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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" 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 sub categories listed in the instructions. For additional space use continuation sheets (form 10-900a). Type all entries.

1. Name of Property

historic name James M. Downey Building
other names/Site Number ONJH Inventory Number 040852

2. Location

street & number 521 Cooper Street not for publication
city/town Camden vicinity
state New Jersey code NJ 034 county Camden code 007 ZIP CODE 08101

3. Classification

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

Name of related multiple property listing: Bank, Insurance, and Legal Buildings in Camden, NJ, 1873-1938
Number of contributing resources previously listed in the National Register 1

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.
Helen D. Senneker
Signature of certifying official _____ Date 7/11/90
Acting Commissioner, DEP/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. Patrick Andrews
 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:)

8/22/90
Date

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE/business

Current Functions (enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY REVIVAL

Colonial Revival:

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS: Commercial

Materials (enter categories from instructions)

foundation OTHER: Concrete

walls STONE/Limestone

roof Asphalt

other_Facade: Metal/copper

Describe present and historic physical appearance

SUMMARY

The James N. Downey Building at 521 Cooper Street is a three story professional building built in about 1925 on a former rowhouse site. It stone, glass, and metal facade in a commercial style with Colonial Revival elements is a design of Ernest Ergood, a Camden architect who for a time practiced with Herbert Moffett. The building retains a rowhouse size and scale, but its twentieth century style and physical features give it the appearance of a professional office. The building fits within property type #2, buildings constructed for the legal profession and/or insurance business. There have been some recent alterations to the facade, but it retains most of its original fabric and is well suited to commercial or professional use at present.

521 Cooper Street or the James M. Downey Building is a three-story, three-bay-wide commercial building on the North side of Cooper Street, only a short distance from Camden County and City of Camden government buildings. Although it completely fills the site of a former rowhouse and is in domestic size and scale, it is an essentially new building built for use by attorneys and insurance offices. Its facade rises directly from the sidewalk on Cooper Street.

521 Cooper Street is a simple rectangular shape with a flat roof. The facade is primarily glass, and at first gives the impression of being one huge window surrounded by a stone frame. At the street level there is a large show window in the central bay on either side of which is a modern glass door. One door leads to the basement and the other into a hall. Above the doorways is a row of three large single-light fixed-glass windows. On the second and third floor levels, a large plate glass window is flanked by one over one double hung sash. A black copper panel decorated with swags

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)

Period of Significance

Significant Dates

Architecture

1926-1938

N/A

Commerce

Cultural affiliation

N/A

Significant Person

Architect Builder

N/A

Ergood, Ernest L. Architect

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

SUMMARY

The James N. Downey Building at 521 Cooper Street is significant for its association with the expansion of the legal profession and the insurance industry in early twentieth century Camden. It dates from about 1926 and is one of a few buildings constructed on former rowhouse sites for attorneys and insurance brokers. As central Camden took on a more commercial character in the early twentieth century, many residents of Cooper Street moved to the suburbs and their former dwelling sites sometimes became the site of new office buildings. James N. Downey, whom the city directory listed as an assistant superintendent, lived at 521 Cooper Street for many years, but in about 1926, this new commercial building replaced the older house. Ernest L. Ergood, a Camden architect, was responsible for the design which has a primarily glass commercial style facade with some Colonial Revival elements. The first occupants of the new building were a group of attorneys and the Alliance Insurance Company. 521 Cooper Street fits within property type #2, Buildings constructed for the legal profession and/or insurance business. It is also a contributing building in the National Register Nomination for the Cooper Street Historic District.

The building at 521 Cooper Street completely fills the site on which a rowhouse stood for many years. The present facade created a new professional building and dates from about 1926. It is the design of Camden Architect Ernest L. Ergood, who for a time practiced with Herbert Moffett. Although

9. Major Biographical References

See Main Bibliography

Previous documentation on file NPS: N/A

- 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# _____

See continuation sheetx

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other Specific repository

10. Geographical Data

Acreage of property Less than one acre

USGS quad Camden

UTM References

A 1 8 | 4 8 9 | 6 9 5 | 4 4 | 2 0 6 4 0
 Zone Easting Northing
 d | | | | | | | | | | | | | | | | | | | | | |

B | | | | | | | | | | | | | | | | | | | | | |
 Zone Easting Northing
 D | | | | | | | | | | | | | | | | | | | | | |

see continuation sheet

Verbal Boundary Description

521 Cooper Street is located on the north side of Cooper Street, midway between 5th and 6th streets, City of Camden, Camden County, New Jersey, legally described as block 98, lot 94.

see continuation sheet

Boundary Justification

The boundary includes lot 94 in block 98, which has been historically associated with the property.

see continuation sheet

11. Form Prepared By

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National Register of Historic Places Continuation Sheet

James N. Downey Building, 521 Cooper St.

