

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received MAY 24 1984
date entered JUN 21 1984

call N J 5/21/84, Mr. Perry and Mr. Remington district

1. Name

historic Lembeck & Betz Eagle Brewing Company ^{District} Neighborhood

and/or common National Cold Storage Company

2. Location *Bounded by 9th, 10th, Grove, and Henderson Sts.*

street & number 164-190 1/2 Ninth St., 511-519 Henderson St., (Luis Munoz Marin Blvd. Since 1982)
165-173 Tenth, 182-192 Tenth St., 516-528 Manila Ave. — not for publication
(Grove St.), 513-523 1/2 Manila Ave. (Grove St.)

city, town Jersey City — vicinity of — congressional district

state New Jersey code 034 county Hudson code 017

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <input type="checkbox"/> transportation
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name See Continuation Sheet

street & number

city, town — vicinity of — state

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds in Hudson County Court House

street & number 595 Newark Avenue

city, town Jersey City state New Jersey

6. Representation in Existing Surveys

title N.J.H.S.I. Jersey City 0906-E273A has this property been determined eligible? yes no

date 1980-81 federal state county local

depository for survey records State Office of New Jersey Heritage

city, town Trenton state New Jersey

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Lembeck & Betz Eagle Brewing Company Neighborhood is a late 19th - early 20th century industrial complex with sixteen related residential buildings and a small mill on 2.45 acres, with the brewery fronting on Ninth Street and the residential buildings and mill fronting on Grove Street in Jersey City. Only foundations remain of the original 1868, four-story, three-bay, brick Italianate building; the Italianate/Romanesque brick expansions are from the 1870's, '80's, '90's and 1904, and the total is a fine representative example of a late 19th century, large-scale industrial block which still maintains its basic integrity. The related buildings include residential structures where laborers lived, namely the following: (1) addresses 516 to 528 Grove Street, an Italianate row of 10 brick, three-story houses constructed about 1868, which may be called the "William Hanks Row" after the builder; these are in the same Block (217) as the brewery; (2) addresses 513 to 521 Grove Street, six Italianate buildings facing the Hanks row, built between 1868 and 1890. (See VIII on plan.) A last related structure is (3) the mill on the north-east corner of Grove Street and Tenth Street, built in 1899 by architect William Kaufman, this is a 2 1/2 story, brick, utilitarian structure, which still functions as a mill (VII on plan). The area surrounding the Lembeck/Betz complex is (a) to the west, a predominantly residential neighborhood, which is now on the State and National Register of Historic Places as "Hamilton Park" (entered 1979); it is basically post-Civil War Italianate row houses; vacant land and parking facilities separate Betz from the Historic District; (b) to the south, a large parking lot and high-rise, senior-citizen apartment complex built in 1974; (c) to the north, elevated Erie Railroad tracks, going east on Tenth Street, separate the Betz complex from the heavy traffic of the Holland Tunnel entrance plaza; (d) to the east, Henderson Street, an access to the Holland Tunnel and used mainly by large trucks during week days, separates the Betz complex from the Sioux Pork buildings covering the northeast corner of Henderson and Ninth Streets, where a (former) industrial area begins, going east from Henderson to the Hudson River front (about one mile); this area is interspersed by vast stretches of unused railroad tracks and is scheduled for redevelopment into an extensive luxury apartment/commercial zone; the Pavonia Stop entrance of the Port Authority Trans-Hudson line is within this 19th century industrial area, i.e. four blocks south-east from our complex. Therefore, the Lembeck/Betz neighborhood is an isolated grouping within an urban context.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1868 - 1904

Builder/Architect

Statement of Significance (in one paragraph)

Begun in 1869 and continuing to produce beer until Prohibition, the Lembeck-Betz Eagle Brewing Company is one of the largest extant brewing complexes of its period in New Jersey. In 1893 the complete plant was called an "excellent illustration of the perfected modern brewery," whose annual output at its optimum was fifty thousand barrels of ale and porter and a quarter of a million barrels of lager (The Evening News, p. 193; J.C. of Today p. 89). The development of the complex from 1869 until the first years of the twentieth century demonstrates the success made possible by the combination of entrepreneurial acumen (Henry Lembeck), Old World tradition (brewer John Betz), and application of new scientific discoveries (such as electric conveyors and refrigeration). The complex, which also includes residential structures, is a good representative example of late nineteenth-century experiments in having workers live in proximity to their employment. The neighborhood selected for the location of the brewery was largely populated by German and Irish immigrants, and because both Lembeck and Betz, as well as most of the known "brewers" of the company, were German immigrants, social/cultural considerations must have been involved in the site selection. The brewery is also next to the Erie Railroad tracks that go east on Tenth Street to the New York ferry at the end of Pavonia Avenue. Architecturally the brewery shows an interesting change from the nineteenth-century attitude of adapting facades of industrial buildings to the style of surrounding residential architecture toward a twentieth-century functional attitude of using rectilinear articulation for an industrial facade.

On Ninth Street the central section (I on plan, built 1868-1887), the western section (II on plan, built 1888) and the eastern section (III on plan, built 1890 by the Connolly Company) had elaborate, bracketed cornices, decorative-brick courses, segmental-arch window heads and over-doors with molding in high relief much like the Italianate row-houses on Grove Street (particularly the William Hanks row). The bottling plant-storage house (IV on plan, built 1904) and the two large additions to the lager brewing house on Henderson Street (IV on plan, built about 1904) have no real cornices or elaborately decorative brick work; the major facade articulation is rectilinear, although some segmentally arched window heads are maintained. Twentieth-century alterations (about 1920) gave the rectilinear look to the nineteenth-century buildings. Gables, all bracketed cornices, pro-

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreeage of nominated property 2.45

Quadrangle name Jersey City

Quadrangle scale 1:24000

UMT References

A

1	8	5	8	0	9	6	0	4	5	0	8	8	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Block 217, (all lots) Lots a-2,D-2,G,H,J,K,L,L-1,M,N, O,P,R,S,T,U,Z-1,3,(F is privately owned vacant land)

Block 218 Lot B-5

Block 252 Lots 7,8,C,D,E,F All in Jersey City, Hudson County, New Jersey

List all states and counties for properties overlapping state or county boundaries N/A

state code county code

state code county code

11. Form Prepared By

name/title Joseph C. Brooks, Research Planner

organization Jersey City Department of Housing & Economic Development
Division of Urban Research & Design date

street & number 88 Clifton Place

telephone (201)547-5010

city or town Jersey City

state New Jersey 07304

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature

Russell W. Myers

title Director, Division of Parks & Forestry

date 5-17-84

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I hereby certify that this property is included in the National Register
Entered in the
National Register

J. Melissa Byrum
Keeper of the National Register

date 6/21/84

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company

Continuation sheet Neighborhood, Jersey City Item number 7
Hudson County, NJ

For HCRS use only

received

date entered

Page 2

THE BREWERY

The brewery complex is made of six basic units which are contiguous (I to VI on plan).

