of two replacement sash windows under a single rounded-arch lintel is topped with a replacement rounded transom panel.

The southern bay has a paneled replacement door with glazing on the first level (3 x 4 panes, 12 total). On either side of the door there is a double casement replacement window, with an air conditioning unit penetrating the replacement transom panel. Both windows and the door have an original flat lintel.

The northern bay has three openings on the first level, proceeding from south to north: a glazed metal replacement door; a glass-block filled-in former door opening; and a replacement sash window. The current door provides entry to the police department and handicapped access to the building, and was originally a window opening. The original flat lintels are still in place, although the lintel above the door is covered by police signage. The second-level windows on both the northern and southern bays have their original flat keystone lintels and plain sills. On the third level, both the northern and southern bays feature the original round-arch keystone lintels and plain sills.

The three dormers at this elevation remain clad with original ornamental copper walls, cornice and pediments, which all have a bright green patina. **(Photo 4)** The arcuated central roof dormer has a central replacement window with an air conditioning unit installed, and two sidelight replacement sash windows. An early historic photo shows the original central window as a 3/3 sash, with the sidelights as 6/6 sash. The dormers in the side bays are pedimented, with replacement sash windows. The same historic photo shows the two dormers originally featuring 6/6 sash windows. The photo also shows additional copper decoration around the dormer openings, as well as copper ornament, or acroteria, on the corners of the roof. Despite the replacement windows and the loss of some copper ornament, the dormers retain much of their original integrity.

There are nine horizontal tie rods at this elevation. These rods were installed prior to full occupancy of the building in 1905, as builders felt the need for additional lateral support for the exterior walls.

South Elevation (Photo 6)

The south elevation is approximately 50' long and is divided into three bays. The central bay projects forward four inches from the flanking bays, and is finished with sand-colored brick up through the third level, visually highlighting the central block. A truck bay for fire department vehicles with signage covering the original flat lintel is located on the first level. The second and third levels both feature a single replacement sash window with sidelights and transoms. The transom over the eastern sidelight on the second level has been covered and fitted with ductwork. Both sets of windows have original flat

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keystone lintels and plain sills. A fire escape, visible in the c. 1920 photograph of the building, is located outside the central bay's third-level windows, extending down to the western-most window on the second level (now replaced with a fire door).

A fire truck bay that has been enlarged from its original size to accommodate a larger truck occupies the western bay. Original cast stone trim was lost with the alteration. The original window on the second level has been replaced with a glazed door to serve the fire exit. Its keystone flat lintel remains intact. The replacement sash window with rounded-arch transom on the third level features a rounded keystone lintel and plain trim. A replacement sash window in the eastern bay at the first level has an original flat lintel and sill. The windows on the second and third levels follow the pattern throughout the building: flat keystone lintel on the second level, rounded keystone lintel on the third. An air conditioner has been installed in the third story window in the eastern bay. The dormer centered on this elevation matches the flanking dormers on the east elevation. It is pedimented with copper detailing around two replacement sash windows. There are three horizontal tie rods at this elevation.

West Elevation (Photo 7)

The west elevation, the rear of the building, is asymmetrically organized. Windows are placed irregularly and are not uniformly sized. A small, two-story addition to the main building and the fire department hose-drying/training tower cover a significant area in the center of this elevation. The only visible opening on the first level is a rear entry door on the northern end, which has been sealed with concrete. In this area, the sand-colored brick has been replaced with brick matching the addition on the north end of the building. Presumably, when the addition was built, one wythe of original brick was removed all the way to the tower and replaced with the newer brick.

While the five-story tower does not appear in early historic photos, close inspection reveals that the original tower extended just above the third level, so it would not have been visible from the front of the building. As indicated in Photo 7, there is a distinct break just above the cornice level at the rear of the building, beyond which the brick is clearly different from the lower section. This lower portion of the tower shows the same wear as the main building corresponding to a construction date of 1916, indicated in Borough Council meeting minutes. Additional height was added to the tower at some point prior to 1950 for fire personnel training conducted at Edgewater Borough Hall.

At the second level of the rear elevation, there are three replacement sash windows, all located between the center and the north end. While there may have been other openings, the two-story addition covers any evidence. Windows have flat lintels and sills that appear to be covered with a skim coat of concrete. The third level features five irregularly placed and oddly sized windows. All are replacement sash and two are fitted with air conditioners. The two central-most windows have transoms, although they have been covered over. As to be expected with this being the rear of the building, none of these third-level windows feature rounded transoms and lintels. There are four horizontal tie rods at this elevation.

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**Edgewater Borough Hall
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North Elevation (Photo 8)

The north side of the hall is symmetrically organized into four bays. The first level is no longer visible, as the c. 1980s addition extends the width of the elevation. Levels two and three both have four openings, with flat lintels, transoms and sills on the second level and rounded keystone lintels and transoms and flat sills on the third level. The second opening to the east on the third level has been converted from a window to an emergency exit door. A fire escape leads from this door down to the roof of the addition. There are two horizontal tie rods at this elevation.

INTERIOR

As stated, the vast majority of original finishes and treatments have been covered with the extensive alterations made to the interior of Edgewater Borough Hall. Wood paneling, carpeting, and acoustic ceiling tiles have been installed throughout the building.

First Floor

The first level of the building is currently being used for the police and fire departments. The circulation is very tight throughout, with low ceilings and narrow hallways. Many modifications have been enacted since the building was first constructed, and without significant structural investigation, it is not presently discernable what the original plan would have been.

Spaces open to the public at the ground level are the elevator vestibule and the waiting area in front of the police desk. An original stamped tin panel ceiling was found intact, above the existing dropped ceiling. A hallway connects the public lobby with the rest of the police department. Rooms adjacent to this hallway include the locker room, toilet, holding cell, and a secondary hall that leads to a rear exterior door and the addition, which is the detective bureau/police administration area. Additional spaces include rooms for storage and filing, a locker room, additional toilets, and mechanical rooms. The fire company has designated space branching off of the truck bays at the south elevation. Uses include offices, storage, a kitchen, a boiler room and additional toilets. Most of the interior walls are gypsum board, indicating modifications from the original plan.

In the majority of the rooms, flooring throughout this level is either vinyl composite tile or short-pile carpeting. Most walls are wood paneled, with a few exterior walls of painted gypsum board or painted brick. For the most part, the ceiling is acoustic tile within a metal grid. Gypsum board is used in a few instances. In the fire truck bays and the boiler room, the ceilings are stamped tin panels, original to the building. All lights are fluorescent. In certain unfinished rooms, e.g., mechanical rooms and boiler room, flooring is concrete.

The bay area for the fire company is a large, open area housing a fire truck and an emergency vehicle. Because of its function, finishes are minimal. However, the ceiling is stamped tin panels, original to the building, as they match the ceiling in the boiler room and other rooms on the third-level. (See Accompanying Documentation for historic photos.) A major modification in this area is the

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enlargement of one of the bays in order to accommodate a larger fire truck. The roof of the western-most bay was raised, thus raising the floor of the room above it as well.

Second Floor (Photos 9-11)

The second level of the building currently houses the main lobby (**Photo 9**), tax office (**Photo 10**), the council chambers (**Photo 11**) with adjacent conference room, the violations bureau, the men's room and the building department offices. Extensive renovations done to the exhaust system for the fire department on the first floor led to renovations to the tax office and the main lobby on the second floor in the early 1990s.

The main lobby renovations include modern flooring, built-in furnishings such as a granite bench and a trophy case, and updated dropped ceiling materials and fixtures. Flooring is granite tile with a matching granite tile baseboard. Walls are plaster, with a granite surround on south wall, and wood paneling up to the chair rail in areas on the east, west and north walls. The tax office has also been recently renovated, including the installation of painted gypsum board walls and vinyl composite tile flooring. A similarly finished single-occupant toilet was installed off of the northwest corner of the office.

Ceilings throughout the second floor are acoustic tiles set in metal grids. Flooring is either vinyl composite tiles or modern carpeting. Original walls are plaster, although many have been covered with wood paneling. Lighting is typically fluorescent, with additional track lighting in the lobby and the conference room. Main entrance doors are steel and glass storefront. Interior doors are wood. The elevator door is flush metal, with no trim.

The original ceilings throughout this level appear to have been covered, as seen above the current dropped ceilings. The plaster ceiling in the council chamber was originally coffered, and it remains intact above the dropped ceiling. In the council chamber, there are nine seats at the council members' bench, one step above the public seating area and separated by a replacement metal railing. There are a total 55 chairs in the public seating area.

The men's room features significant original material. The flooring and base are travertine tile and original beaded board wainscoting remains intact as well.

Third Floor (Photos 12-13)

The third level of the building provides office and storage space for the mayor, administrative officials, welfare department, and fire inspectors, along with a small break room and ladies' toilet. Consistent with the offices on the second floor, walls are typically covered in wood paneling or gypsum board, floors are carpeted, ceilings are acoustic tile, and lighting is fluorescent. Original walls in the main hallway and main stair are plaster (**Photo 12**). An original stamped tin panel ceiling is intact in a storage space on this level. A matching stamped tin ceiling is also visible above the dropped ceiling in the break room.

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**Edgewater Borough Hall
Bergen County, New Jersey
Description**

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Sources indicate that a large stage area (**Photo 13**) once occupied the main office space in the north section of this level. Historic photos from the 1940s back up this claim, and an angled cove ceiling in the northwest corner of this area may indicate that the large performance space was allocated in the building's original plan. The space between the coved element and the actual corner of the building would have provided for a small offstage/storage area.

Attic

The attic is divided into two areas: what was originally a caretaker's apartment and unfinished storage space. Rooms partitioned off for the apartment have plaster walls and remnants of linoleum flooring. A bathroom for the apartment features fittings from mid-20th century. Today, all rooms in the attic are used as storage for the borough. There are locked rooms for the police and fire departments, which hold evidence and confidential files.

A large copper acroterion, which once adorned a corner of the roof, has been salvaged and is stored in the attic. (**Photo 5**) Photographs of the building show at least one acroterion installed in its original position as late as 1995.

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**Edgewater Borough Hall
Bergen County, New Jersey
Statement of Significance**

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Summary

Edgewater Borough Hall, built in 1904-06 under the direction of Edgewater resident and New York City real estate developer John V. Signell. In 1903, Edgewater civic leaders, led by Mayor Daniel A. Higgins, decided that the borough needed a facility that not only served as a visual focal point for the community, but also one that was prominently situated and suitably differentiated from the industrial buildings beginning to line the western bank of the Hudson River at the turn of the century. The building's location on River Road, overlooking the Hudson and across from upper Manhattan, worked in concert with the building's design to create a new symbol for the emerging borough. In comparison to similar buildings of the same era erected in urban settings on a grander scale, Edgewater Borough Hall retains some idiosyncrasies consistent with vernacular interpretations of Beaux Arts design standards, especially in its interior plan. It stands as a well-preserved example of the infusion of contemporary aesthetic and civic ideals into a practical building plan based on localized needs. As a building associated with the origins of the borough and as an example of civic architecture at the local level during the Progressive Era, Edgewater Borough Hall meets Criterion A on the local and state level as a government building erected to signify the Borough's new status as a municipal government.