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and pilasters crosses the building between the floors. A cast stone cornice forms a parapet rising above the roof line.

The James Downey Building at 521 Cooper Street meets all the registration requirements for Property Type #2 in the multiple property nomination.

National Register of Historic Places Continuation Sheet

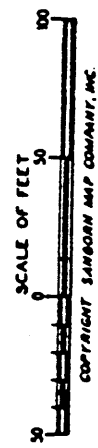
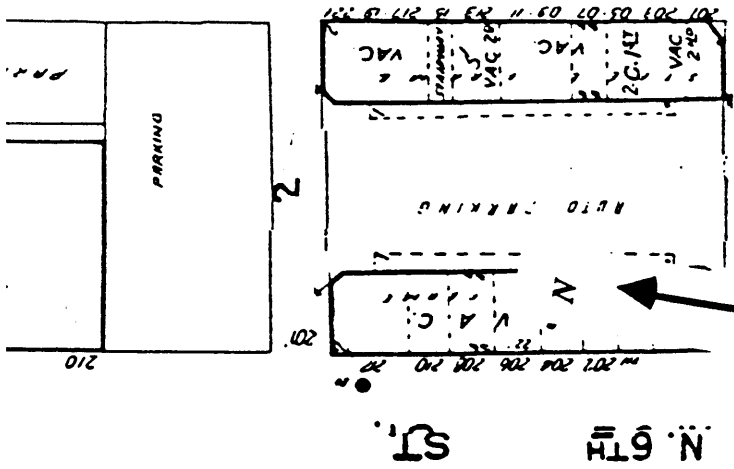
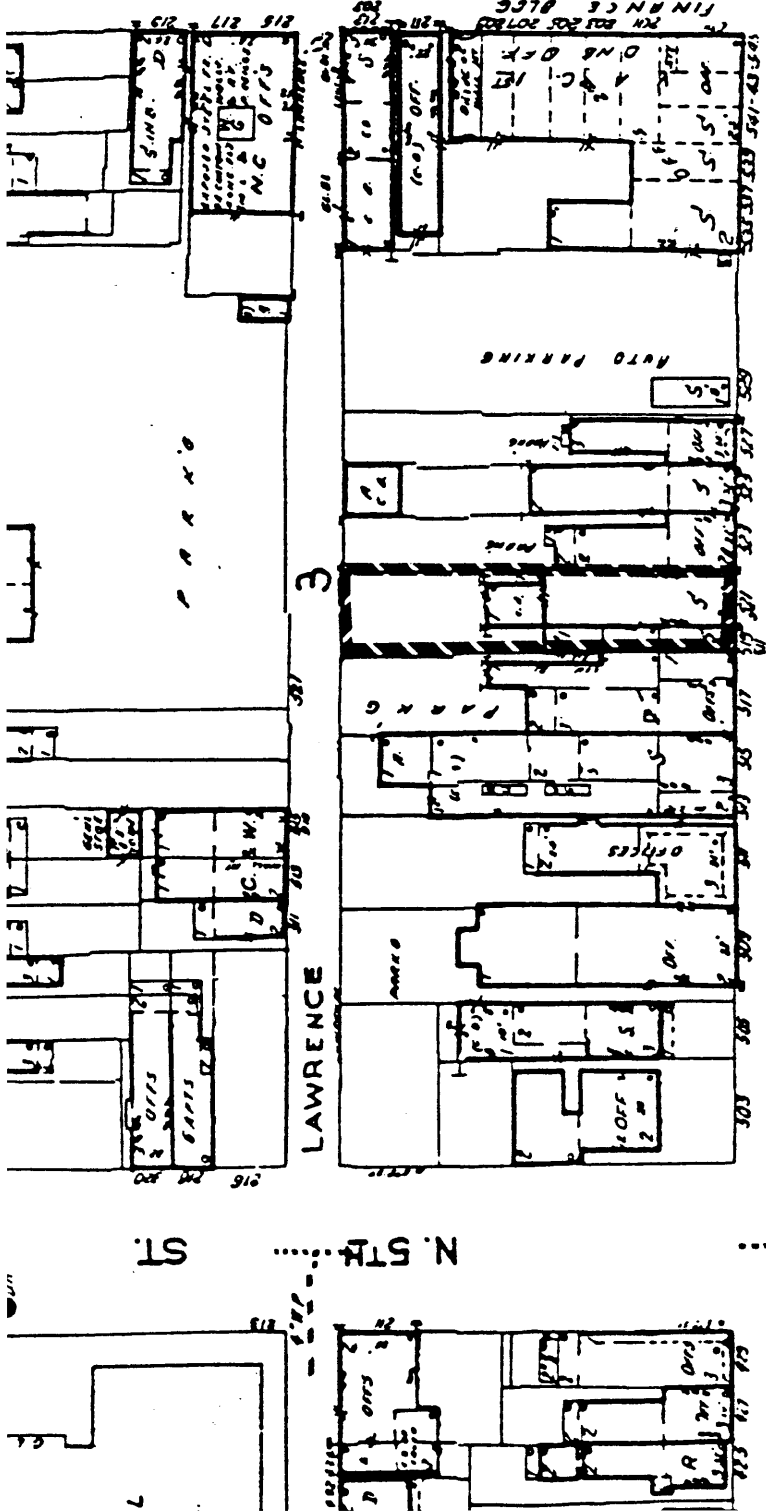
Downey, James N. House, 521 Cooper Street

