

N.J. Office of Cultural and Environmental Services, 109 W. State Street,
Trenton, N.J. 08625 609-292-2023
Prepared by Heritage Studies, Inc. Princeton, N.J. 08540 609-452-1754

Survey # RR-0508-
11-7

NEW JERSEY TRANSIT RAILROAD STATION SURVEY

1. IDENTIFICATION

Phila. Div. (Ocean City Branch)

A. Name: Common Ocean City 10th St. Line: Pennsylvania - Reading
Historic terminal station Seashore, Atlantic City RR
formerly

B. Address or location:

~~E. of Haven Ave.~~ between
9th and 10th Streets
Ocean City, N. J.

County: Cape May
Municipality: Ocean City
Block & lot: part of 906/241-252

C. Owner's name: N.J. Transit
Address: Newark, N.J.

D. Location of legal description: Recorder of Deeds, Cape May County
Courthouse, Cape May, N.J. 08204

E. Representation in existing surveys: (give number, category, etc.,
as appropriate)

HABS _____ HAER _____ ELRR Improvement _____ NY&LB Improvement _____

Plainfield Corridor _____ NR(name, if HD) _____

NJSR (name, if HD) _____

NJHSI (#) _____

Northeast Corridor _____

Local _____ (date _____)

Modernization Study: site plan x floor plan x aerial photo _____

other views x photos of NR quality? no

2. EVALUATION

A. Determination of eligibility: SHPO comment? _____ (date _____)
NR det.? _____ (date _____)

B. Potentially eligible for NR: yes x possible _____ no _____
individual _____ thematic x

C. Survey Evaluation: 100/135 points

FACILITY NAME: Ocean City - 10th Street

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3. DESCRIPTION--COMPLEX IN GENERAL

Describe the entire railroad complex at this site; mention all buildings and structures, with notation of which are not historic. Check items which apply and discuss in narrative:

- Moved buildings (original location, date of and reason for move)
- Any non-railroad uses in complex (military recruiting, etc.) transportation center
- Any unusual railroad building types, such as crew quarters, etc. (specify)
- Known threats to complex or individual structures

Surroundings: urban suburban scattered buildings open space
 residential woodland agricultural industrial
 downtown commercial highway commercial other (specify)

Relationship of station grade to track grade:
 Station and track grade at same level Station at street grade, track depressed
 Station spans track Track elevated above street grade, multi-level station

of tracks: 1 + siding
 Pedestrian access across tracks:
 Pedestrian bridge: at street grade elevated
 Pedestrian/vehicular bridge: at street grade elevated
 Tunnel
 None provided

Discuss character of vehicular and pedestrian approaches to complex; landscaping; relationship to parking. Refer to, and key with, site plan.

The Ocean City - 10th St. complex consisting of a one story Shingle style station and wood frame freight house, ca. 150' to the N., is located E. of Haven Avenue between 9th and 10th Streets in the commercial district of the city. Tracks are aligned N-S. Parking is provided E. of the station and freight house, while pedestrian access is unrestricted. There is no landscaping at the site. Presently, the station is used as the Ocean City transportation center.

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3. DESCRIPTION--PLATFORMS AND CANOPIES

 Inbound 200' concrete platform. No lighting. Outbound Between tracks

Nature and extent of existing original material and alterations: roof type, material, supports; freestanding or attached to building; seating; lighting; signage; other.

The canopy is attached to and forms the three northern bays of the station. The hip roof is carried on chamfered wooden posts with chamfered curved brackets with lobed ends. The floor is wood and the ceiling is match boards. There is a single back to back wooden slatted bench with turned legs and a paneled top rail in the center. There are two more modern wooden benches along the southern and western sides. A single incandescent dependent fixture with industrial type shade is in the center and fluorescents along the top wall plate at the end of cantilevered brackets on the east side. Signage is modern.

FACILITY NAME Ocean City - 10th Street

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4. DESCRIPTION - BUILDINGS (EXTERIOR)

Fill out separate sheet for each building at facility. Refer to, and key with, site plan.

Account for original materials and finishes where different from existing.

Station Shelter Freight House Other (specify)

General architectural description, including style, shape, roof type, # stories, # bays, orientation to track, location of entrances, etc.

The station is a long, low rectangular shingle style building with a hip roof. Louvered hip dormer on the W., N. and S., and shaped rafter tails. It is oriented north-south, with its east side facing the town and its west side facing the track. It is eight bays long and two deep. The southern five bays constitute the station; the northern three are the shelter. The entrance on the east facade is through double doors with a deep transom above.

The west or track side is more elaborate. The ticket window is in a semi-circular projection near the center of the facade. Originally it was topped with a conical tower. There is a double door in the bay to the left (north) of the ticket window and a single window in the most northern bay. To the right (south) of the ticket window the bay holds a double window, with a panel of vertical matchboard beneath it. The southerly bay contains a sliding door giving access to the baggage room.