Borough Origins

The borough now known as Edgewater was originally part of the Town of Hackensack, established in the 1670s. In 1871, the Township of Ridgefield was incorporated to include the site of Edgewater and several neighboring communities. On December 7, 1894, Edgewater itself was incorporated as the Borough of Undercliff. However, another settlement in Bergen County along the Hudson River shore beneath the Palisades was also named Undercliff, so the borough changed its name to Edgewater in March 1895, as seen in *Colton's Road Map of Bergen County, New Jersey* (1896).¹

Edgewater was one of the many new boroughs incorporated in New Jersey in 1894. The New Jersey State Legislature had passed the Township School Law in 1894 (Chapter 335) in an attempt to give neighborhood schools equal opportunities, regardless of the neighborhood's economic standing. Prior to this act, taxes had been raised for neighborhood schools by the neighborhood residents. With this act, all residents of the municipality were responsible for the taxes for all of the neighborhood schools within the municipality boundaries. Each school district would have the same boundaries as its borough, township or city, and residents would be responsible for existing and future educational costs for their now-consolidated school district. Section 24 of this law, however, provided a loophole: "And be it enacted, that each city, borough and incorporated town shall be a school district, separate and distinct from the township school district." With the Borough Act of 1878 already on the books allowing any township or part of a township less than four square miles with a population of 5,000 or less to establish itself as an independent borough through a public vote, many subsections of townships voted to become

¹ Early borough historical information was gathered by Lynn Fox and compiled in *A History of the Borough of Edgewater, Centennial Edition, 1894 - 1994*, Edgewater, NJ: Borough of Edgewater, 1994.

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**Edgewater Borough Hall
Bergen County, New Jersey
Statement of Significance**

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boroughs, thus keeping their schools (as well as other infrastructural decisions) under their own power.² The debate between township and "Home Rule" raged specifically in Bergen County between long-time residents, many of whom with agricultural interests, and newer residents, primarily commuters working in industry. Who would make the decisions on new services and infrastructure and how much tax revenue was needed were important questions raised by residents, and voters either sided with the township or borough form of government.

Residents of Ridgewood (from which Edgewater would be formed) at first balked at the push for borough incorporation in September 1894, but the measure was passed in December. The original incorporation papers for Undercliff (Edgewater) were dated September 26, 1894. All petitioners were required to sign the document and include their land assessments for the proposed borough. The original signers were as follows: E.H. Hinners (\$4,500); W.H. Carlock (\$400); Edward Fischer (\$4,200); James McNerney (\$400); William C. Godstreay (\$400); John Signell (\$400); Hudson River Chemical and Dye Wood Co. (\$40,000); Fort Lee Park and Steamboat Co. (\$30,000); New York Coal Tan Chemical Co. (\$25,000); F.W. Winterburn (\$1,000); Emily Winterburn (\$4,750); and John Winterburn (\$2,750).³

Important transportation developments were helping to raise Edgewater's profile throughout the region soon after it incorporated. Key to the early growth of the borough was the selection of Edgewater as the terminus of the New York, Susquehanna and Western Railroad Tunnel in the 1890s. The 5,070-foot tunnel through the Palisades was built in 1893-94 and served to link the Hudson to Pennsylvania's coal mines.⁴ Also, for workers and residents in the area, Edgewater was the terminus for Bergen County's first trolley in the 1890s, which linked the inland areas with the New York City ferry.⁵ Edgewater thus garnered immediate attention from industry looking to streamline distribution and from workers commuting to these industrial enterprises. At the turn of the century, Edgewater's elected representatives were charged with continuing the borough's economic growth and providing a growing list of services to its residents, and both elements came to bear on the decision to build a new, centralized borough hall worthy of the status Edgewater enjoyed.

² Information on borough incorporations in 1894 was provided in Kevin Wright's "Punkin Duster Finds the Woodchuck Borough" on the Bergen County Historical Society's Web site (www.bergencountyhistory.org), Albert J. Wolfe's "A History of Municipal Government in New Jersey Since 1798," on the New Jersey State League of Municipalities' Web Site (www.njslom.org), and Alan Karcher's *New Jersey's Multiple Municipal Madness*, New Brunswick, NJ: Rutgers University Press, 1999.

³ The Works Progress Administration's *Historical Survey of Edgewater, New Jersey*, 1936.

⁴ T. Robins Brown and Schuyler Warmflash, *The Architecture of Bergen County, New Jersey: The Colonial Period to the Twentieth Century*, New Brunswick, NJ: Rutgers University Press, 2001, p. 133.

⁵ Brown and Warmflash, p. 133.

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Building History

The Edgewater Borough Council held its first public meeting at the Fort Lee and Riverside Ferry Company's offices in 1895. The next meeting took place at the Buena Vista Hotel, after which the council rented space for its meetings at 176 Undercliff Avenue.⁶ At the turn of the twentieth century, plans were enacted to erect a permanent town hall at its present location on River Road. In his speech at the grand opening of the Edgewater Borough Hall, Mayor Daniel A. Higgins explained that one year earlier, citizens attending an official dinner expressed the desire to hold Edgewater's next official dinner in its own home.⁷ Time seems to have a major consideration in the planning and construction of the building, as the conversation Higgins mentioned in his speech took place in early 1904, the cornerstone was laid on October 15, 1904, and the building officially opened on February 18, 1905. Construction of the building cost \$24,000 and the associated land cost \$10,000.

To date, original plans for the building have not been discovered, but sources indicate that John V. Signell was responsible for overseeing the design and construction of Edgewater Borough Hall.⁸ Signell practiced as a real estate developer in New York City and he was a resident of Edgewater and later, Fort Lee.⁹ Signell's experience in building development likely aided the council in the creating of Borough Hall. As reported in the *New York Times* in 1901-02, Signell was the owner and developer of the Eldorado, one of the first five block-long apartment buildings along Central Park West, between 91st and 92nd Streets. The fact that the architects of the Eldorado were listed as Neville and Bagge indicates that Signell was not an architect in this case. In advertising the Eldorado for occupancy, Signell listed himself as owner and developer, not architect.¹⁰ The Eldorado consisted of two eight-story attached buildings, with apartments set from five to 15 rooms and special entrances and accommodations for servants. Rents ranged from \$1,000 to \$4,500 per annum. In financing a project of this size, in addition to his other real estate holdings, Signell must have appeared well qualified to the Borough Council to oversee the Borough Hall planning and construction.

An article in *The Evening Record and Bergen County Herald* dated 29 June 1904 gives the most precise information about Signell's relationship to the Edgewater Borough Hall:

At a special meeting of the Borough Council of Edgewater on Monday evening, plans for the new borough hall were approved. The structure will be modelled after the style of the East Rutherford municipal building.

The plans were submitted by John Signell, of Fort Lee. They call for additional improvements to those of the East Rutherford building and for a

⁶ Fox, p. 39.

⁷ "Municipal Building was Formally Opened." *The Evening Record and Bergen County Herald*, 20 Feb 1905, 1.

⁸ Brown and Warmflash state the building "is the work of New York City architect John V. Signell" (p. 164), and Fox credits him with designing Borough Hall, an "excellent example of monumental civic architecture of the American Renaissance" (pp. 39-40).

⁹ The connection of Signell to Edgewater's governance is further established as he was elected to the Borough Council on March 20, 1899 to finish out the term for a retiring councilman. Signell retired from the Council in 1901.

¹⁰ *New York Times* classified advertising, 31 Aug 1902, p. 22.

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somewhat larger structure... When the plans were submitted it was suggested by several of the Councilmen to ask for a competition among architects, but as that would occupy additional time it was decided to accept those of Signell.¹¹

It is unclear whether Signell drew the plans himself or had a licensed architect draw them. Signell does not appear on any lists of registered New Jersey architects. The East Rutherford Municipal Building, on which the Edgewater building was reportedly based, was designed by East Rutherford architect William Kauffman and built by Charles Sanders. It was officially opened on June 23, 1900. No evidence has been found that links Signell to the planning or construction of the East Rutherford building. The East Rutherford Municipal Building has undergone a number of changes over the years, but upon examination, similarities stand out: brick construction, monumental stair to the *piano nobile*, projecting central entry bay, rounded-arch upper floor windows, and two side bays for use by fire companies. (Please see Accompanying Information for images of the East Rutherford Municipal Building.)

Signell's work in New York offers a possible explanation for the design of Edgewater Borough Hall. New York City real estate records gathered by the Office for Metropolitan History show that John Signell was listed as the owner for the Central Park West flats and nine tenement projects in the city between 1901 and 1906. All ten of these project list Neville and Bagge as the architecture firm of record. (Please see Accompanying Documentation for records.) Neville and Bagge was a prolific firm in New York, designing hundreds of apartment buildings between 1892 and 1922, executed in a range of styles. One Neville and Bagge building of note is 612 West 115th Street, originally Duncan Hall, now owned by Columbia University. It opened in 1905, the same year as Edgewater Borough Hall. While Neville and Bagge did not work for Signell on Duncan Hall, visual similarities include: contrasting colors in brick and stone, rusticated lower level, quoining at corners and center bay, keystone lintels, and cornice-line dentils. (Please see Accompanying Documentation for image of 612 West 115th Street, New York, by Neville and Bagge.) Given Signell's affiliation with the firm, Neville and Bagge may have adapted designs for the East Rutherford Municipal Building to create Edgewater Borough Hall.

Once the plans submitted by Signell were accepted on June 27, 1904, the construction process proceeded quickly. Bids for work on the plans and specifications were due on July 19, 1904. A newspaper item in *The Evening Record and Bergen County Herald* stated that, given the rapid rate of progress, "Edgewater's new borough hall will not only be completed and ready for occupancy December 1, the time specified in the contract, but probably two weeks or a month in advance of that date."¹² At the cornerstone-laying ceremony on October 15, 1904, the building was described as "partly completed."¹³ While the original schedule called for the building's completion in December 1904 (to coincide with Edgewater Borough's tenth anniversary), it officially opened on February 18, 1905.

¹¹ "Edgewater's New Borough Hall," *The Evening Record and Bergen County Herald*, 29 June 1904, 1.

¹² "Edgewater's New Hall: It Is Likely to Be Completed Before Specified Time," *The Evening Record and Bergen County Herald*, 21 Sep 1904, 1.

¹³ "Edgewater Has Its Big Day," *The Hackensack Republican*, 20 October 1904, 2.