Building(s) I (172 - 178 Ninth Street)

This is the oldest part of the brewery. The foundations of the original 1868 building at 176 - 178 Ninth Street show it was brick, with reinforcing built-in arches, and square in plan; this is confirmed by the I. B. Culver Map of Jersey City (1868). A print of the original building from about 1870 shows it was four-story with basement, tripartite, Italianate with pilasters, cornice and 6/6 windows having segmental arch window heads. About 1870 this building was enlarged a lot and a half to the east, raised one story, its facade changed, and a rear wing added; the latter projected north from the rear of 176 Ninth Street. These alterations were probably done in two phases, with the facade of 176-178 Ninth being earlier than that of 172-174 Ninth Street. The lower five stories of the former are Italianate, brick, four-bay, with a pair of mullioned, 2/2 narrow windows under a segmental arch window-head in each bay on each story except the westernmost bay of 176 on the ground level, which was the entry and has a round arch overdoor. Brick pilasters separate bays, a decorative brick course runs above the fifth story windows. In about 1920 two stories were added to 178 Ninth Street and an elevator installed; the facade window openings of these floors are simple rectangles (one per bay per story) and the pilasters were continued to the roof parapet and a decorative brick course added. In about 1885 the rear wing was widened one lot to the west and extended as an ell three lots to the west. The facade of 172-174 Ninth, which is slightly later than that of 176-178 is five-story with basement, 2 1/2 bay, brick, and continues the Italianate style with pilasters separating bays, a decorative brick course above the fifth story windows; windows have round and segmental arch window heads, however they are not mullion except on the second story. The original entry, on the easternmost (1/2) bay has a stone lintel. Several alterations have occurred. In about 1920 the bracketed cornice was removed, a continuous concrete loading platform and metal awning were added, six windows and entrance of 176 were bricked closed, and at the first story

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

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, ^{NJ} item number 7

Continuation sheet

Page 3

For NPS use only
received
date entered

level windows were converted to entrances and then closed with masonry at 178, and at 172 the original arched entry was changed to lintel and a window added, while at 174 a new entrance was cut in the westernmost bay; the tall iron sign projecting above the roof was removed. These alterations do lessen the quality, but there is enough detail that the 19th century character is perceptible.

The plan is basically three rectangular parallel rooms subdivided by walls and columns into a complex series of large storage/machine rooms, offices, and connecting corridors. The front room of 172-174 is two stories high and contains engines and condensers of the refrigerating plant; originally this was probably the "ice plant" mentioned in 1893 (The Evening News, p. 193). The walls of the buildings of the 1870's and 1880's are identifiable by the porousness of the brick and by the arches often incorporated into their structure. Iron or steel columns and metal covered ceilings provide added support for the heavy loads which passed through the rooms.

Building II (180-182 Ninth Street)

This was a "brew house" built in 1888. It is brick, six-story and basement, three-bay, Italianate/Romanesque, and almost square in plan. Brick pilasters define bays, and decorative brick courses define the stories of both the facade and the west side. A rectangular, multi-light, casement window is seen on each of the upper five stories in the central bay. The original fenestration is defined by the continuous brick arches which still stand out in relief; there were paired windows in each bay on the second to fifth stories and on the sixth story of the easternmost bay, which had a Mansard roof. The original windows were bricked closed about 1920 when the Mansard roof was removed and two stories were added to 182 and one story to 180 (where the roof had been). The ground story facade has been almost completely altered (about 1920 and later), and all openings have been closed, some by brick and mortar. The round arches of the original entrance and window of the easternmost bay are discernible, but the other two bays were changed from paired windows to entrances and randomly placed windows, and then all these were closed. The concrete loading dock and metal awning, continuing that of Building I, were added in about 1920. The interior was changed from offices (ground floor) and ale brewing rooms to more

**United States Department of the Interior
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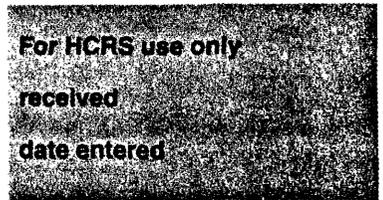
**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number 7

Page 4



open spaces with steel columns. An abandoned and closed tunnel connected the storage rooms of the basement with the (demolished) stables on the south side of Ninth Street.

Building III (164-170 Ninth Street)

Built in 1890 by the M. T. Connolly Contracting Company (Jersey City of Today, p. 93), this was the massive lager brewing, refrigerating and storage building. It is brick, Italianate, eight-bay on Ninth Street, two-bay on Henderson Street, seven story with basement except the two westernmost bays (Ninth St.) which are eight-story; flat roof having a refrigerating unit; rectangular ground plan. Pilasters define the bays and decorative brick courses define the upper two stories and the eight story of the "tower". The window openings are now closed either with brick and mortar, or wood. There were once windows at the sixth story level, and the molded round-arch window heads still exist; there were paired windows in each bay on Ninth Street and two groups of three on Henderson Street. The "tower" windows were in pairs on the eighth story and single, larger windows under segmental arch window heads on the seventh story (one per bay). On the Henderson Street facade seven windows, only closed by wooden covers, are in the central bay, one rectangular window per story; existing segmental window heads show that there were windows in this bay, but not in the exact locations of these present windows. The ground level on Ninth Street has a blind arcade, one arch per bay; there are presently no entrances, but the original entrances were at the fifth and eighth arches (counting from the eastern corner). The interior space on each story is a large rectangular room and a westerly "vestibule"; covered ceilings are carried by steel beams and columns and refrigerating pipes are suspended in tiers from the ceiling. Steel doors separate rooms, and a fine, steel, spiral staircase is against the northern wall. After the building was converted to a cold storage warehouse, cork was applied to the wall surface.

Building IV (186-190 Ninth Street)

Built in 1904 (dated on facade), this bottling plant/store house is brick, three-story with basement, six-bay, and utilitarian ("functional") in style with remnants of classical detail. Brick pilasters separate bays and stepped brick courses and rectangular

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

7

Page

5

For HCRS use only

received

date entered

panels define the parapet behind which can be seen the structure for the elevator equipment. The fenestration is now completely changed (about 1920), but the segmental arch window heads, which still remain, show that there was one window, or window group, in each bay on the second and third stories. Now there are six small rectangular grilled windows, three on the ground story and three on the second story. A steel cross beam and pilasters separate the bays on the ground story, whose two easternmost bays are entries, closed with metal roll doors. The original loading dock and awning were replaced by the present concrete dock and metal awning (both continuous from the other cold storage buildings) about 1920. A brick wall with an iron fence atop connects this building with Building II. About 1920 railroad tracks were laid along the east side of this building (behind the wall) going through the ground level of the wing and all of the brewery, and there are loading docks along these tracks. At the same period (ca 1920) tracks were laid extending from the rear of this building; all the tracks connect with the branch of the Erie Railroad which extends from the mill (Building VII). The interior has a foyer, which houses the elevator and staircase, and a large almost square back space. There are steel beams and columns, and the foyer walls are surfaced in glazed tile.

Building(s) V (515-519 Henderson Street)

Built about 1904, each of these two additions to the lager brewery is brick, three-bay, utilitarian style with some classical detail. Pilasters separate the bays, and the existing segmental arch window heads indicate the original fenestration was one window per bay on the stories above the ground floor. The only windows still open are the three top story windows of #515, all others are closed with brick and mortar. Address 515 is six-story with basement, while #519 is five-story with basement and a two-story elevator structure projecting above the roof at the rear. The facade of #519 has brick bands at the roof line which complete a rectilinear enframing, similar to the facade design of the bottling plant (Building IV). The ground story of both facades was once a loading zone and has steel pilasters between bays and #515 has a stone lintel; the entrances are bricked closed. One small basement window per building is still open. On the north side of #519 remnants of former windows are discernible as well as the

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

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

7

Page 6

For NPS use only

received

date entered

silhouette of the three-story tenement which once abutted it (demolished about 1930 for parking space) and traces of a painted sign reading "N, 9th Street, National Cold Storage Co.". Also at this north wall is a one-story iron office and awning, and a steel door leading into the main building. The closing of the Henderson Street windows and entrances detracts from the integrity of these buildings, but is restorable. The interior of each floor (both buildings) is a large rectangular space and a "vestibule" on the western end; floors are concrete and have steel columns, beams, coved metal ceilings and tiers of refrigerating pipes. Deteriorating cork covers the walls. The floors of all three buildings (the lager brewery, Building III; and these buildings) are aligned and connected by steel doors. The open freight elevator shaft at the rear of #519 also has a steel, spiral staircase.