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4. DESCRIPTION - BUILDINGS (EXTERIOR) CONTD.

Fill out separate sheet for each building at facility.

Station x Shelter _____ Freight House _____ Other _____ (specify)

EXTERIOR MATERIALS AND SYSTEMS:

	<u>Original</u>	<u>Existing, if different</u>
Structural system:	<u>Frame</u>	_____
Foundation:	<u>not visible</u>	_____
Base course:	<u>clapboard and matchboard</u>	_____
Walls:	<u>scalloped shingle</u>	_____
Trim:	<u>wood moldings</u>	_____
Doors:	<u>Panels below - glazed above</u>	<u>glazing replaced on east</u>
Roofing:	<u>imbricated wood shingle with decorative ridge cresting, probably terracotta</u>	<u>asphalt shingle</u>
Soffit:	<u>matchboard</u>	_____
Windows:	<u>1/1 double hung with transoms</u>	_____
Lighting:	<u>Probably gas - pressed metal ceiling medallion still in situ</u>	<u>fluorescent</u>
Signage:	<u>painted wood</u>	<u>modern painted wood</u>
Drainage:	_____	_____
Other:	<u>Finials on dormers Corbelled brick chimney</u>	<u>finials missing short, plain stack, cemented</u>

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4. DESCRIPTION - BUILDINGS (EXTERIOR)

Fill out separate sheet for each building at facility. Refer to, and key with, site plan.

Account for original materials and finishes where different from existing.

Station _____ Shelter _____ Freight House Other _____ (specify)

General architectural description, including style, shape, roof type, # stories, # bays, orientation to track, location of entrances, etc.

The freight house at Ocean City - 10th Street, located E. of the tracks and ca. 150' N. of the station, consists of a frame 1-story rectangular block, built on an elevated base and sheathed in vertical matched boards. The roof is gabled, its ridge paralleling the tracks. There is a narrow "L" shaped porch on the E. and S., the roof supported on plain wood beams with angle braces. The E. facade contains (S. to N.) a 4-pane window, a freight door, a 4/4 window, another freight door (boarded), a (1/1) door, and another window. The W. facade contains (N. to S.) 2 windows (boarded), a freight door (converted to a window but boarded), another window, and a (2/2) freight door. The S. facade contains a central 4/2 panel door flanked by 4 pane windows, while the N. facade contains (2) windows (boarded). Materials appear original.

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4. DESCRIPTION - BUILDINGS (EXTERIOR) CONTD.

Fill out separate sheet for each building at facility.

Station _____ Shelter _____ Freight House Other _____ (specify)

EXTERIOR MATERIALS AND SYSTEMS:

	<u>Original</u>	<u>Existing, if different</u>
Structural system:	<u>wood frame</u>	_____
Foundation:	<u>poured concrete footings</u>	_____
Base course:	<u>vert. board</u>	<u>(gray paint)</u>
Walls:	<u>vert. match. boards</u>	<u>(white paint)</u>
Trim:	_____	_____
Doors:	<u>2/2, 1/1, 4/2 panel</u>	_____
Roofing:	<u>board</u>	_____
Soffit:	_____	_____
Windows:	<u>4p, 1p, 4/4</u>	<u>some boarded</u>
Lighting:	<u>incan. fix.</u>	_____
Signage:	_____	_____
Drainage:	_____	_____
Other:	_____	_____

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4. DESCRIPTION - BUILDINGS (INTERIOR)

Fill out separate sheets for each building at facility. Refer to, and key with, floor plan.

Station X Shelter Freight House Other (specify)

General architectural description of all spaces, including original materials and finishes, if known, any remodeling, etc.

Spaces of the Ocean City - 10th Street station (terminal) are on one level. The central half of the space comprises the Waiting Room (1) with the Ticket Office (2) fitted roughly into its SW quarter. The N. quarter of the block comprises the rest rooms (3, 4), while the S. quarter is the Baggage Room (5). Spaces have similar board floors and molded board trim, matched board wainscots, and plaster walls and ceiling. Most materials are original. (See schedules which follow).