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Upon completion, Edgewater Borough Hall served as both a centralized space for local government offices and meetings, and a building much used by the public, as was intended from the outset. *The Evening Record and Bergen County Herald* reported on the building's possible uses: "It is intended, or at least under consideration, to let out the assembly room for social affairs."¹⁴ During his campaign for President of the United States, William H. Taft delivered a speech on the building's front steps in 1908. Edgewater's first Roman Catholic parish, Holy Rosary, was organized in 1906 and church records indicate parishioners met for Sunday morning mass at Borough Hall until 1910. Borough Hall housed the Edgewater Library from 1907 until funds from the Carnegie Foundation enabled the borough to erect a new library building in 1915. A room in Borough Hall was used as a schoolroom for Edgewater's youngest students until a larger school was erected in 1913-14. Borough Council meeting minutes from January 19, 1915 list groups that had rented space in 1914 and the associated rental income: Foresters (\$50), Shepherds (\$50), Maccabees (\$50), Entre Nous Circle (\$25), U.S. Government (\$270), Democratic Ball (\$10), Mrs. Kaufer (\$5), Canoe Club (\$10), and Moving Picture Shows (\$29). The U.S. Government had been renting a room in Borough Hall known as the Samplers Room, for \$20 per month. Council minutes from June 15, 1915 specify that a lease was executed with the federal government for a room on the ground floor to be used by sugar inspectors.

Borough officials were thus confident that their municipal building could serve the many purposes required of it. The envelope of Edgewater Borough Hall reflects the belief common at the turn of the 20th century that civic architecture conveyed refined taste, civic authority, and most importantly, economic strength. The building's interior, on the other hand, indicates the modifications necessary to adapt grand civic plans to a small, local government office building.

Architectural Background

The Ecole des Beaux Arts in Paris emphasized the importance of reintroducing Classical ideals into civic architecture, through rational planning, monumental dimensions and elaborate ornamentation, with the intended effects of promoting an awe-inspiring sense of civic pride in the public, and reinforcing the authority of the government over its constituents. As more and more American architecture students were attending the Ecole (more than 400 between 1846 and 1918¹⁵) and then returning to the U.S. to practice, the grand style naturally found its way into the American architecture vocabulary.

Buildings like McKim, Mead and White's Boston Public Library (1887-1895) had resuscitated the practice of infusing public buildings with the grandeur of a bygone, idealized past. Governments at all levels in the U.S. turned to the Beaux Arts philosophy of infusing public architecture with elements that would inspire, awe and inform the visitor that he or she is entering a new, important, beautiful space.

This stylistic appropriation was nowhere more evident than at the Columbian Exposition in Chicago in 1893. Noted architects including Daniel Burnham designed buildings that embraced the Beaux Arts

¹⁴ "Edgewater' New Hall," 1.

¹⁵ Isabel Gournay, "Beaux-Arts Style," *The Grove Dictionary of Art Online*, (Oxford University Press, Accessed 28 July 2004, <http://www.groveart.com>).

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tradition, despite the fact that not many of the architects involved typically worked in that style. World's fairs were understood to be showcasing the best each nation had to offer, each country's highest achievements in agriculture, manufacturing and the arts. Using the Beaux Arts style, while at that point not remotely at the forefront of architectural practice, enabled the Exposition's architects to set their "White City" apart from others, and to delineate the space on the lakeshore in Chicago as spiritually and stylistically pure. While many critics described the buildings as outdated or outmoded (the U.S. had already been through one Classical revival), the structures were never described as meek or muddled in their statement to fairgoers, but rather "grandiose," and "patriotic,"¹⁶ perhaps in bringing to the visitor's mind visions of the nation's capital.

It was the architecture at the 1893 Columbian Exposition that forcefully energized what became the City Beautiful movement, of which Daniel Burnham was a major proponent. A primary objective was not necessarily urban social reform through architecture, but rather beautification of public buildings and spaces to indicate the city's wealth and prestige, in an effort to attract industry and entrepreneurs to the city.¹⁷ Edgewater, even before its 1894 incorporation, was enjoying rapid growth and increased wealth as more and more businesses and residents were moving into the borough. Borough Council members were in a position to formalize Edgewater's economic plans for the future and believed that Borough Hall could help deliver the results the City Beautiful movement promoted.

The style of Edgewater Borough Hall is unique in Edgewater, indicative of the Borough's intention of distinguishing it and having it serve as a beacon for residents, commuters, and new industrial interests. Mayor Higgins commented on his aspirations for the borough and its new municipal hall in his speech at the building's opening:

We were told when the plans and specifications were submitted to the council that we had planned too elaborate, too pretentious; that we could not complete the building planned for the amount appropriated, never mind pay for the land, complete the building and furnish it. I would listen to no modification but said let us try.

We shall prove to those doubtful citizens that we have done all we claimed to do and that we shall give the borough, through the indefatigable efforts of that public spirited citizen, John V. Signell, an asset that is worth fully 30 per cent more than it cost the people, proving we had a clear conception of the undertaking and proof that the best interests of our citizens had been carefully and judiciously watched.

We know that when the contractors shall have finished...the borough will have without exception the best and most complete Borough building in the State of New Jersey...To bring Edgewater to its present place among municipalities was a task of no mean magnitude, but with the cooperation of its citizens to the

¹⁶ Laurence Gerckens, "Community Aesthetics and Planning," Planning Commissioners Journal, no. 7, Nov/Dec 1992.

¹⁷ Gournay, n.p.

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efforts of their officials, Edgewater occupies today a position second to none of the boroughs of New Jersey.¹⁸

1907 - Present

As seen in historical photographs, little on the exterior of the building has changed over the years, and it retains its stylistic uniqueness amidst the residential and commercial architecture that arrived in its wake. In the years after the building was opened, Borough funds went to some significant maintenance and upkeep of the building. Borough Council meeting minutes note that \$4,000 was appropriated for upkeep in 1913, and \$8,000 in 1914.¹⁹ On September 7, 1915, the Borough Council resolved to advertise for bids to erect a hose tower for Fire Company #2, located in Borough Hall. Bids were opened on September 27, 1915 and Mr. John H. Ross was awarded the project for his low bid of \$1,125. On December 28, 1915, the council resolved to pay Ross additional funds for labor and materials to fill the space between the new tower and the west wall of Borough Hall.

As the current plan indicates, interior modifications were made as the result of the evolution of the borough government's operating needs. Early changes to the fire company section of the building were undertaken in 1916, where Borough Council meeting minutes note payments for removal of the existing floor and installation of a new concrete foundation and cement floor in the fire house.²⁰ In that same year, modifications to the former library room in Borough Hall were made, and an opening was cut from the mayor's office to the room occupied by the borough recorder.²¹ Over the years, the interior had been greatly changed, with the majority of original details and finishes covered by dropped ceilings, paneling, and partition walls. Most notably, with an increase in services offered to borough residents came an increase in the borough's personnel, resulting in the conversion of the stage/public space on the third floor into offices and open work space.

The main exterior changes involve modifications to accommodate new equipment and increased personnel and services. As discussed in Section 7, the western bay on the south elevation was enlarged to fit a larger fire truck, and additions to the building were constructed in the 1980s and 1990s to create more space for the two fire companies (west elevation) and police department (north elevation).

¹⁸ "Municipal Building Was Formally Opened," 1.

¹⁹ Edgewater Borough Council Meeting Minutes, 23 May 1913 and 20 January 1914.

²⁰ Edgewater Borough Council Meeting Minutes, 3 October 1916.

²¹ Edgewater Borough Council Meeting Minutes, 1 November 1916.

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**Edgewater Borough Hall
Bergen County, New Jersey
Verbal Boundary Description**

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Boundary Description

Edgewater Borough Hall is located in Edgewater, Bergen County, New Jersey at 916 River Road, Block 54, Lot 1, on the northwest corner of the intersection of River Road and Hilliard Avenue. As seen on the sketch map enclosed, the boundaries for this property are as follows: eastern boundary (River Road), approximately 58'; southern boundary (Hilliard Avenue), approximately 70'; western boundary, 56'; and northern boundary, 56'.

Boundary Justification

The boundary for Edgewater Borough Hall reflect the section of the lot that remains integral to the history of the building. It encompasses the area on which the building and entry plaza sit, rather than the entire property lot. The entire lot encompasses seven parcels, but not all are integral to the history of the building. Numerous changes have taken place on both the northern and western sections of the lot over the years, so they have been excluded. An attempt was made to parallel the official parcel lines, as indicated on the Borough's tax map (see Additional Documentation).

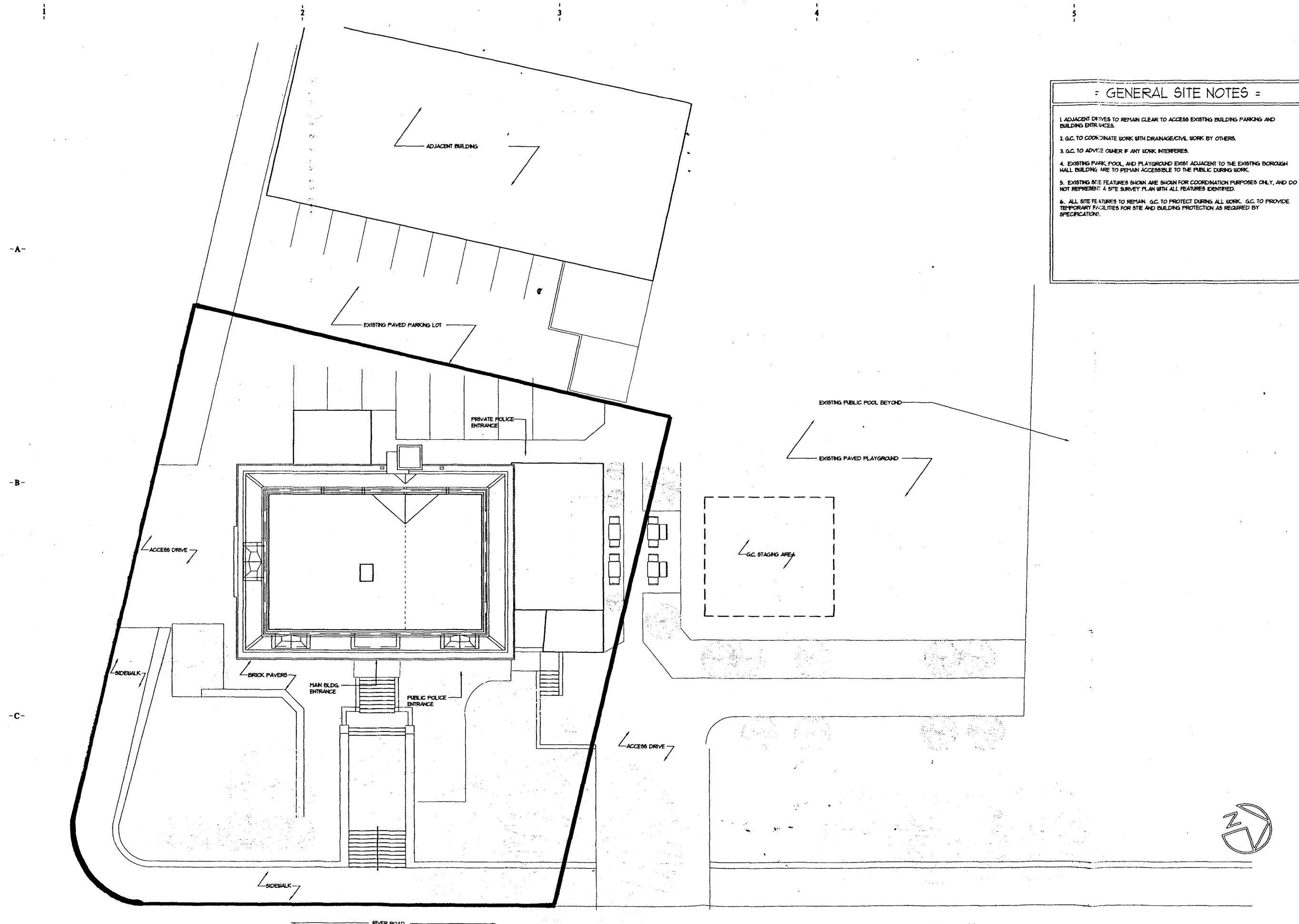
**Edgewater Borough Hall
Bergen County, New Jersey
Additional Documentation**