Section number 8 Page 1

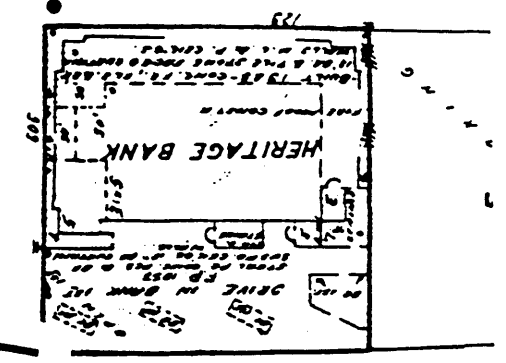
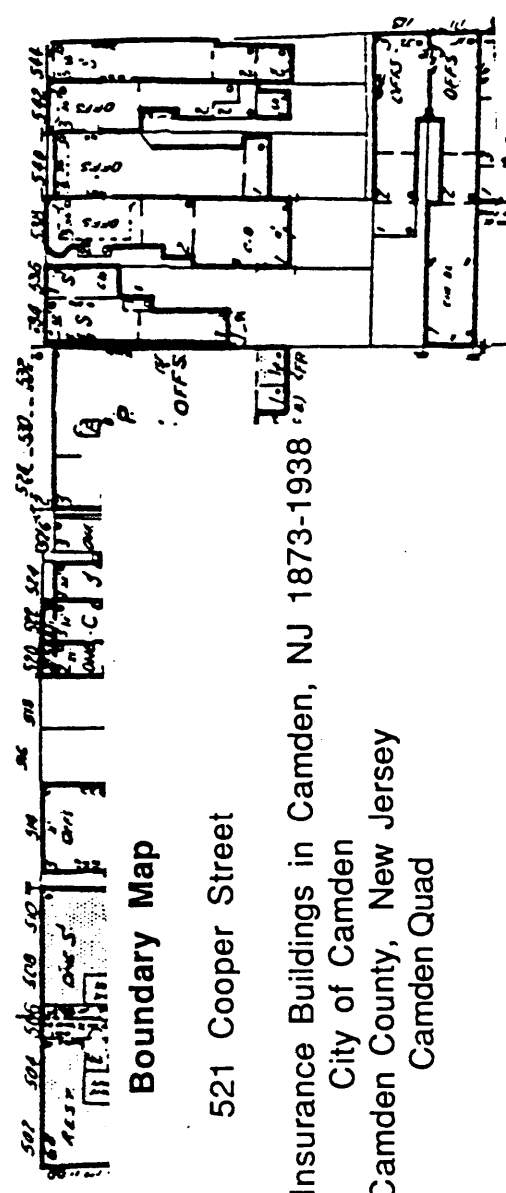
the building still has the size and scale of a rowhouse, the facade is distinctly twentieth century commercial/professional. The first occupants of the new building were a group of attorneys of whom John Kates, State Treasurer, legislator, and President of the Merchants Trust Company and Land Title Guaranty Company was probably the most prominent. Others were Nathan Blank, Wesley Goldthorp, Patrick Harding, Charles Culp, and Mark Marritz. The Alliance Insurance Company of Philadelphia also had offices in the building.

These same attorneys and insurance company remained in the building for most of the period of significance of the nomination, making the building an excellent example of a professional building inserted into a rowhouse site. It also represents the conversion of Cooper Street from a residential area to a professional and commercial area during the boom of the 1920s.

521 Cooper Street is designated as a contributing building in the 1986 National Register Nomination for the Cooper Street Historic District. It was recorded in 1980 as part of the Camden survey and again in a 1987 survey of banks, insurance, and legal buildings in Camden. The surveys followed federal guidelines and the results are on file at the Office of New Jersey Heritage. The City of Camden Preservation Planner and the Office of New Jersey Heritage have evaluated the building and determined that 521 Cooper Street is eligible for inclusion in the multiple property nomination on the basis of its history, architecture, and integrity.



COOPER



Boundary Map

521 Cooper Street

Bank, Legal, and Insurance Buildings in Camden, NJ 1873-1938
 City of Camden
 Camden County, New Jersey
 Camden Quad

Map Prepared by The History Store

100ft.

100ft.