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FACILITY NAME: Ocean City - 10th Street

4. DESCRIPTION - BUILDINGS (INTERIOR) CONTD.

STATION - ROOM AND FINISH SCHEDULE	NUMBER OF ROOMS	NUMBER ON FLOOR PLAN
NAME <u>Waiting Room</u>	<u>5</u>	<u>1</u>
	<u>Original</u>	<u>Existing, if different</u>
Floors:	<u>board</u>	<u>(varn)</u>
Base:	<u>molded board, prob. varn.</u>	<u>(brown paint)</u>
Wainscot:	<u>vert. matched boards, prob. varn.</u>	<u>(brown paint)</u>
Walls:	<u>plaster</u>	<u>(beige paint)</u>
Ceiling:	<u>plaster</u>	<u>(white paint)</u>
Trim:	<u>wood molded chairrail surrounds, prob. varn. ceiling molding</u>	<u>(brown paint)</u> <u>(white paint)</u>
Doors:	<u>6/2 panel, double</u>	<u>1/2 panel, double</u> <u>(brown, white paint)</u>
Seating:	<u>wall attached board benches turned legs, prob. varn.</u>	<u>(brown paint)</u>
Lighting:	<u>ceiling mounted incan. fix.</u>	<u>hang. fluor. fix.</u>
Other:	<u>pressed metal ceiling medallions (gas fix. surrounds) cast iron radiators wall mounted gas fix. armature</u>	<u>elec. ceiling fan</u>

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4. DESCRIPTION - BUILDINGS (INTERIOR) CONTD.

STATION - ROOM AND FINISH SCHEDULE

NUMBER OF ROOMS 5NAME Ticket OfficeNUMBER ON FLOOR PLAN 2

	<u>Original</u>	<u>Existing, if different</u>
Floors:	<u>board</u>	<u></u>
Base:	<u>molded board, prob. varn.</u>	<u>(brown paint)</u>
Wainscot:	<u>vert. matched boards, prob. varn.</u>	<u>(brown paint)</u>
Walls:	<u>plaster</u>	<u>(beige paint)</u>
Ceiling:	<u>plaster</u>	<u>(white paint)</u>
Trim:	<u>wood molded chairrail, surrounds ceiling molding, prob. varn.</u>	<u>(brown paint) (white paint)</u>
Doors:	<u>(2/1/1); 1/(1)/(1)</u>	<u></u>
Seating:	<u>none</u>	<u></u>
Lighting:	<u>hang.</u>	<u>hang. fluor. fixs. 1 hang. incan. fix.</u>
Other:	<u>built in counter, cabinets under ticket window, prob. varn.</u> (3) cast iron radiators (2) 1/1 ticket windows	<u>(brown, beige paint) (brown paint)</u>

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4. DESCRIPTION - BUILDINGS (INTERIOR) CONTD.

STATION - ROOM AND FINISH SCHEDULE	NUMBER OF ROOMS <u>5</u>
NAME <u>Men's Room</u>	NUMBER ON FLOOR PLAN <u>4</u>
<u>Original</u>	<u>Existing, if different</u>
Floors: <u>board</u>	<u>(varnish)</u>
Base: <u>molded board, prob. varn.</u>	<u>(brown paint)</u>
Wainscot: <u>vert. match. board, prob. varn.</u>	<u>(brown paint)</u>
Walls: <u>plaster</u>	<u>(beige paint)</u>
Ceiling: <u>plaster</u>	<u>(white paint)</u>
Trim: <u>wood molded surrounds, sills</u> <u>ceiling molding, prob. varn.</u>	<u>(brown paint)</u> <u>(white paint)</u>
Doors: <u>(2/1/1), prob. varn.</u>	<u>(brown, white paint)</u>
Seating: <u>none</u>	<u></u>
Lighting: <u>ceiling mounted incan. fix.</u>	<u></u>
Other: <u>vert. matched board partitions,</u> <u>Touvered doors</u> <u>cast iron radiator</u>	<u>new toilets</u> <u>(brown paint)</u> <u>(brown paint)</u>

FACILITY NAME: Ocean City - 10th Street

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4. DESCRIPTION - BUILDINGS (INTERIOR) CONTD.

STATION - ROOM AND FINISH SCHEDULE

NUMBER OF ROOMS 5

NAME Ladies' Room

NUMBER ON FLOOR PLAN 3

Original

Existing, if different

Floors: board

(varn)

Base: molded board, prob. varn.

(brown paint)

Wainscot: vert. match. board, prob. varn.

(brown paint)

Walls: plaster

(beige paint)

Ceiling: plaster

(white paint)

Trim: wood molded surrounds,
sills, ceiling molding, prob. varn.

(brown paint)
(white paint)

Doors: (2/1/1) Prob. varn.

(brown, white paint)

Seating: none

Lighting: ceiling mounted incan. fix.

Other: vert. matched board
partitions, louvered doors

new toilets
(brown paint)

cast iron radiator

(brown)

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4. DESCRIPTION - BUILDINGS (INTERIOR) CONTD.