The following information applies to all photographs:

- 3. Name of Photographer: Ann M. Keen
- 4. Date of Photographs: June 30, 2004
- 5. Location of Negatives: New Jersey Historic Preservation Office

Item 6. Description of View:

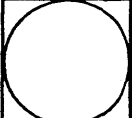
- Photo 1. East elevation, view looking west
- Photo 2. Southern end of east elevation, view looking southwest
- Photo 3. Northern end of east elevation, view looking northwest
- Photo 4. Dormer detail on east elevation, view from roof, looking northeast
- Photo 5. Detail of acroterion found in attic, formerly installed on lower ledge of mansard roof
- Photo 6. South elevation, view looking north
- Photo 7. West elevation, view looking northeast
- Photo 8. North elevation, view looking southeast
- Photo 9. Main lobby, second floor, view looking west
- Photo 10. Tax office, second floor, view looking south
- Photo 11. Council chambers, second floor, view looking northwest
- Photo 12. Main stair, viewed from above, looking north
- Photo 13. Administration offices, third floor, view looking southwest
- Photo 14. Edgewater Borough Hall in Edgewater, view looking northwest
- Photo 15. View across Hudson River to New York City, view looking southeast

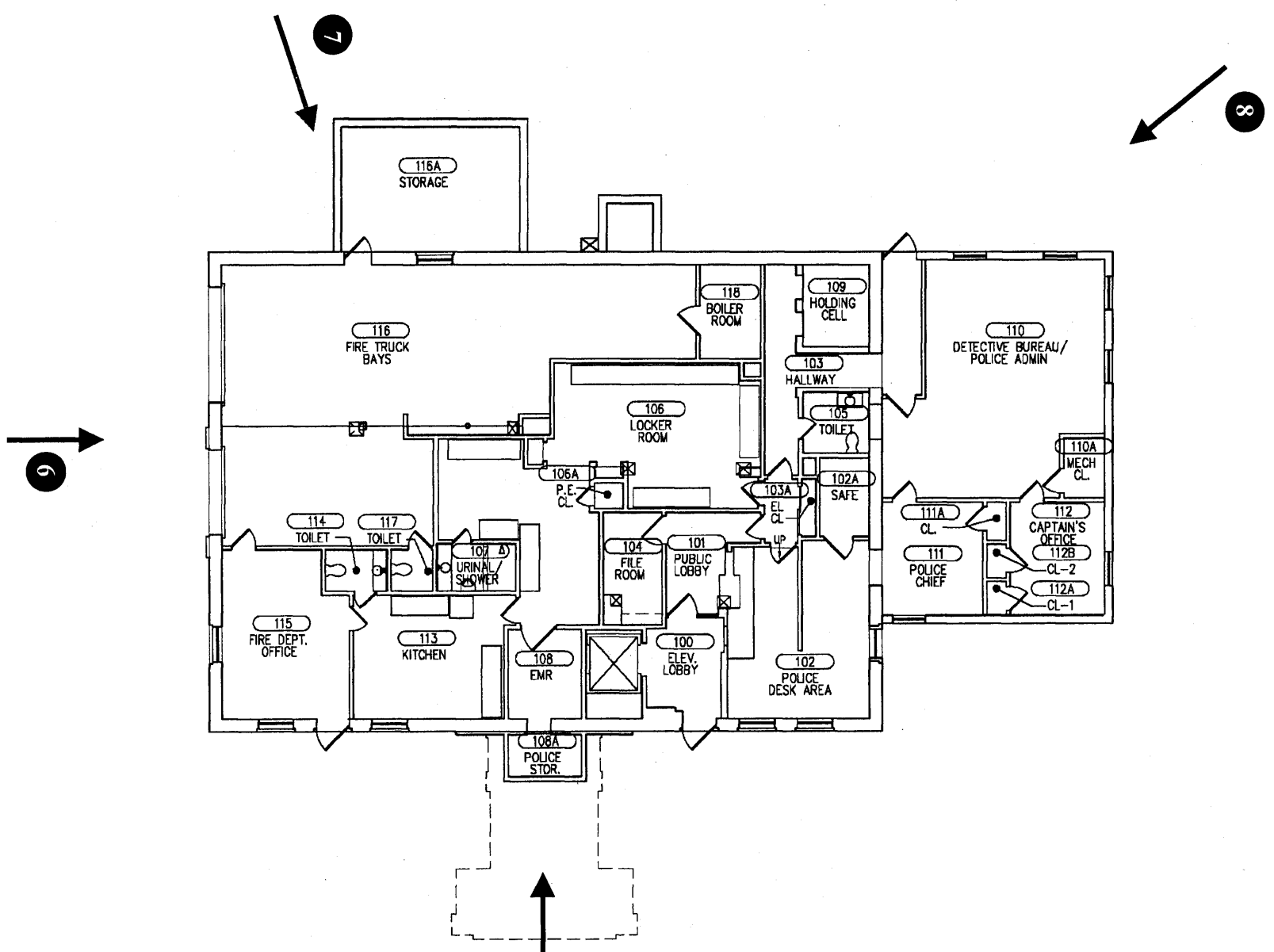


= GENERAL SITE NOTES =

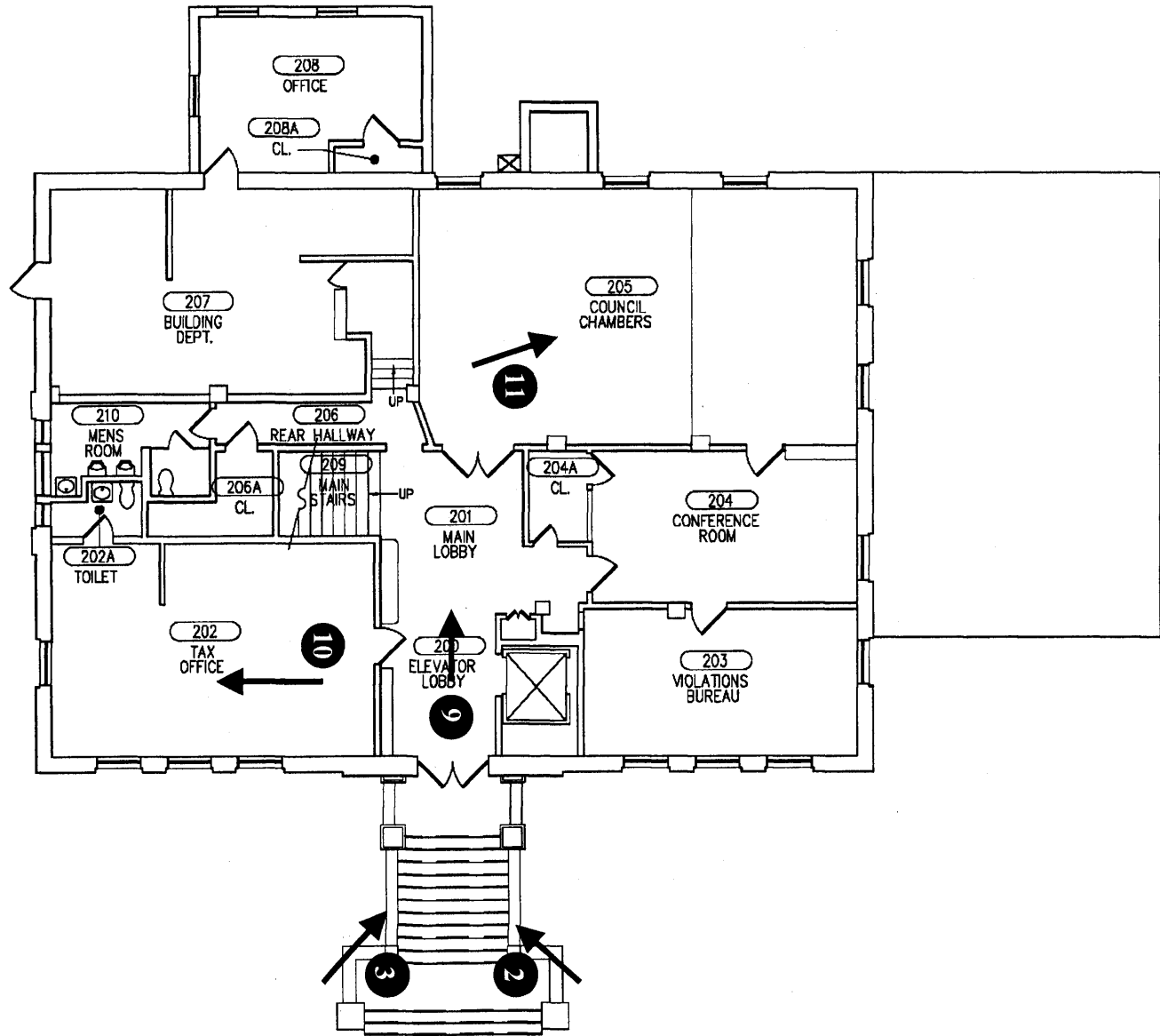
1. ADJACENT DRIVES TO REMAIN CLEAR TO ACCESS EXISTING BUILDING PARKING AND BUILDING ENTRANCES.
2. G.C. TO COORDINATE WORK WITH DRAINAGE/CIVIL WORK BY OTHERS.
3. G.C. TO ADVISE OWNER IF ANY WORK INTERFERES.
4. EXISTING PARK, POOL, AND PLAYGROUND EXIST ADJACENT TO THE EXISTING BOROUGH HALL BUILDING ARE TO REMAIN ACCESSIBLE TO THE PUBLIC DURING WORK.
5. EXISTING SITE FEATURES SHOWN ARE SHOWN FOR COORDINATION PURPOSES ONLY, AND DO NOT REPRESENT A SITE SURVEY PLAN WITH ALL FEATURES IDENTIFIED.
6. ALL SITE FEATURES TO REMAIN. G.C. TO PROTECT DURING ALL WORK. G.C. TO PROVIDE TEMPORARY FACILITIES FOR SITE AND BUILDING PROTECTION AS REQUIRED BY SPECIFICATION.