Building(s) VI (165-173 Tenth Street)

These two, rectangular plan, brick, four-story with basement, four-bay, Italianate, (formerly) tenements were built about 1885 and owned by the brewery, probably from the beginning. These are the remnants of a row of eight tenements. The easternmost bay of #171 was converted about 1920 into an elevator and therefore was raised two stories. At Nos. 171-173, there is a wood cornice with brackets, modillions and panels, and one window per bay per story each having stone lintels and sills; nine 2/2, 4/4 windows are still open, namely those of the upper three stories of bay 3, 6 and 7 (counting from the west corner), the other windows are closed w/ mortar and brick. The entry between the second and third bay of each building is wide, rectangular and has a stone lintel. A wooden loading platform fronts the two facades, and holes for ventilating (?) pipes were pierced at various locations on the lower two stories. About 1920 the two tenements were converted to industrial use, and interior walls were removed and steel doors were added. These provide access from one building to the other and to the one-story brick shed in the rear (built about 1920), which in turn connects to the brick ell of the brewery. The alterations were extensive, although limited restoration is possible.

Addresses 165-169 Tenth Street are brick, the same height as 171-173, but they are three-story. This is probably the shell of three tenements which were part of the original row of eight.

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

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 7

Nothing is discernible of the original fenestration or entrances. Six grill windows on the first story are located in no particular pattern, and the small entry is a wooden door near the eastern edge. The exterior is painted white; the interior of each floor is a large rectangular space with exposed steel beams, and the ground story opens by steel doors to the iron shed and loading dock in the rear. The alterations (before 1908) converting these buildings to industrial use irreversibly changed the original.

The Mill (North-East corner Grove and Tenth Streets; VII on plan; called "Miller & Berthoff Feed" in 1908, now "B & J Milling Co.")

Built in 1899 by architect William Kaufman, this brick, two-story with basement, pitched-roof, rectangular plan, utilitarian building has four bays on Grove Street and ten on Tenth Street. All openings (windows, doors, loading accesses) have segmental arch heads. Brick pilasters define the bays on the second story of the Tenth Street facade, and stepped brick bands define a cornice-like area to the roof line. There is one window per bay on the second story (both facades), most being 6/6; on the first story are various types of openings including windows which are paired mullion, single like on the second story, and small; loading accesses open at bays 3, 5, 7, 9 (counting from the west end); a narrow pedestrian entrance is at bay 2. At the eastern end several bays were demolished about 1950, and a stepped gable can be seen going through the building at its eastern extremity. This gable probably marked a division between two buildings of which the mill was one and the other, probably a property of the railroad, was demolished. A metal and wood three-story extension projects from the north side of the mill; near the pedestrian entry a wood and metal structure forms a basement entrance. A stone wall going north along Grove Street connects the mill to the elevated railroad tracks (Erie RR), and unused tracks lead from the north side of the mill to the Henderson Street overpass, thus connecting with the Erie tracks; tracks from the brewery were laid about 1920 to connect with the mill's tracks. Alterations have not deterred from the character of this quaint building.

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

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

7

Page

8

For NPS use only

received

date entered

The 16 Related Residential Buildings (Both sides of Grove Street between Ninth and Tenth Streets; VIII on plan)

N.B. About 1979 Grove Street, between First Street and the Holland Tunnel, was changed to Manila Avenue, however, the historical name, Grove, is used below.

East Side, "The William Hanks Row" (516-528 Grove Street)

Built about 1868 by the builder, William Hanks, each unit in this ten-house row is brick, three-story with basement, three-bay, rectangular plan, side-hall entry, Italianate. The wood cornice has brackets, modillions and panels, and the cast stone window heads and overdoor are segmental arch (much like the facade of Building I of the brewery). There is a stone watertable and the basement is a coursed stone surface. The stone stoop is nine steps high with an entrance under it and has iron railings and fence. The main entrance is recessed and the original door, such as at #528, is bi-fold with glass and wood panels and a transom. The fenestration is one window (originally 2/2 sash) per bay per story, except the entry bays, with the parlor-floor windows being taller than the others. On the Tenth Street facade #528 is one window per story at the westernmost bay; in the rear are two windows per story. The roof is shed, and the total row is set back from the sidewalk with each house having a sunken front yard. The sidewalk is gradually elevated at the north end to create a level surface; an iron guard rail is at this elevated corner (S-E corner Grove and Tenth Streets).

Although the buildings are in good to excellent condition, alterations include window-glass, iron fence and railing substitutions, shortening of parlor-floor windows (except #516 1/2 and 518), and inappropriate paint color. The alterations, all of which are restorable, do not detract from the significance or integrity of this fine row. The building at #514 was demolished about 1930.

West Side (513-521 Grove Street)

#513 Grove Street: fair to poor condition, two-story, wood frame, three-bay, square plan, Italianate house with store-front;

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

For HCRS use only

received

date entered

Continuation sheet

Item number

7

Page

9

built about 1880. One 2/2 window per bay on second story; ground story having various entrances and window sizes and placement; flat roof. Bracketed, paneled, wood cornice on both Grove and Ninth Street facades. One-story wood rear extension. Except the cornice, the exterior was resurfaced with artificial materials about 1950 to '60, distracting from integrity, but perhaps partially restorable.

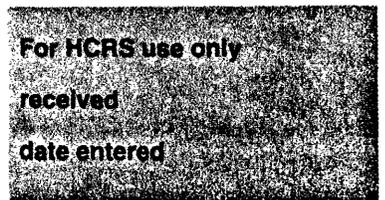
#515 Grove Street: fair to good condition, four-story, brick, four-bay, rectangular plan, central entry, Italianate tenement (once having store front); built about 1890. On the upper three stories there is one window per bay (variously 1/1, 1/2, 2/1). Large, bracketed wood cornice, decorative brick and stone courses between stories and between window lintels, which are carved stone and are damaged; terra-cotta rosettes decorate third story. Flat roof with four chimneys. Ground story is completely changed (store's cornice removed, store front changed to apartment, resurfaced, all done about 1970). The resurfaced store front detracts from the integrity and is not restorable, but could be made more appropriate; the damaged window lintels (upper 3 floors) are restorable.

#517-521 Grove Street (row of 4 buildings): good condition; each unit is three-story with basement, brick, three-bay, rectangular plan with side-hall entry, Italianate; built about 1868. Wood cornice with brackets, modillions and floral designs; one 1/1 window per bay, per story except the entry area; parlor-floor windows were floor to ceiling in height (all but #517 now shortened); simple stone lintels and sills. Two entries - basement entry under stoop, main entry, above twelve-step stone stoop, was originally (e.g. #519) recessed, bi-fold door with glass panels, transom above. The stoop has iron railings (all may be original). Total row is set back from the sidewalk creating a rather deep front yard (now with concrete surface), which was fronted by a cast-iron fence (only that of #521 remains, other fences are chain-link). Roof is shed with two chimneys. Alterations include change of parlor-floor window size; substitution of window glass, door and fence type; concrete surfacing of yards; inappropriate paint color; and intrusive overhead wiring. These detract from the integrity but are restorable. [Two buildings of this row at the northern end (#525 and 527) were demolished in about 1974.]