STATION - ROOM AND FINISH SCHEDULE	NUMBER OF ROOMS
NAME <u>Baggage Room</u>	<u>5</u>
<u>Original</u>	<u>Existing, if different</u>
Floors: <u>board, prob. varn.</u>	<u>(gray paint)</u>
Base: <u>molded board, prob. varn.</u>	<u>(white paint)</u>
Wainscot: <u>vert. matched boards, prob. varn.</u>	<u>(white paint)</u>
Walls: <u>plaster</u>	<u>(white paint)</u>
Ceiling: <u>plaster (trapdoor to attic)</u>	<u>(white paint)</u>
Trim: <u>wood molded chairrail, plain board</u>	<u>(white paint)</u>
Doors: <u>1/(1)/(1) prob. varn.</u>	<u>(white paint)</u>
Seating: <u>none</u>	<u></u>
Lighting: <u>hang. incan. fixs</u>	<u>hang fluor. fixs.</u>
Other: <u>basin (N)</u>	<u></u>
<u>boiler</u>	<u></u>

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5. SIGNIFICANCE OF COMPLEX (ARCHITECTURAL/HISTORICAL):

probably William Hunter, Asst. Chief Engineer,
 Architect Phila. & Reading RR source *
 Date 1898 Source (Cook) Alteration dates _____ Source _____
 Style Shingle
 # passenger trains/day (present) 2 (winter) Peak (#, Yr.) 4 (winter)
Original station on site 4 (summer) 17 (summer)
in 1980 in 1940
6 (winter)
14 (summer)
in 1915 (ACRR)

The Ocean City terminal is typical of late nineteenth-century Reading design. The most distinctive feature of this adaptation of the shingle style were the hipped dormers, over-sized shaped brackets, and cylindrical tower over the ticket office. (tower missing) A similar station stands in New Hope, Pa.

This station has always functioned as the main station in Ocean City, first for the ACRR and later for the PRSL. Until the First World War, the Ocean City Branch of the ACRR ended just north of the station. Subsequently the line was extended N. ca. 1.7 mi. to Ocean City Gardens in order to better serve this popular resort and permit convenient connections to Atlantic City via an interurban line. The extension was abandoned in 1959. The station is used presently as a transportation center with various bus lines making stops here.

* Visual comparison with New Hope, Pa. station known to have been designed by Hunter's office. Hunter may not have designed either station.

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6. GEOGRAPHIC DATA

Verbal boundary description (if Block/Lot not available)

Boundaries are outlined on the site plan.

Acreage: c. $\frac{1}{2}$ acre

UTM coordinates: Zone: 18/Easting: 536340/Northing: 4347600
USGS Quad Ocean City Scale 1:24 000

7. REFERENCES

BIBLIOGRAPHIC:

Cook, W. George and William J. Coxe. Atlantic City Railroad, West Jersey Chapter, NRHS, Ambler, Pa., Crusader Press, 1981, p. 72. (photo)

ICONOGRAPHIC:

Photos: postcard views, Ocean City Public Library; Cape May Historical Society.

(n.d.) Cook, Ibid.

(ca. 1949) Kramer, Frederick A., Pennsylvania-Reading Seashore Lines, Ambler, Pa., Crusader Press, 1980, p. 57

8. PHOTO

Negative index # -- or NJT photo # -- slide # 11-7
Date 1980 Photographer Charles Ashton
Loc. of negative NJ Transit Direction of view: station from north

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FACILITY NAME: Ocean City - 10th Street

9. CRITERIA FOR EVALUATION

A. HISTORICAL SIGNIFICANCE

- i. Associated with important events or broad movements
in history
- | | | |
|------------|-------|------|
| nationally | _____ | (30) |
| state-wide | _____ | (25) |
| locally | _____ | (20) |
- ii. Representative of significant changes in railroad history
and/or technology
- | | | |
|---------|-------|------|
| rare | _____ | (30) |
| unusual | _____ | (25) |
| common | _____ | (10) |
- iii. Original station on site _____(15)
- iv. Representative of a line's standard design _____(10)
- v. Constructed prior to 1900 X (15)
- vi. Junction station _____(10)
- vii. Former long-distance service _____(10)
- viii. Other X (10) terminal
- ix. Less than 50 years old _____(-30)

25

B. ARCHITECTURAL SIGNIFICANCE

- i. STYLE shingle
- a. Example of a particular architectural style (check one)
- | | | |
|-------------|--------------|------|
| Outstanding | _____ | (50) |
| Excellent | _____ | (40) |
| Very good | _____ | (30) |
| Good | <u> X </u> | (20) |
| Fair | _____ | (10) |
- b. Rare survivor of style
- | | | |
|------------|-------|------|
| nationally | _____ | (20) |
| state-wide | _____ | (15) |
| locally | _____ | (10) |
- c. As example of railroad architecture
- | | | |
|------------------|-------|------|
| rare | _____ | (30) |
| unusual or early | _____ | (15) |

FACILITY NAME: Ocean City - 10th Street
 CRITERIA CONT.