D1 GRADE LOCATION PLAN
SCALE: 3/32" = 1'-0"

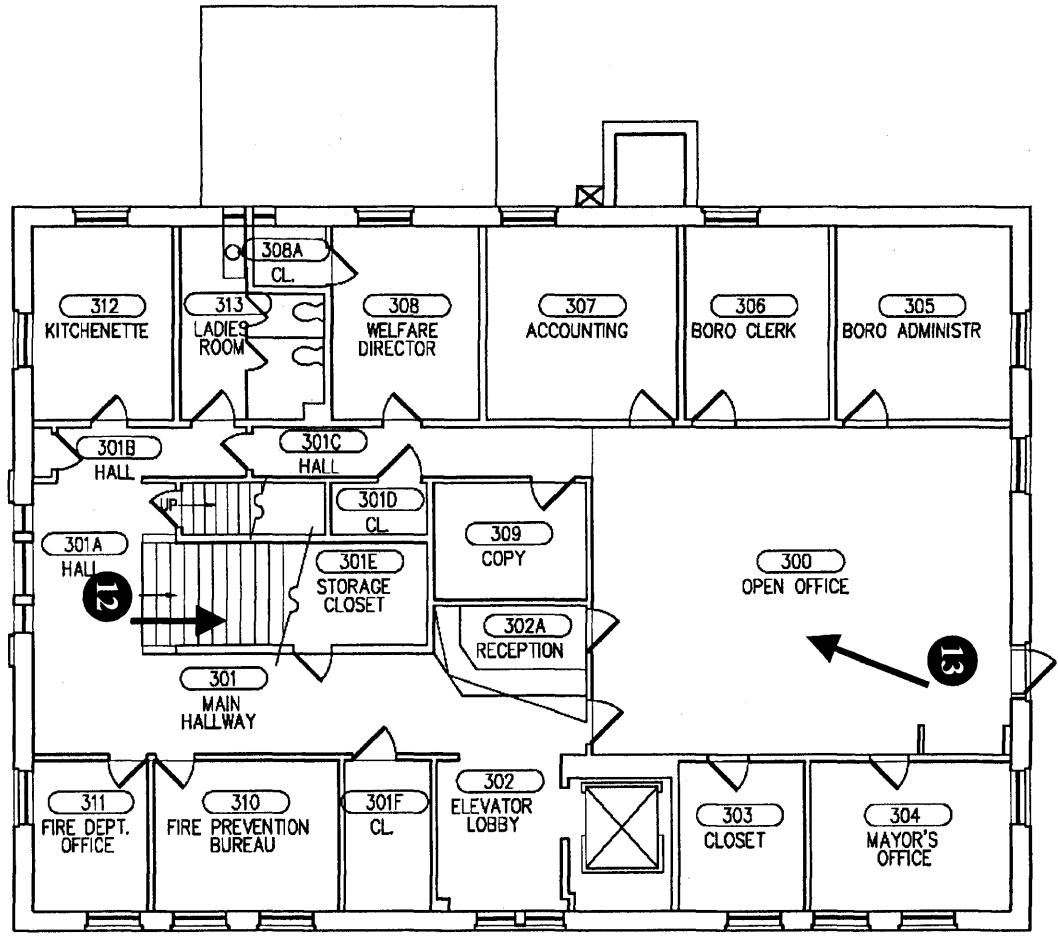

Michael Farewell F.A.I.A. N.J.C. - 8229 Michael J. Mills F.A.I.A. N.J.C. - 8207 Michael Schenck F.A.I.A. N.J.C. - 1214 Lorrie Murray-McCree F.A.I.A. N.J.C. - 11137
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Drawn By: KF/ALM Checked By: AD Date: 4.1.06 Revision:
EDGEWATER MUNICIPAL BUILDING ROOF REPAIR & EXTERIOR RESTORATION 916 RIVER ROAD EDGEWATER, NEW JERSEY
Project No: 0528 Drawing Title: GROUND FLOOR PLAN File Name: A-1.dwg
A-1.0



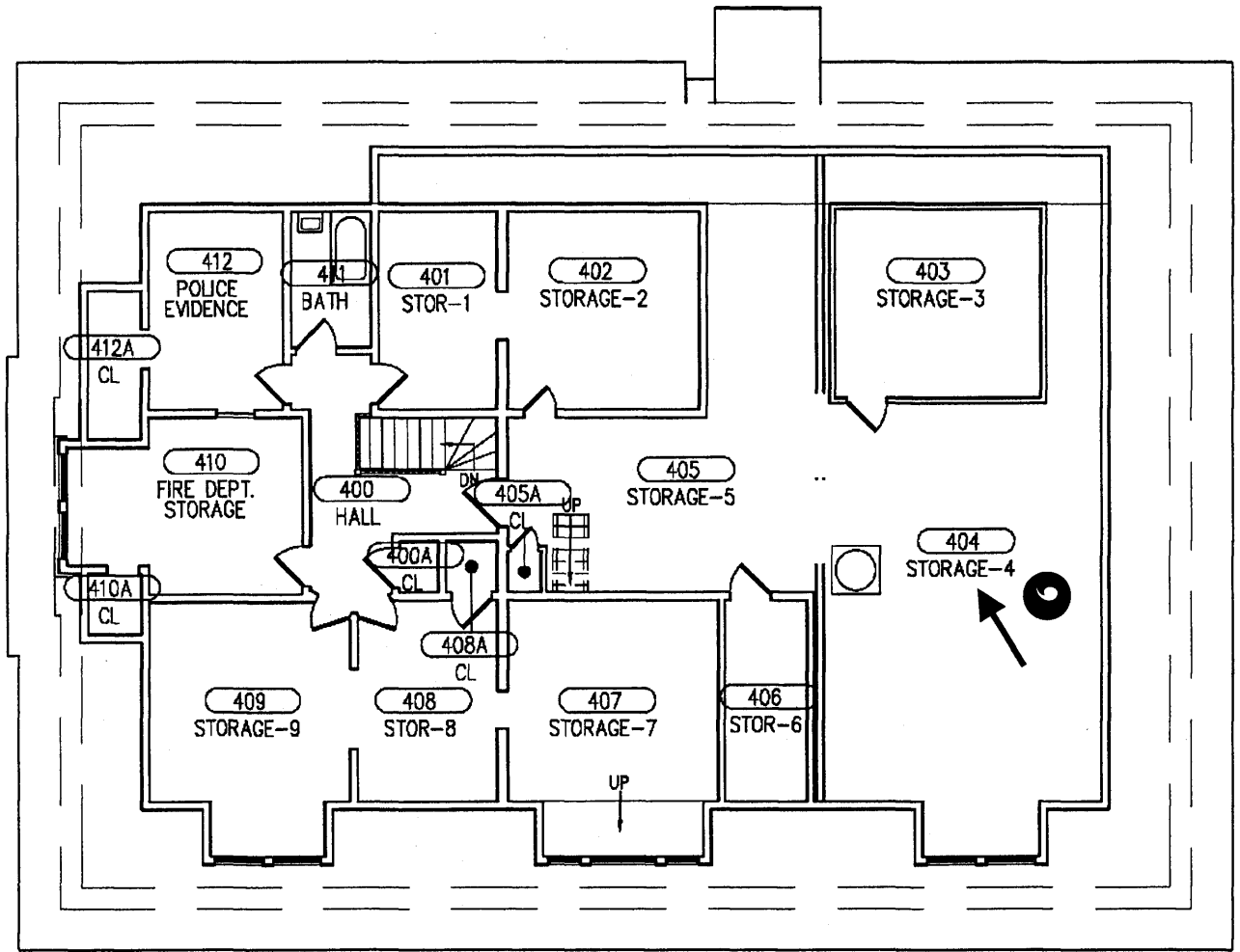
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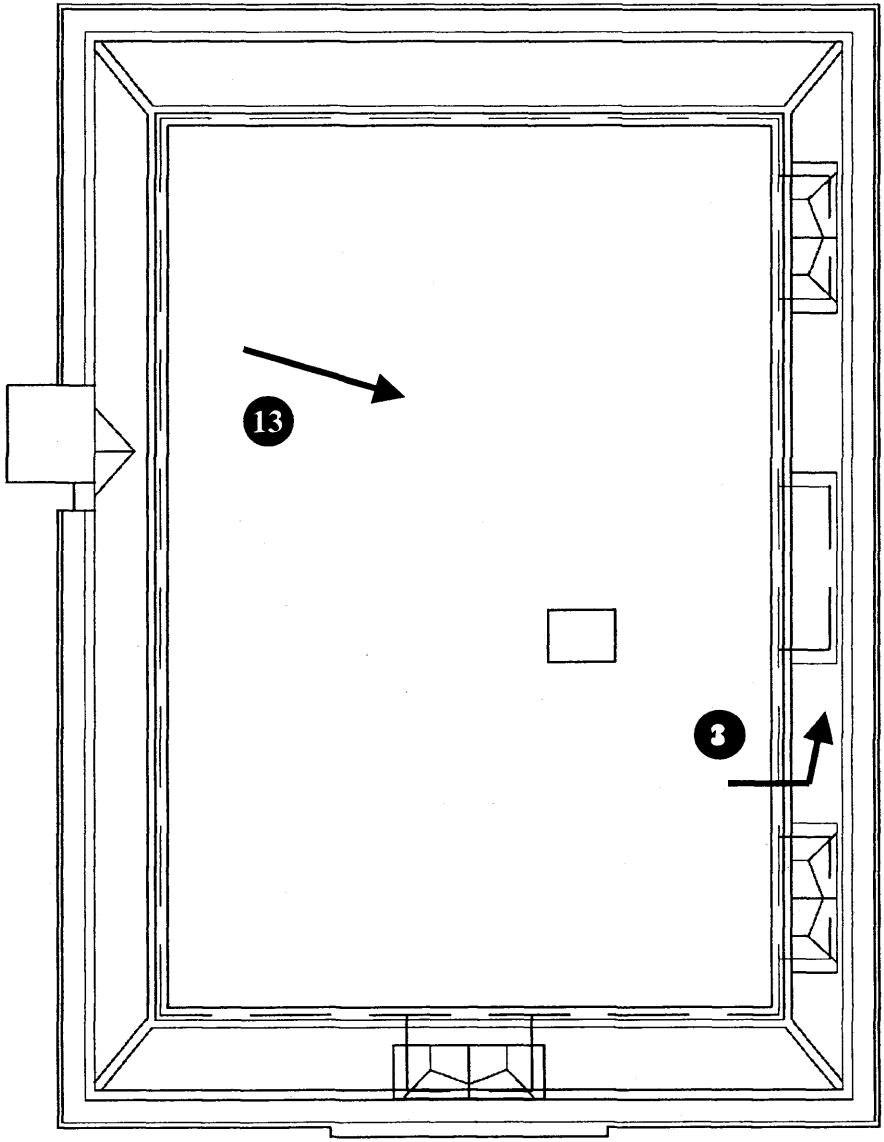
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① THIRD FLOOR PLAN
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① ATTIC PLAN
NOT TO SCALE



1 ROOF PLAN
NOT TO SCALE



Detail, Map of Township of Ridgefield (from which Edgewater was created), from *Topographical Map of Bergen and Passaic Counties, 1872*.