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ



Continuation sheet

Item number 8

Page 2

jecting iron sign, and the Mansard roof at 180 Ninth Street were removed; many window and door openings were bricked closed. Nevertheless, enough of the decorative brick detail remains that the nineteenth-century integrity of the buildings is conserved.

THE BEGINNINGS

After having moved to Jersey City from Albany, NY, around 1846 Samuel Wescott built a brewery on the south-west corner of Eighth and Grove Streets. The Dripps map of 1850 shows an "Eagle Mills" located on the Hudson River waterfront of Jersey City, and it is possible that this mill supplied the necessary grain to Wescott's brewery. Probably on speculation, the builder, William Hanks built a row of houses next to the brewery on the south side of Eighth Street about 1860, perhaps for workers in the brewery; Hanks himself lived in that row (225 Eighth St.). Wescott certainly prospered, since he was elected mayor of Jersey City in 1857 and a state senator in 1859. After his death in 1861 Henry R. Cox ran the business for Wescott's widow. However, by 1870 the Wescott (Cox) brewery was apparently failing because Cox was living in New York, although ostensibly running the brewery. On the Hopkins atlas of 1873, the Wescott brewery is shown as property of Mrs. S. Wescott, and the next map (Fowler, 1887) shows row houses where this brewery had been.

The reason for the disappearance of Wescott's brewery must have been the establishment in 1868-69 of the Henry Lembeck and John Betz "Eagle Steam Ale Brewery" on Ninth Street near Grove. Probably on speculation, the builder, William Hanks, again built row houses on Grove Street next to the incipient brewery; his family still owned these houses in 1908. John Betz had an ale brewery in New York, and it may have been there that Lembeck met Betz, because Lembeck had lived in New York for six years when he immigrated from Osterwick/Munster, Germany. John Betz was from the family of John F. Betz, who was the first German ale brewer in America and was famous both in Germany and in America. The younger Betz received his training in the John F. Betz ale brewery in Philadelphia and later enjoyed a national reputation for his own ale brewery in New York and for his practical knowledge of ale brewing. Henry Lembeck

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

8

Page

3

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received

date entered

was an astute business man. He came to New York as a cabinet maker, then became a grocery clerk, eventually buying the grocery store and moving that business to Jersey City in the Greenville area. He then branched into market gardening and also became the agent for John Betz' ale. Around 1868 a brick, four-story brewery was built on the north side of Ninth Street (South First until 1872) between Grove and Henderson, and in 1869 the Lembeck & Betz Eagle Steam Ale Brewery was opened; the brewery also produced porter beer. The name "Eagle" was perhaps from the Eagle Mills that had possibly supplied Wescott's brewery, and the clientele was probably that which the Wescott brewery had enjoyed. That Mr. Lembeck had tremendous financial and managerial talents is shown by the fact that although "his chief aim [was] the development and extension of the [brewery] plant," he also became vice president of the Third National Bank of Jersey City, a director for New Jersey Title Guarantee and Trust Company (Jersey City), a member and president of the Board of Public Works of Jersey City, and a director of the E.B. Parsons Malting Company of Rochester, New York, and the H.F. Lembeck & Co. malt-houses at Watkins, New York. The latter had frontage on Seneca Lake, and its buildings formed the "principal feature of the town".

(The Evening News, p. 193).

Betz' technical knowledge was essential to the development of the brewery, and by 1870 he had so committed himself that he had moved his residence from New York to Jersey City (230 Ninth Street) in order to devote his full talents to the Jersey City plant. The expertise of Betz was ale and porter, which are heavy beers particularly liked by English and Irish people but also by middle class Germans (although most Germans preferred the lighter lager beer). Many Irish immigrants lived in Jersey City, but the site of the brewery borders on a neighborhood north of Newark Avenue which specifically had many Germans. Betz lived on Ninth Street at Hamilton Park East, across the street from the charitable houses of the Sisters of the Poor - Franciscan nuns who had come to Jersey City from Aachen, Germany, in 1864. The brewery even contributed barrels of beer to these German nuns, who sold the beer (assumedly) to collect support money for their orphanage and hospital. From about 1860 both a German Lutheran church and a German Roman Catholic church were within a few blocks of the brewery (St. Mathew's on Fifth Street and St. Bonafice on First Street). The

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

8

Page 4

For HCERS use only

received

date entered

Large Roman Catholic parish church of St. Mary on Second Street was mainly Irish. The local German/Irish market probably accounted for the first successors of the brewery, run by these two Germans.

THE INDUSTRY

Due to Lembeck's business acumen, Betz' technical knowledge, and the German/Irish location, the patronage of the brewery steadily increased, and the industry grew. In 1893 the central six and one half bays (I on plan) were called "old the brewery house" and contained store rooms and "two ice machines of the most improved pattern that turn out fifty tons of ice a day" (The Evening News, p. 193). Technical discoveries seem to have been quickly adopted by Lembeck and Betz. In 1888 a new brick brew house was built conjunct with central section and the rear ell, and extending two lots west (II on plan). It was 86 feet tall at its tower bay; the total building was raised to that height and the Mansard roof of the tower removed about 1920. In 1893 this building contained offices on the ground floor as well as engines, "guiding" machinery, and pumps, with the ale and porter being brewed on the upper floors and then pumped to the cellar. The machines probably contained some electronically powered equipment since electricity was available in 1888 (trolleys were electrified in 1889 in Jersey City). In 1887 the business had built brick stables across Ninth Street, on the south side, and an underground tunnel connected the cellar of the 1888 brewery to those stables (the tunnel is now blocked closed). By 1890 the company was so successful that it was decided to add lager beer to its production, so Lembeck advertised in The Evening Journal (Jersey City) that the company "proposed to raise by 6 per cent first mortgage bonds \$250,000 . . . The proceeds of the sale of the bonds . . . to be used in adding a Lager Beer Brewery to the present Jersey City plant, and for working capital" (The Evening Journal, Jersey City, April 14, 1890, vol. XXIV, No. 291). In May, the Lembeck & Betz Eagle Brewery Company incorporated as a cooperating stock company, which included also the property of the malt houses at Watkins, New York. The new lager building was complete "up to the roof" by November 8, 1890 (Real Estate Record and Builder's Guide, vol. 46, p. 613; see III on plan). This brick, seven and eight story building is 52' wide, 100' long and 126' tall; it had sixty-four fermenting and storage vats on the middle floors,

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

For HCERS use only

received

date entered

Continuation sheet

Item number

8

Page

5

"chip casks" in the cellars and "refrigerating surfaces" on the upper floors, the latter being recent inventions. The ale and porter was also pumped "across the yards and up to seventh floor" of this new building for cooling (The Evening News, p. 193). In 1893 the lager brewing was under the supervision of Paul Kiesell, who held the "highest diploma given by the German brew school", and the lager product was 160,000 barrels annually. In 1894 a three-story brick office was built on the south side of Ninth Street near the stables; both that office and the stables were demolished for a new housing project about 1974. The company continued to prosper even though John Betz died in 1901 and Henry Lembeck died about 1903. About 1904 the two additions to the north of the lager brewery were built (V on plan). One is six story and the other five; both are brick. This increased the capacity of lager brewing so that by 1908 a quarter of a million barrels were produced annually. The materials for the beer came from 1) the malt-houses of Watkins, New York (190,000 bushels annually), and 2) two artesian wells (unknown location). Advertisements in 1903 proclaimed the brewery had won "Medal Award[s] at the Paris Exposition" (Board of Trade Review, 1903). Within the brewery complex three businesses operated as semi-independent enterprises - the cooperage, the ice production, and the bottling plant. The latter, which was also a storage house, was built in 1904 and is a three-story, brick building (IV on plan). In 1908 the complex was called a 3 million dollar property (J.C. of Today, p. 89).