- ii. ARCHITECT (check one)
- a. building by architect important
- | | | |
|------------|-------|------|
| nationally | _____ | (25) |
| state-wide | _____ | (20) |
| locally | _____ | (15) |
- b. building designed by railroad and is known or appears to be the work of the supervising architect or engineer or chief designer _____(20)
- c. building designed by railroad and is known or appears to be the work of the staff x (5)
- d. architect identified but not considered to be of special importance _____(5)
- iii. OVERALL ARCHITECTURAL QUALITY (check one)
- a. Outstanding composition, siting, or craftsmanship _____(40)
- b. Notable composition, siting, or craftsmanship, or possessing especially picturesque or unusual exterior detailing _____(25)
- c. Possessing some detail(s) of particular interest and/or quality x (15) dormers, bracket
- d. Average quality or interest _____(5)
- iv. SPECIAL QUALITIES
- a. Noteworthy overall interior design or detailing _____(15)
- b. Some noteworthy interior detailing _____(5)
 (____interior not accessible)
- c. Part of cohesive complex
- | | | |
|------------------------------|--------------|------|
| 1) station and freight house | <u> x </u> | (5) |
| 2) more than two buildings | _____ | (10) |
- v. CONSTRUCTION
- a. Noteworthy example of particular construction method _____(30)
- b. Rare or early survivor of particular method _____(20)
- c. Interesting example of method _____(5)

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CRITERIA CONT.

C. CONDITIONS

i. INTEGRITY

- | | | |
|--|------------------|---|
| a. Original condition | _____ | (40) |
| b. Alterations and/or additions, beneficial | _____ | (30) |
| c. Alterations and/or additions, not detrimental | _____ | (20) |
| d. Minor detrimental alterations and/or additions, not affecting overall integrity | _____ | (10) |
| e. Detrimental alterations and/or additions, reversible at considerable expense | _____ | (10) new roofing, tower and finials missing |
| f. Detrimental alterations and/or additions, essentially irreversible | _____ | (-25) |
| | _____ | (-75) |

ii. PHYSICAL CONDITION

- | | | |
|--------------------------|------------------|-------|
| a. Excellent | _____ | (10) |
| b. Good | _____ | (5) |
| c. Fair | _____ | (0) |
| d. Poor | _____ | (-10) |
| e. Severely deteriorated | _____ | (-25) |

iii. RELATIONSHIP TO COMMUNITY

- | | | |
|-------------------------------|------------------|-------|
| a. Pivotal building | _____ | (40) |
| b. Integral part of townscape | _____ | (30) |
| c. Compatible with townscape | _____ | (20) |
| d. Unrelated to townscape | _____ | (0) |
| e. Incompatible | _____ | (-30) |

iv. SUITABILITY FOR ADAPTIVE USE

- | | | |
|------------------------------|------------------|------|
| a. Excellent | _____ | (30) |
| b. Very Good | _____ | (25) |
| c. Good | _____ | (20) |
| d. Average | _____ | (15) |
| e. Possible, with difficulty | _____ | (10) |

65

TOTAL

135

FACILITY NAME: Ocean City - 10th St.