Borough of Edgewater, as depicted in *Colton's Road Map of Bergen County, New Jersey*, (1896).



View of Hilliard Avenue looking west during Edgewater Borough Hall cornerstone-laying ceremony on October 15, 1904. Newspaper image from a commemorative issue of *The Bergen Citizen* dated October 31, 1969.



Cornerstone-laying ceremony for Edgewater Borough Hall, October 15, 1904. Newspaper image from a commemorative issue of *The Bergen Citizen* dated October 31, 1969.



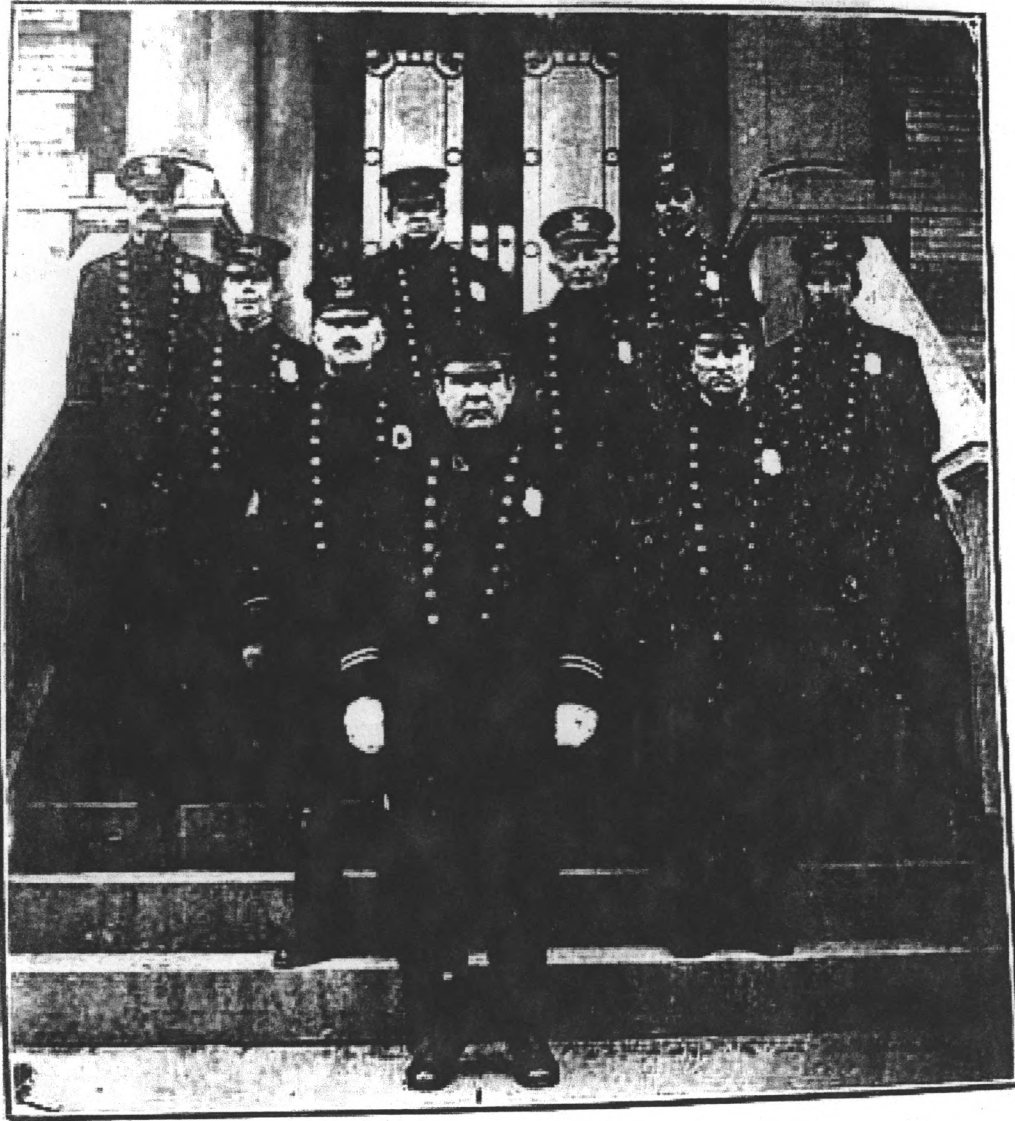
Drawing from *Hackensack Republican* upon the grand opening of Edgewater Borough Hall. Newspaper dated 2 March, 1905. Courtesy of the Johnson Free Public Library, Hackensack.

**Edgewater Borough Hall
Bergen County, New Jersey
Accompanying Documentation**



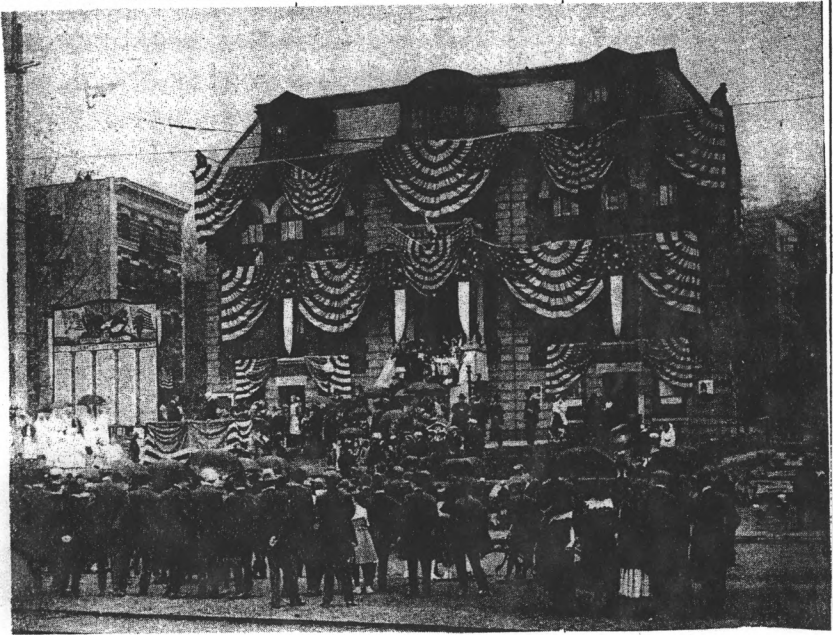
Edgewater Borough Hall, c. 1905. Photo taken soon after official opening as the horizontal tie supports have not yet been installed throughout the building. From Edgewater's Web site: www.edgewateronline.com/local.html

Edgewater Borough Hall
Bergen County, New Jersey
Accompanying Documentation



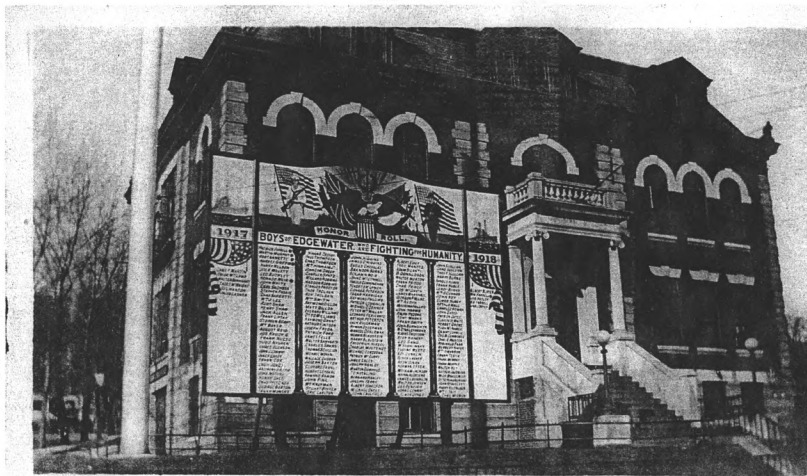
Edgewater Police Department, c. 1914. Note original doors at main entry. Private collection.

Edgewater Borough Hall
Bergen County, New Jersey
Accompanying Documentation



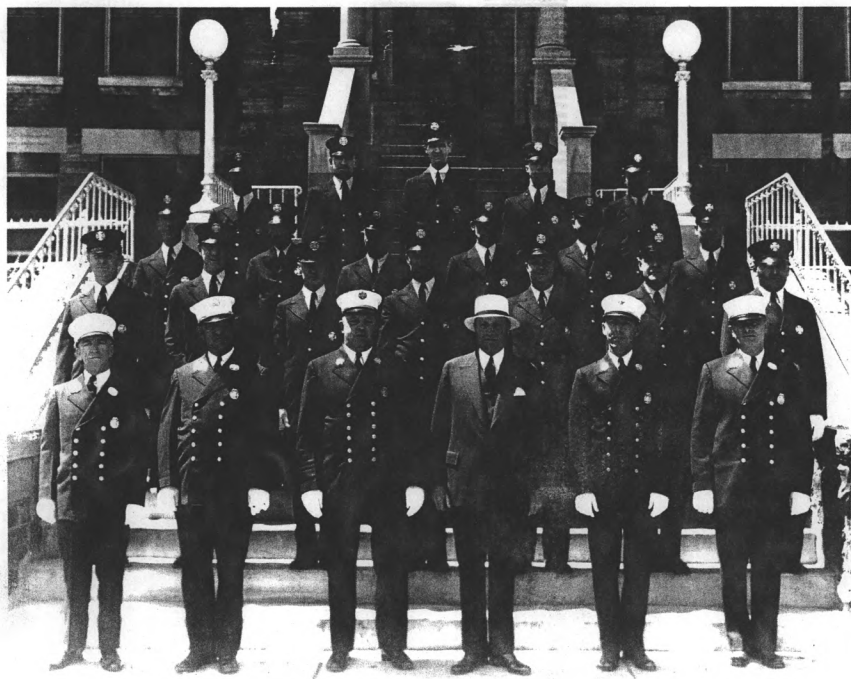
Borough Hall in 1918. Newspaper image from a commemorative issue of *The Bergen Citizen* dated October 31, 1969.