The brewery was at its maximum significance in 1909, and comparing the photograph of that year with its present form, the alterations detract from the integrity to a degree, but the important elements of the design are recognizable, and some detail, such as gables and window openings could be restored. Most of the alterations occurred when the brewery was converted to a refrigerating company after Prohibition was passed.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood

Continuation sheet Jersey City, Hudson County, NJ Item number 8

Page 6

For HCERS use only

received

date entered

THE SOCIAL CONTEXT

A. Tenth Street Tenements

In 1903 it was said, "The Jersey City plant include[s] the brewery property, storehouses, brick tenements etc." (One Hundred Years of Brewing, p. 395). The brick tenements mentioned were a row of eight, four-story, Italianate tenements, built about 1885 in the block of the brewery (Block 217) facing Tenth Street (VI on plan). The Tax List of Jersey City, 1908-09, lists these tenements as property of Lembeck & Betz Eagle Brewing Co. Five of them remain, albeit altered. Before conversion into industrial buildings, about 1920, the tenements were middle to low income residences. The Census of 1910 shows that the four westernmost tenements (173 to 179 Tenth) had laborer families, while the four easternmost tenements (165 to 171 Tenth) must have already been used as part of the brewery industry. The Census lists the nationalities and occupations of the tenants, although the exact duties and place of employment are not explicit, so it is not always clear if the jobs related to the brewery. However, at 173 Tenth, one Daniel Cullehy (sic.), was listed as born in Ireland, immigrating in 1870, forty-five years old, and a "laborer" in the "Brewery". The turnover of these tenants was most certainly constant, for the conditions were not pleasant. The railroad and brewery created noise, five to seven people lived on each floor, and some tenants were immigrant married men (mostly Irish and German) living apart from their families.

That employees of the brewery lived near the premises of the brewery, is indicated by the fact that in 1870 John Betz himself lived at 230 Ninth Street, which is one block to the west of the brewery (and now in the Hamilton Park Historic District). In 1891, Paul Kiesell, who was German-educated and the superintendent of the lager brewery, lived at 187 Ninth Street, which was across the street from the brewery and close to the stables. Henry L. Kellers, the brewery's secretary and treasurer, lived at 16 West Hamilton Place in 1893, which is three blocks to the west of the brewery (and now part of the Hamilton Park Historic District). The Census of 1910 shows Frank Schmitt as German-born, having immigrated in 1881, and living at 185 Ninth Street, next to the stables. He was a "brewer" and his son Charles, who lived with him, was a "stenographer" at the brewery. Two other German immigrants, who were brewers in 1910, were John Schaefer, who lived at 220 Ninth, one block west of the brewery, and Phillip Schmitt, at 513 Grove Street (VIII on plan; see discussion below).

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

8

Page 7

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received
date entered

B. Grove Street Row-Houses, East Side (516-528 Grove, the Hanks Row; VIII on plan)

The ten Italianate row-houses on the east side of Grove St. first appear on the 1868 map, and the northernmost seven were owned by William Hanks, who was a builder and probably built the whole row in about that year (the first brewery appears in this block also in 1868). In 1908 these seven buildings (520-528 Grove) as well as 516 in this row and two small buildings on Tenth Street (Lots S and T on the 1887 map) were still owned by William H. Hanks and Son, who were listed in that year as being real estate agents at 525 Eighth St. This indicates that for at least forty years, Hanks leased these units. The tenants, again, were middle to low income, and of the three owners of the three houses not owned by Hanks, one lived in Passaic, New Jersey; one lived in another part of town, and the third, although living in her own house (516 1/2 Grove), was Irish-born Julia Harnett, who had five children and six boarders and worked as a "janitress" in a "flat house", indicating her's was also a low to moderate income level. The Census of 1910 shows that these three-story houses were occupied by either a large family (e.g. 526 Grove) or one family with boarders (e.g. in 522 was a widow with five children and ten boarders; all except the children had been born in Ireland). Address 516 (owned by Hanks) had six boarders, and 524 1/2 (owned by Hanks) had boarders. Almost all the tenants were immigrants, mostly Irish, some Germans, two Italians, and a Finn. The occupations of the tenants were stablemen, steamfitters, clerks, carpenters, tinsmiths, watchmen and freightcallers. It is not clear whether the jobs were directly related to the brewery, although because of the transient nature of this population and because of location, it is almost certain that many workers who lived here did have contact with the brewery.

Address 514 Grove was demolished about 1960. The ten existing row houses are in good condition, with the main alterations being that the parlor floor windows have been shortened in all but 516 1/2 and 520, and the paint color of most units is inappropriate; very little remains of the original iron stoop railings or fencing.

United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form

Lembeck & Betz Eagle Brewing Company Neighborhood
 Jersey City, Hudson County, NJ

For HCRS use only

received

date entered

Continuation sheet

Item number

8

Page

8

C. Grove Street Residential Buildings, West Side (513-521 Grove; VIII on plan)

513 Grove is a two-story, wood frame house built about 1880; 515 is a four-story, brick tenement built about 1890; and 517 to 521 are four, three-story brick row houses, built about 1868. According to the Census of 1910, Phillip Schmitt lived at 513; he had immigrated from Germany in 1870 and was a brewer. Of the thirty-six people who live in the tenement, there were several wagon drivers and two beer-saloon bartenders (Irish born). At 517 were, among others, a laborer at an ice dock, possibly the brewery's; and a Polish cooper, who worked at a barrel shop, possibly the brewery's. The former was born in Germany, immigrating in 1890, and the latter in Russia, immigrating in 1888. At 519 was an Irish cooper and at 519 1/2 lived two beer-saloon bartenders, one from Ireland and one having Irish-born parents. The row houses, 521 and 523 1/2, were occupied by more than one family, with 523 1/2 also having boarders. Numbers 525 and 527 were also multi-family, mostly Irish-born or descent, with one German and a Swede; occupations included a corker and a freighthandler.

The four buildings 523 to 527 Grove Street were demolished about 1974. However, the existing buildings are in good condition. The resurfacing and remodeling of the storefronts at 513 (a grocery in 1908) and 515 (a tailor shop in 1908) are inappropriate and intrusive (not restorable), but the wood cornice of 513 and the cornice and decorative brick work on the upper three floors of 515 are intact. The alterations of the four row houses are minimal and can be corrected.

THE ENVIRONMENT

The needs of this working community were provided by neighborhood establishments. For example, in 1908 on the block of the brewery were three saloons, one at 525 Henderson, one at 519 Henderson, and one at 179 Tenth. All three saloons were on the ground story of tenements, and two of them (519 Henderson and 179 Tenth) were owned by the brewery itself (Tax List of Jersey City, 1908-9). Probably the bartenders and saloon keepers who lived in the tenements and rows discussed above worked in the brewery's saloons. A

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 9

grocery was at 513 Grove (north-west corner of Ninth Street); a fire engine house was next to the brewery until 1903-4 when the bottling plant was built; a hospital (St. Francis) on Hamilton Square was built in 1890 by the German-born New York-based architect, William Schickel (demolished 1981); and Public School No. 4 was on Eighth Street near Grove (built about 1870).