Attach copy of site plan

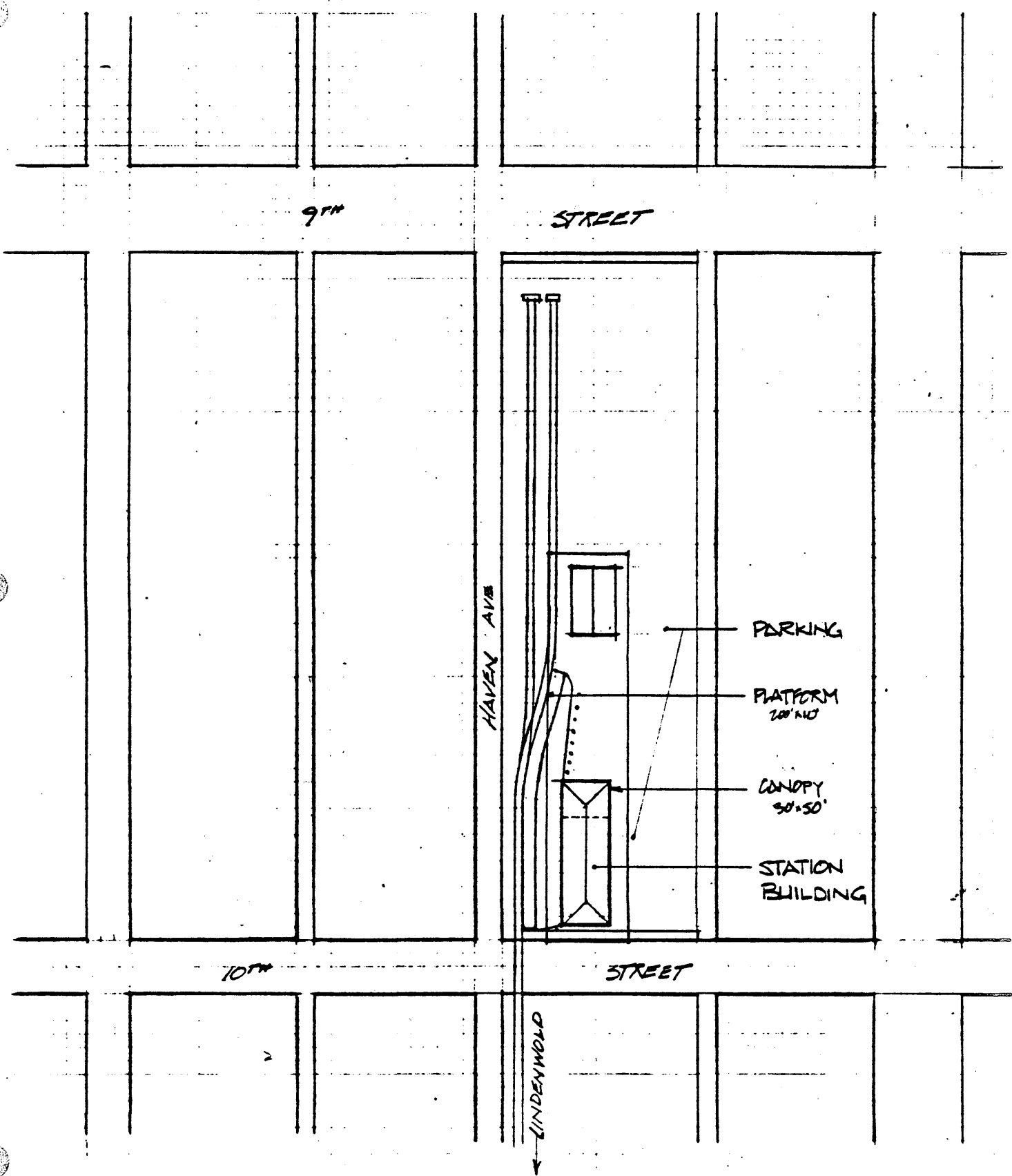
 continuation sheets attached

FORM PREPARED BY: Richard Meyer

Date: August 1981

Constance M. Greiff

HERITAGE STUDIES, INC.
RD 4 Box 864, Mapleton Road
Princeton, N.J. 08540
609-452-1754



9TH

STREET

HAVEN AVE

PARKING

PLATFORM
200'x100'

CANOPY
50'x50'

STATION
BUILDING

10TH

STREET

LINDENWOLD



10th STREET
PHILADELPHIA DIVISION

SCALE: 1"=100'-0"
 DATE: AUG. 1978



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PLATFORM
(CONC.)