Edgewater Borough Hall
Bergen County, New Jersey
Accompanying Documentation

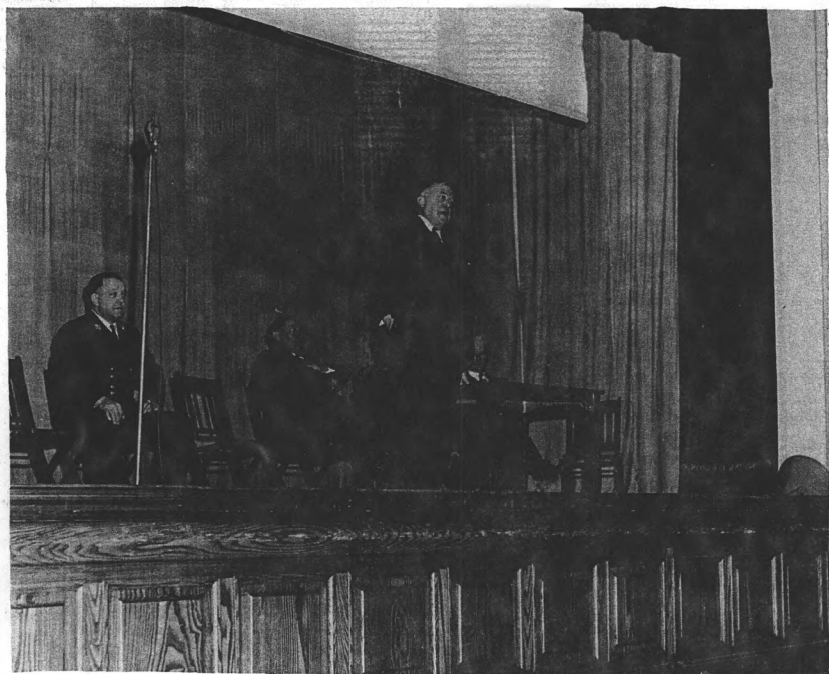


Borough Hall, c. 1918-19, with World War I soldiers from Edgewater honored. Private collection.

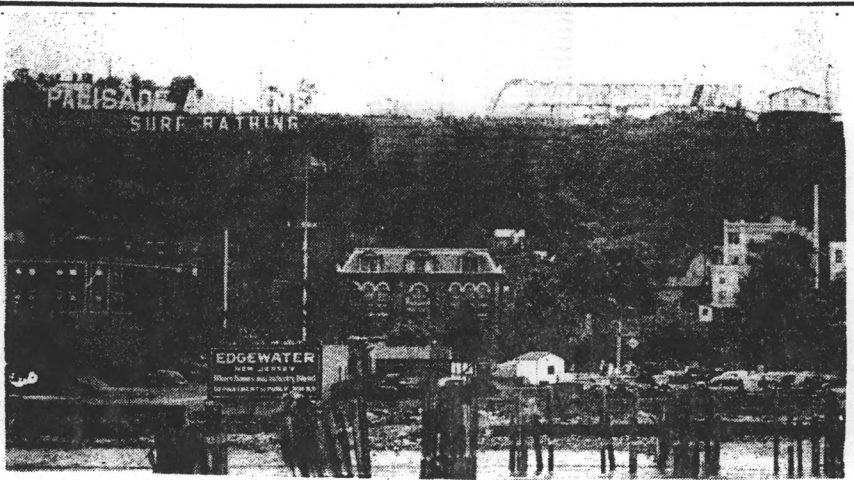
Edgewater Borough Hall
Bergen County, New Jersey
Accompanying Documentation



In front of Borough Hall, 1936. Note original doors at second floor main entry. Private collection.



Stage on third floor, 1942. The stage was located where the borough's main administrative offices exist today. Many public and private events took place in this auditorium area. Private collection.



Borough Hall in 1950. View looking west from the Hudson River. Newspaper image from a commemorative issue of *The Bergen Citizen* dated October 31, 1969.

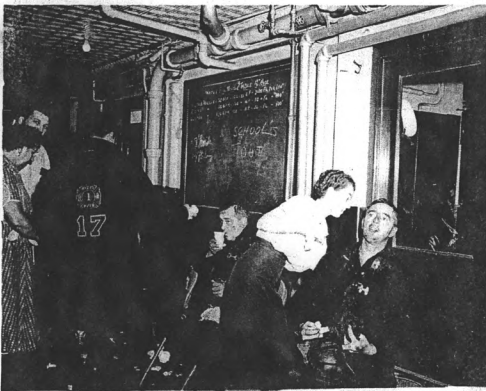
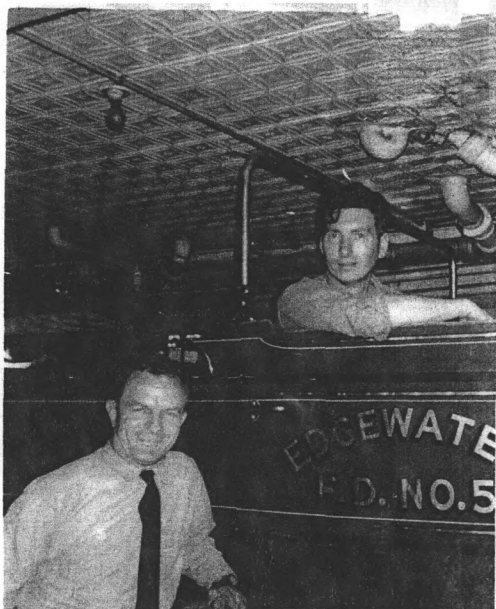


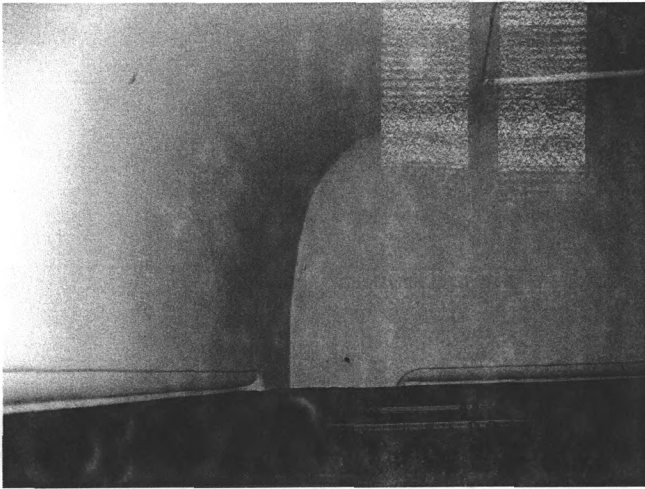
Photo of fire truck bay area in 1954. Note stamped tin ceilings, still present. Private collection.



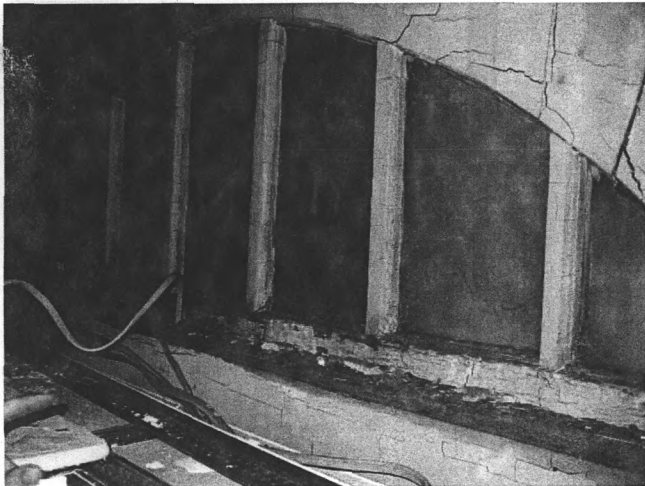
Undated photograph, also showing stamped tin ceilings in fire truck bays. Private collection.



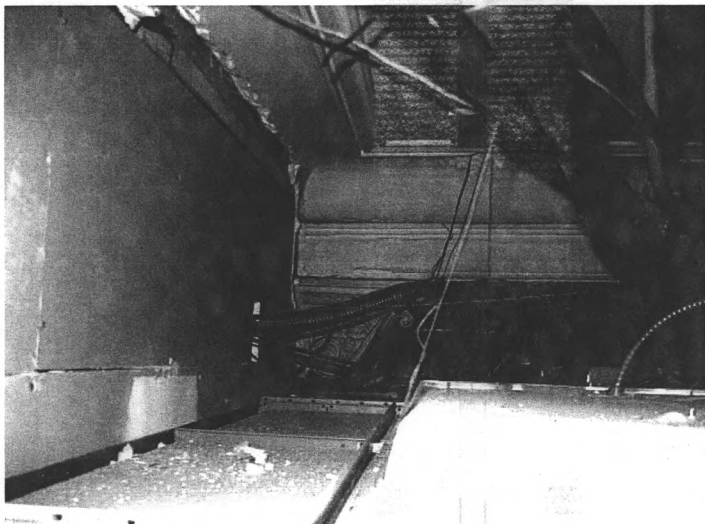
Undated photograph, fire personnel training that took place for many years at Borough Hall. Private collection.



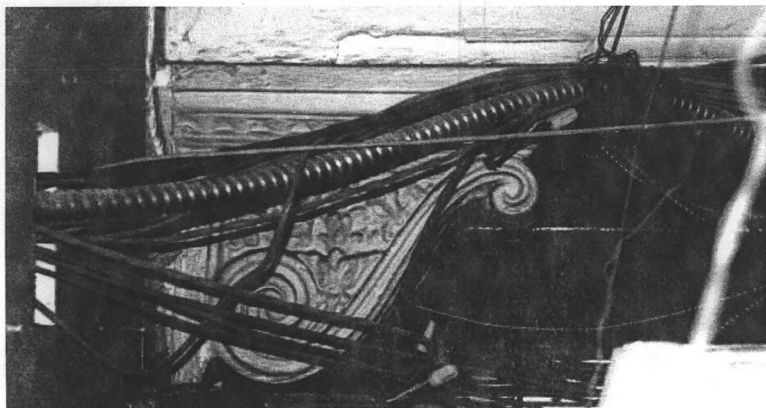
Original covered ceiling above current dropped ceiling in Council Chambers, second floor. Photo taken 2004.