Other industrial/commercial concerns which employed workers in this north-east corner of the Hamilton Park neighborhood were Swift Chicago Beef Company, the Erie Railroad, the docks on the Hudson River, the United States Express Company at Eighth Street and Henderson, the tobacco factory at Provost and Twelfth Street, and various local stores (e.g. groceries), coal yards, and shops. Swift's Beef Company first located in about 1885 in Block 252, at Erie and Tenth, and then their warehouses/offices/packaging buildings at the north-east corner of Henderson and Ninth Street were built between 1889 and 1916 by the Brooklyn architect, J. Graham Glover. The buildings of the brewery and those of Swift's have affinities in style, material, size and proportion (NJHSI/0906E273). Like the brewery, the Swift Company (now Sioux Pork) contributed to the charity of the German nuns of St. Francis during the last part of the nineteenth and early twentieth centuries (interview with Joan M. Quigley).

THE MILL (VIII on plan)

The Erie Railroad branch went down Tenth Street by 1862, after the Erie had absorbed the roads of the New Jersey Transport Railroad. The Tenth Street branch was elevated about 1889, the same year the Pennsylvania Railroad elevated its tracks that went through residential areas in Jersey City. The mill at the north-east corner of Grove and Tenth Street was built for the Erie Railroad in 1899 by William Kaufman. The Tax List of 1908 gives it as "Miller and Berthoff, Hay, Feed, Flour, Etc.", and it is possible that this storehouse furnished the horse feed to the Lembeck/Betz stables, and perhaps the mill also supplied some of the grain (and/or storage of grain) necessary for the beer. By way of the Erie Railroad the malt-house at Watkins, New York, supplied malt and hops to the Jersey City brewery. About 1920, after Prohibition had been passed and the brewery had become New Jersey Refrigerating Company (about

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

For HCRS use only

received

date entered

Continuation sheet

Item number

8

Page 10

1950 the name was changed to National Cold Storage), three of the brewery's tenements on Tenth Street were demolished, and a track was laid, physically connecting buildings of the refrigerating plant to the lines of the Erie Railroad on Tenth Street, thus joining the mill with the brewery. The mill has not been greatly altered, except that the rear half (store houses) has been demolished (unknown date). Although the brewery is presently vacated, the mill, interestingly enough, still functions as a mill.

INTEGRITY

That the extant Lembeck-Betz Brewery is a rare and important cultural resource, can be seen in the following statistics. In 1879 there was a total of 57 breweries in New Jersey which produced a total of 519,864 barrels of beer. This made New Jersey eighth in the nation in beer production. Of the production in New Jersey, Lembeck & Betz ranked 3rd (31,532 barrels), superceded only by Ballantine & Co. (108,070 barrels) and Joseph Hensler brewery (38,638 barrels), both in Newark. By 1906 many of those earlier, smaller breweries in New Jersey either consolidated or went out of business, and there was a total of 33 breweries. Of those, judging by number of employees, Lembeck & Betz (100 employees) ranked 4th in New Jersey, superceded only by Ballantine & Co. (194 employees), Lyon & Sons Brewery Co. (110 employees) both in Newark, and Paterson Brewing and Malting Company, Paterson (200 employees).² By 1909 Lembeck & Betz was producing a yearly total of 300,000 barrels of beer, about tenfold the amount they were producing seventy years earlier.³ In 1934 one year after the 18th (Prohibition) Amendment was repealed, New Jersey had less than half (16) of the number of breweries it had had in 1906 (33).⁴ Of these 16 breweries, 12 survived Prohibition (1919-1933), that is, these twelve in 1934 were expanded and enlarged brewery complexes which had existed before 1919. Lembeck & Betz, which had been the 4th largest brewery in New Jersey in 1906, had been converted to a cold storage company in about 1919 and never re-emerged as a brewery. This may have helped Lembeck & Betz brewery buildings survive.

Of the four largest brewery complexes in New Jersey in 1906, only the buildings of Lembeck & Betz still remain. The other breweries have an original warehouse or two or an office building, but as an entity of extant, large, turn-of-century, New Jersey breweries, Lembeck & Betz is unique.⁵ The rarity and the industrial importance of the brewery buildings greatly out-weigh any diminution to significance that the alterations of the 1920's might effect.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

8

Page 11

For HCRS use only

received

date entered

Integrity - Footnotes

- 1) F.W. Salem, Beer, its History and its Economic Value,
F.W. Salem & Co., Hartford, Conn.,
1880, pp. 189-190, 227-229.
- 2) Industrial Directory of New Jersey, compiled and prepared
by Winton C. Garrison, Bureau of Industrial Statistics of New
Jersey, Trenton, 1906, pp.406-407 and passim.
- 3) Jersey City of Today, Muirhead, Walter G. ed., Frank Stevens
pub., Jersey City, 1909, p.89.
- 4) The Industrial Directory of New Jersey, Gribbin, James A.T.,
ed., Norris W. Brown, pb., Trenton, 1934, p. 322 and passim.
- 5) The original buildings of Ballantine & Co., Newark, were almost
all demolished by the 1930's, and the buildings that remain are
either from the 1930's or are even more modern. The Joseph
Hensler brewery buildings were demolished about 1960, and the
Lyon and Sons buildings were demolished "long ago".
Interview with Donald Geyer (1977) as related August 3, 1983,
by Mr. Terry Karschner, Historic Preservation Specialist,
Office of N.J. Heritage.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number 9

Page 1

For HCRS use only
received
date entered

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**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lembeck & Betz Eagle Brewing Company Neighborhood
Jersey City, Hudson County, NJ

Continuation sheet

Item number

9

Page

2

For HCRS use only

received

date entered

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Evening Journal, Jersey City, November 21, 1889, April 14, 1890

Jersey Journal, Jersey City, February 29, 1957

Real Estate Record and Builders' Guide, New York
July 20, 1889; October 26, 1889; March 29, 1890; November 8, 1890; September 10, 1892; April 15, 1916