CANOPY

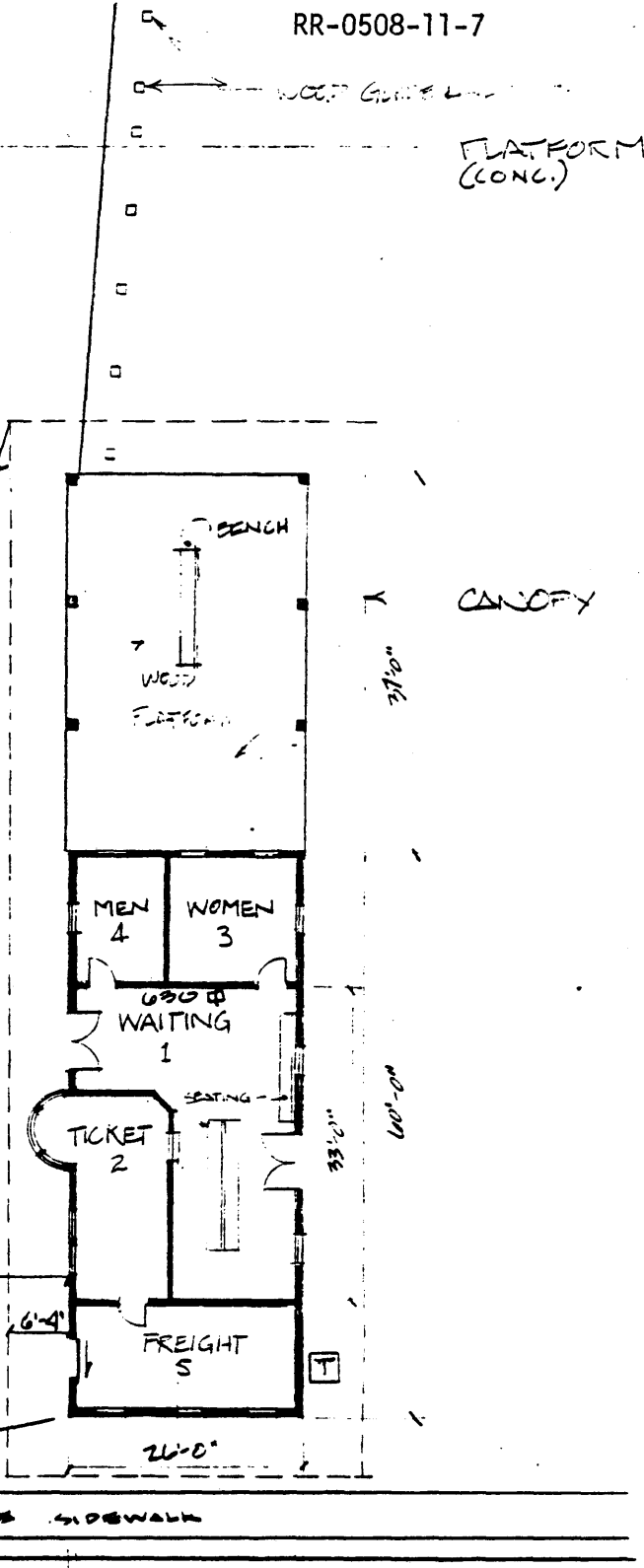
HAVEN AVE

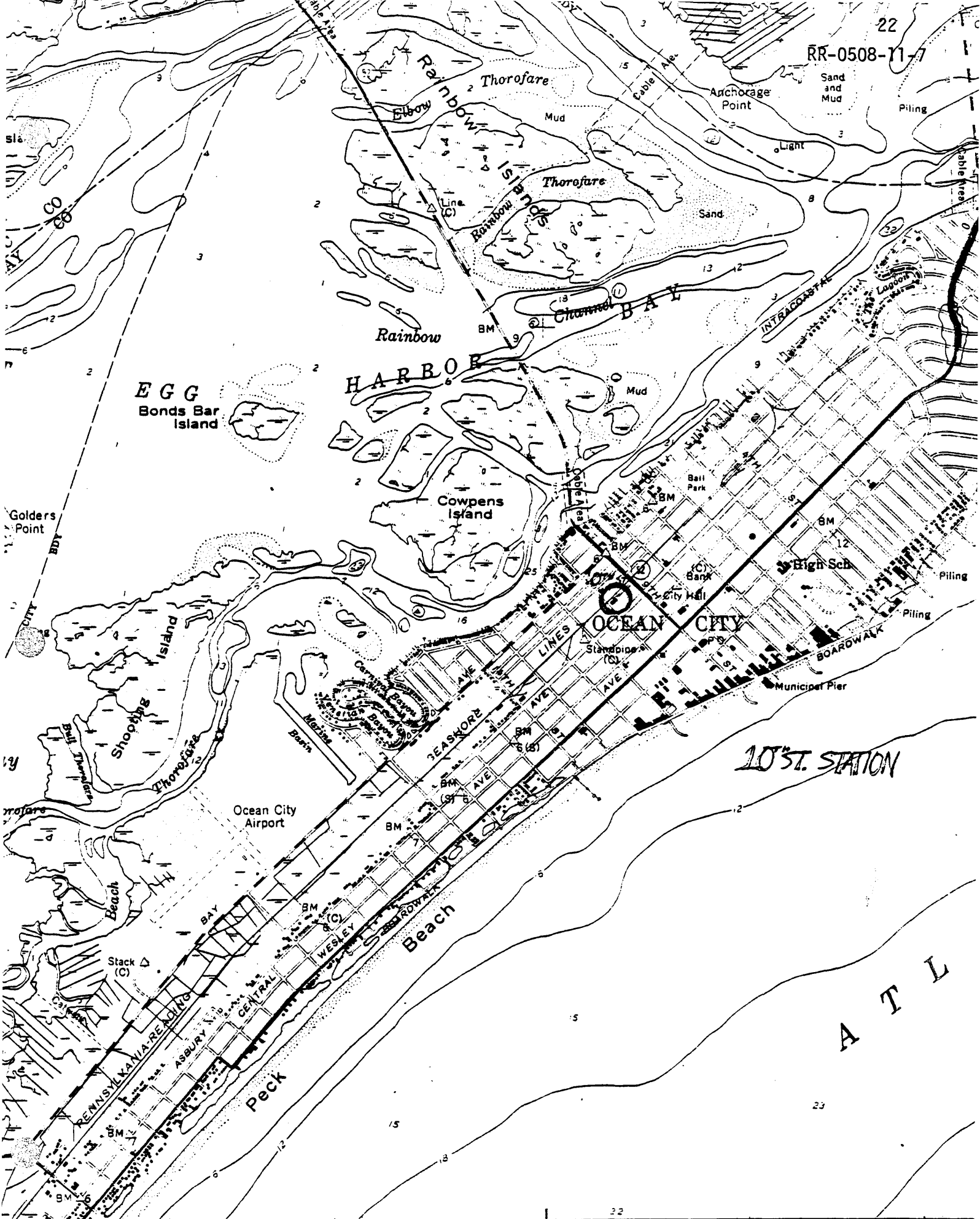
LINDENWOLD

ASPHALT
PAVING

CONCRETE
SIDEWALK

10TH STREET





10th ST. STATION

A T L

9TH

STREET

HAVEN AVS

PARKING

PLATFORM
200'x10'