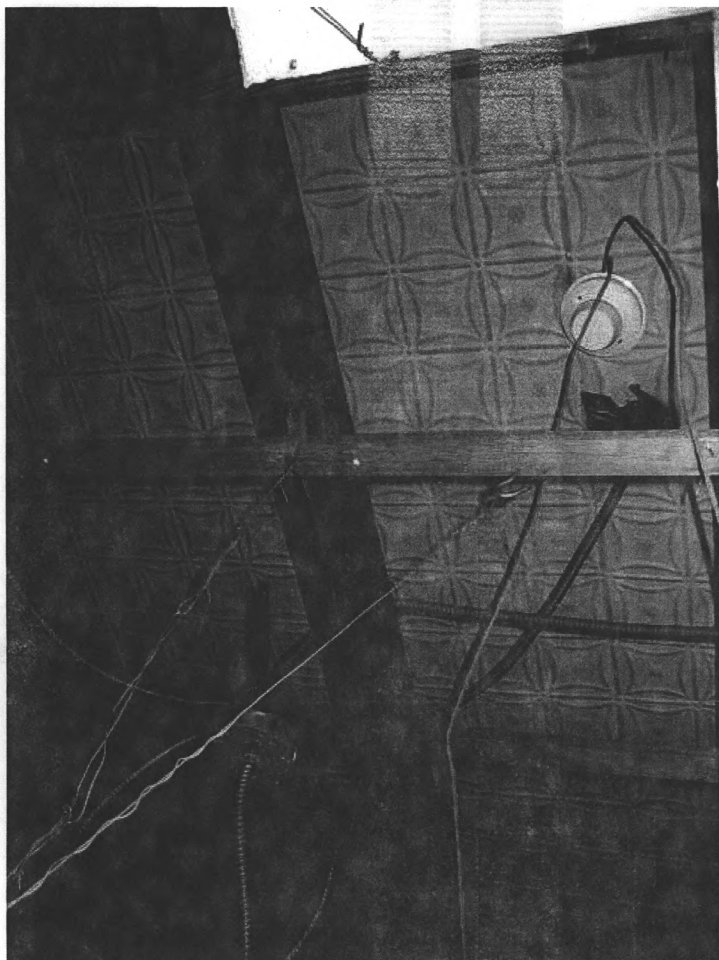
Wood transom above two double-hung windows on the east elevation on the third floor. Photo taken 2004.



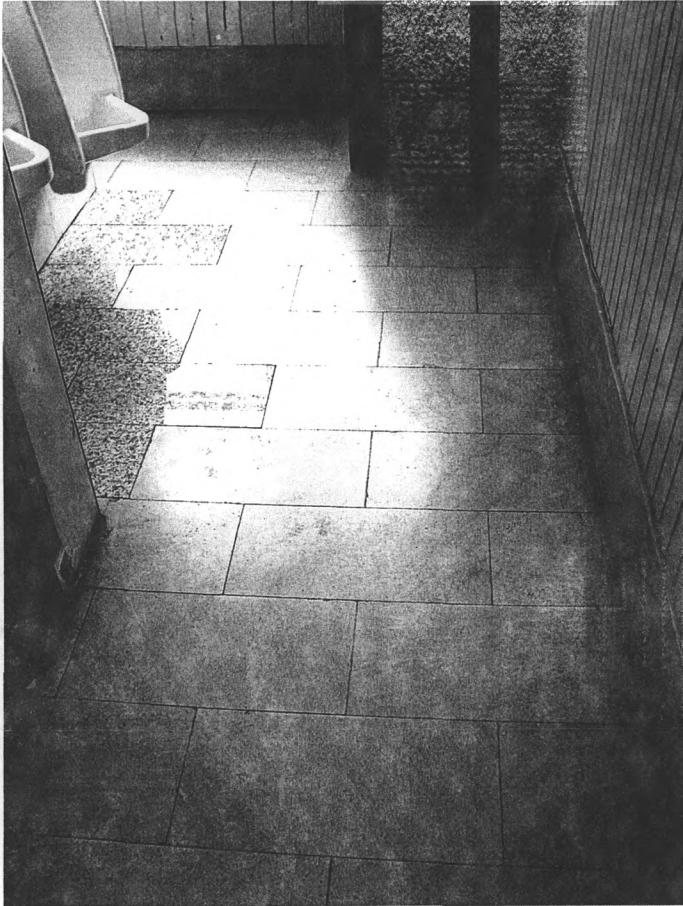
Original plaster bracket and detailed ceiling molding existing above current dropped ceiling in main entry foyer, second floor. Photo taken 2004.



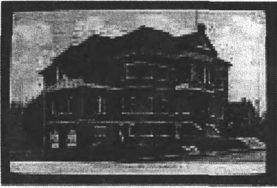
Detail of bracket in main entry foyer, second floor. Photo taken 2004.



Stamped tin ceiling above dropped ceiling in kitchenette, third floor. Photo taken 2004.



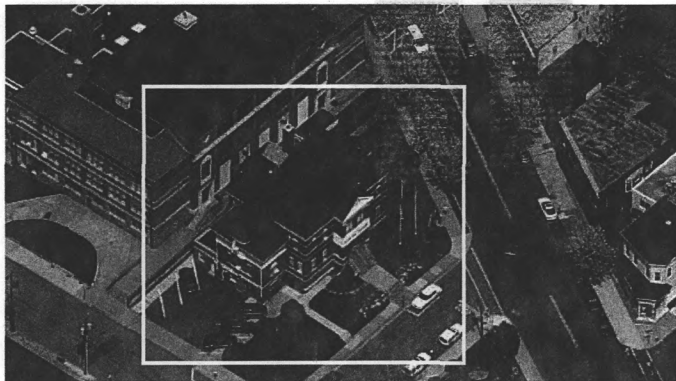
Original flooring in men's restroom, second floor. Photo taken 2004.



Historic postcard, East Rutherford Municipal Building, no date. Web site:
http://cgi.ebay.com/Municipal-Building-East-Rutherford-New-Jersey-PC-1910_W0QQitemZ170019468251QQcmdZViewItem



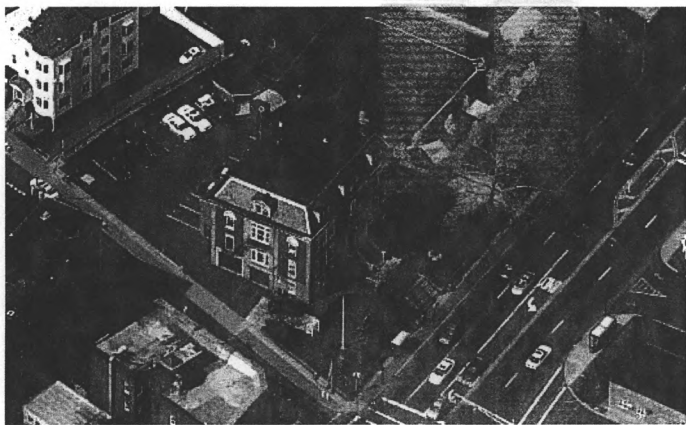
East Rutherford Municipal Building, 2006. Web site:
<http://www.lawyers.ca/international/courthouse/detail.asp?ID=529&SponsorID=70&Courthouse=East+Rutherford+Municipal+Court&City=East+Rutherford>



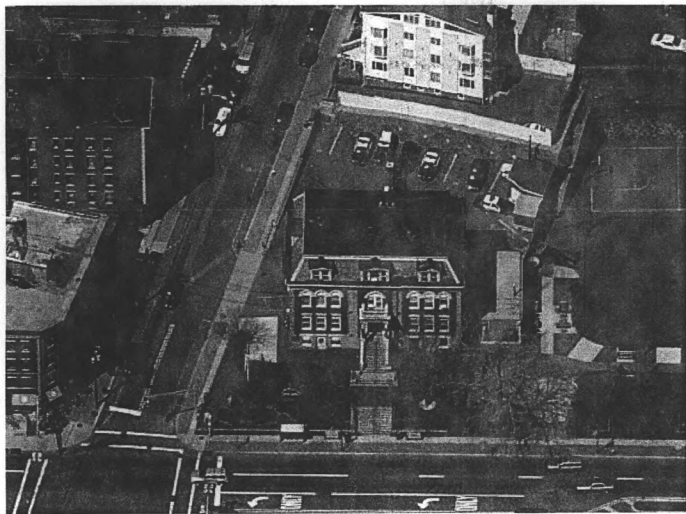
Bird's eye view of East Rutherford Municipal Building, view looking north, 2005.
Microsoft Virtual Earth Web site: <http://local.live.com>.



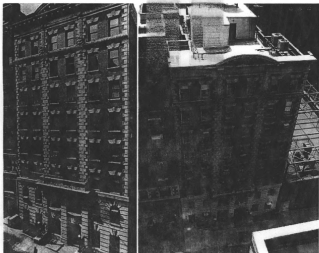
Bird's eye view of East Rutherford Municipal Building, view looking west, 2005.
Microsoft Virtual Earth Web site: <http://local.live.com>.



Bird's eye view of Edgewater Borough Hall, view looking north, 2005. Microsoft Virtual Earth Web site: <http://local.live.com>.



Bird's eye view of East Rutherford Municipal Building, view looking west, 2005. Microsoft Virtual Earth Web site: <http://local.live.com>.



612 West 115th Street, New York, built in 1905 by Neville and Bagge. From:
<http://www.columbia.edu/acis/history/612w115.html>.

John V. Signell-owned, Neville and Bagge-designed New York City Buildings

<u>Location</u>	<u>Description</u>	<u>Cost</u>	<u>Year</u>
Central Park W, 90 th to 91 st Streets	Two 8-story brick flats, 100x88	\$760,000	1901
Claremont Ave, NE corner, 125 th Street	6-story brick & stone tenement, 100x90	\$150,000	1905
Claremont Ave, SE corner, 127 th Street	6-story brick & stone tenement, 100x109.8	\$150,000	1905
Riverside Drive, NE corner 135 th Street	6-story brick & stone tenement, 103x89	\$150,000	1905
135 th St, 125 E Riverside Drive	6-story brick & stone tenement, 75x86.11	\$110,000	1905
Broadway, NE corner 143 rd Street	6-story brick & stone tenement, 99.11x90	\$200,000	1906
Broadway, SE corner 144 th Street	6-story brick & stone tenement, 99.11x90	\$200,000	1906
Hamilton Place, NW corner 143 rd Street	6-story brick & stone tenement, 99.2x89.11	\$200,000	1906
Hamilton Place, SW corner 144 th Street	6-story brick & stone tenement, 125x89.11	\$200,000	1906
143 rd Street, 90.9 W Hamilton Place	6-story brick & stone tenement, 75x86.11	\$120,000	1906

From: Office for Metropolitan History, "Manhattan NB Database 1900-1986," accessed 16 January 2007, <http://www.MetroHistory.com>