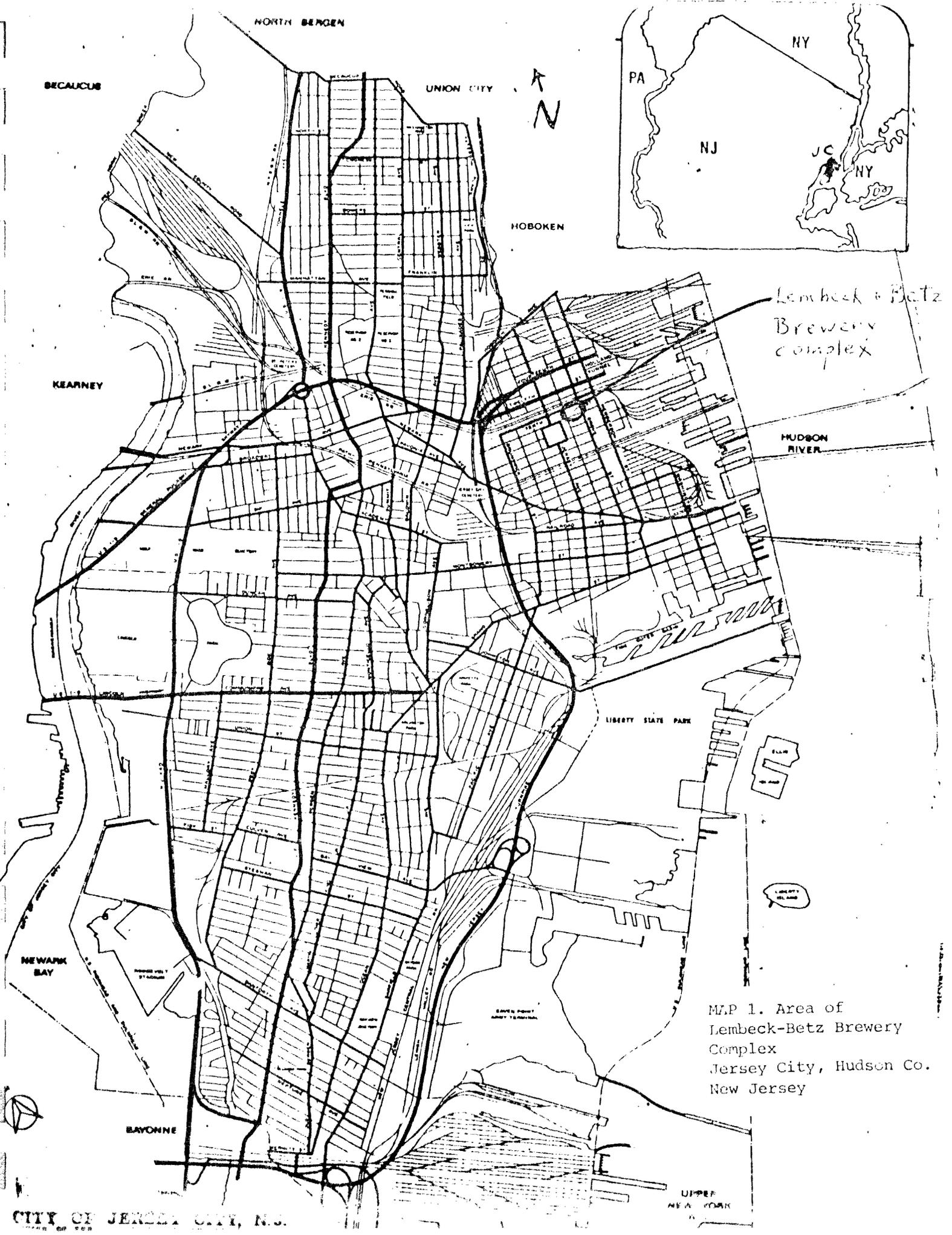
IV. Interviews

Charles Cummings, Head Librarian, New Jersey Room, Newark Public Library, Newark, New Jersey -- January 21, 1983

Joan Doherty, Head Librarian, New Jersey Room, Free Public Library, Jersey City, New Jersey -- December through January, 1983

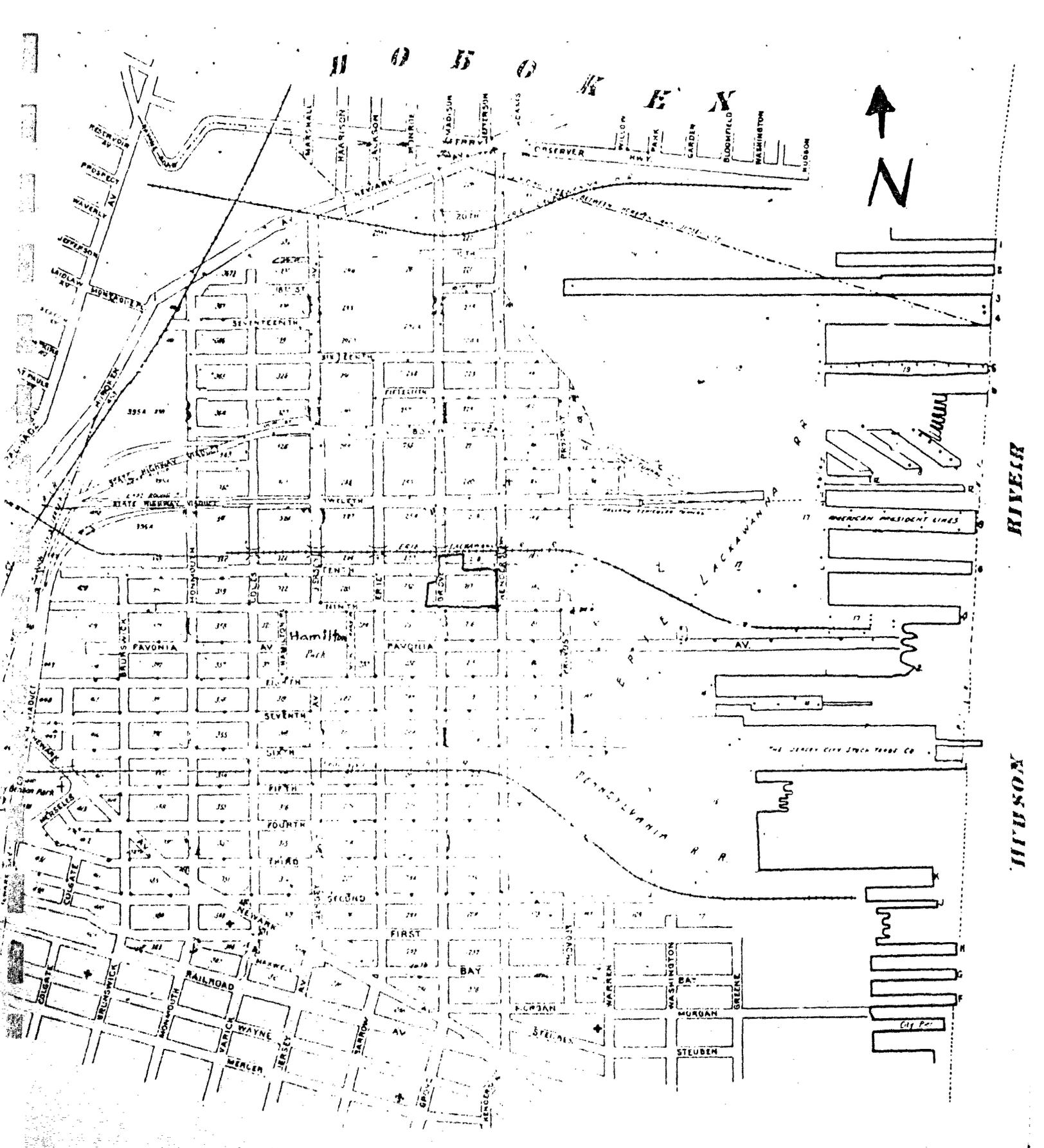
Joan M. Quigley, Vice President of Corporate Affairs, Hospital of St. Francis, Jersey City, New Jersey -- December 15, 1982

Amy Schlagel, Advisory Council for Historic Preservation, Washington, D.C. -- January 11, 1983