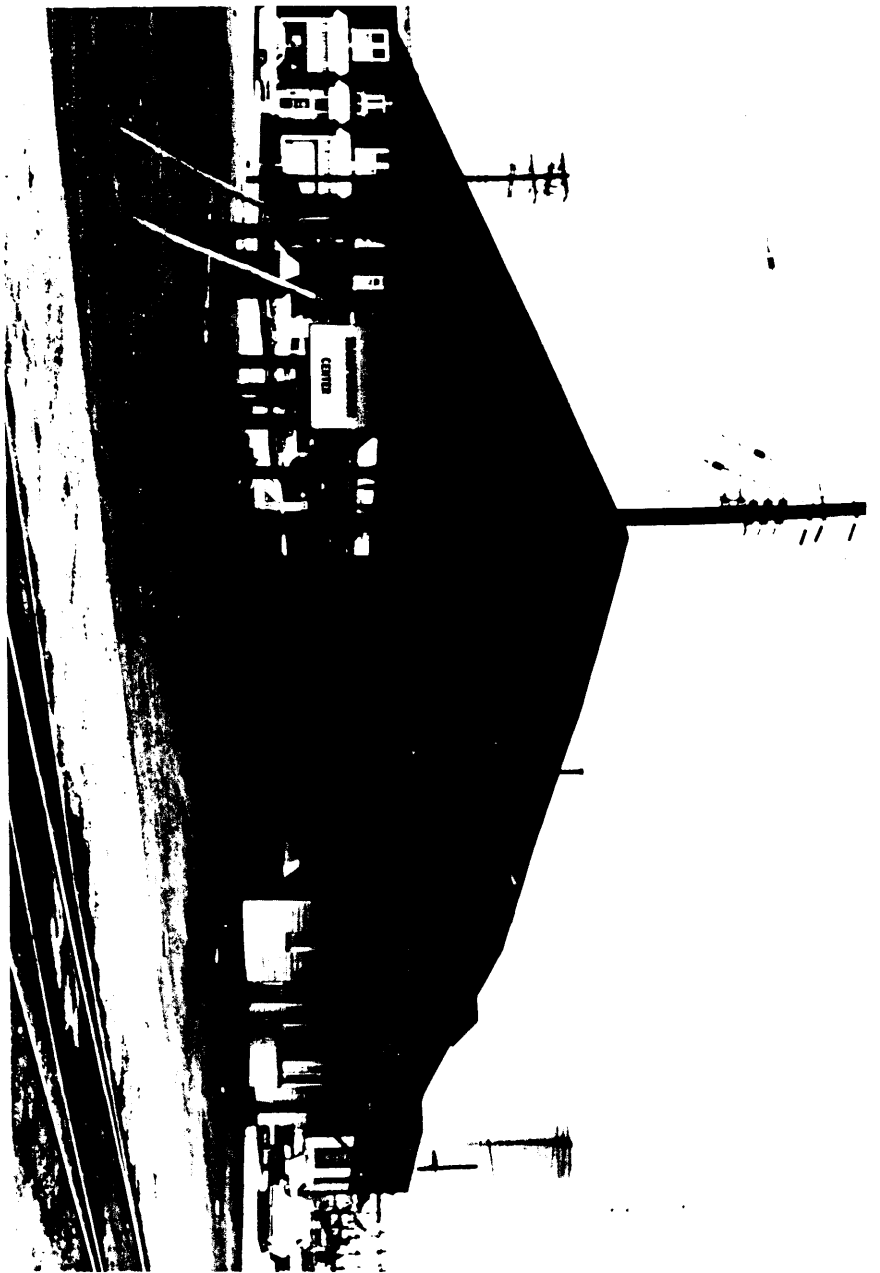
CANOPY
50'x50'

STATION
BUILDING

10TH

STREET

LINDENWOLD
↓



Thematic Nomination of
Operating Passenger
RR Stations in New Jersey

Ocean City (10th Street), RR Station,
Ocean City, Cape May County