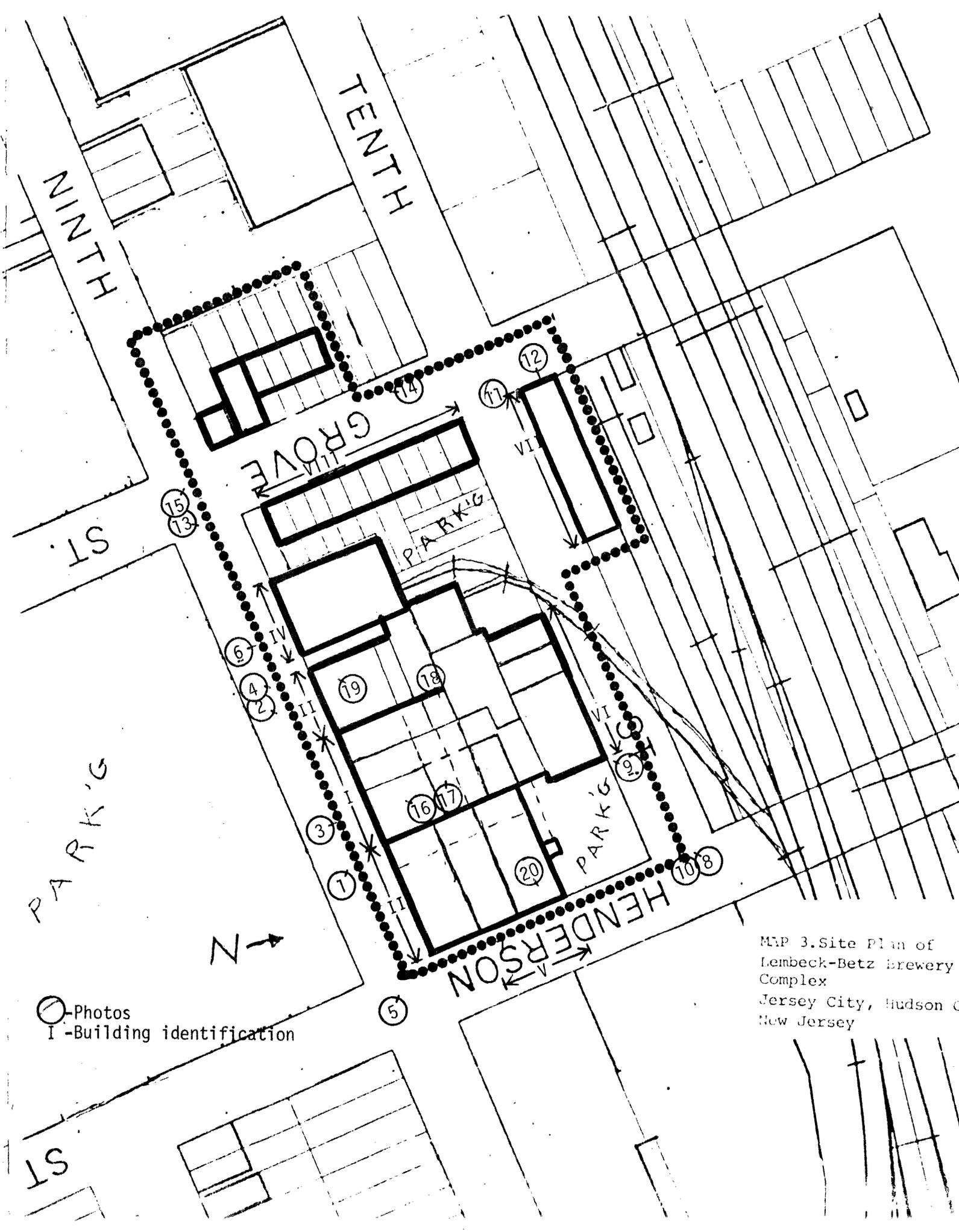
Lembeck & Betz
Brewery
complex

M.P. 1. Area of
Lembeck-Betz Brewery
Complex
Jersey City, Hudson Co.
New Jersey



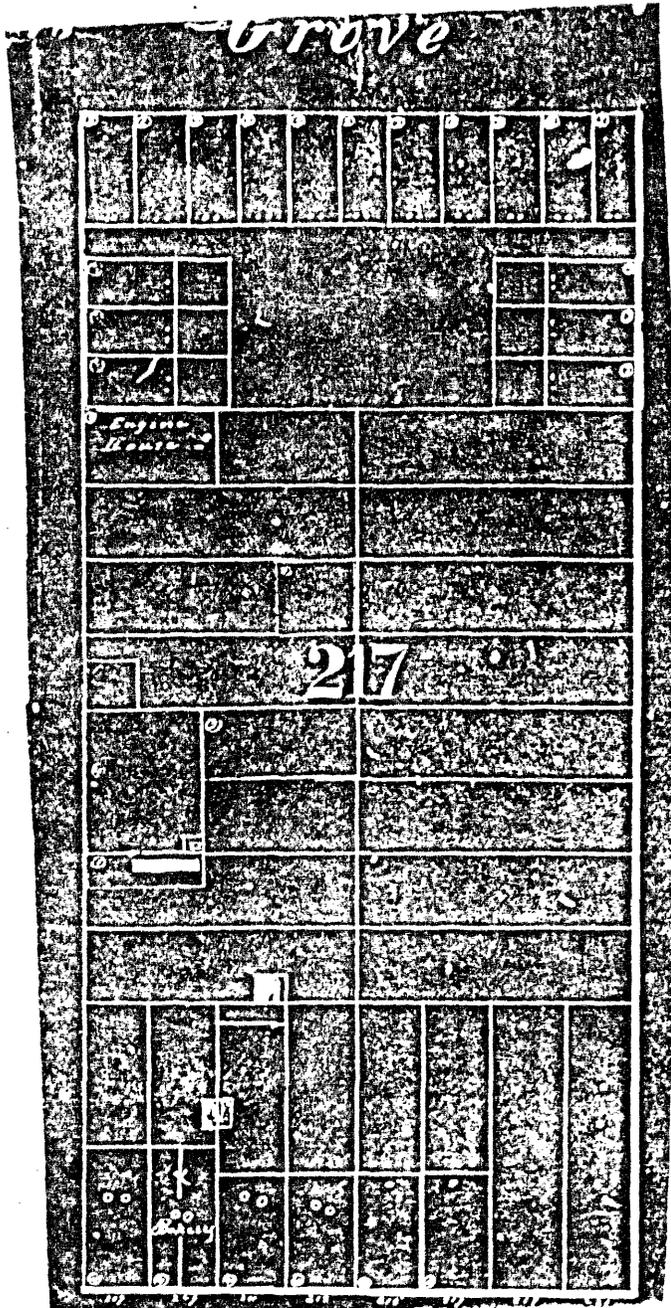
MAP 2. Area of
 Lembeck-Betz Brewery
 Complex
 Jersey City, Hudson Co.
 New Jersey

0 50 100

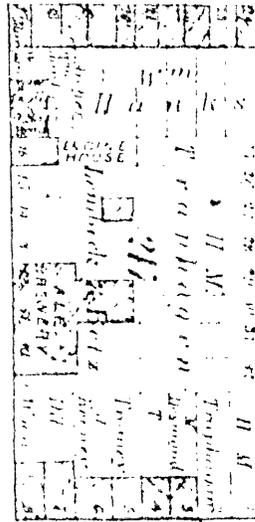


○-Photos
 I -Building identification

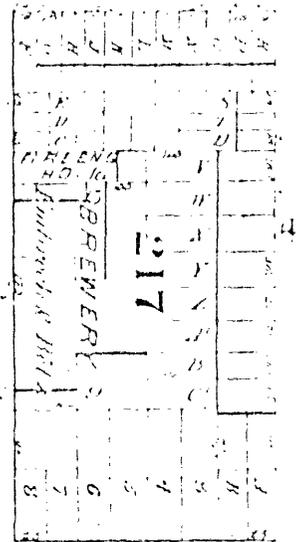
MSP 3. Site Plan of
 Lembeck-Betz Brewery
 Complex
 Jersey City, Hudson C.
 New Jersey



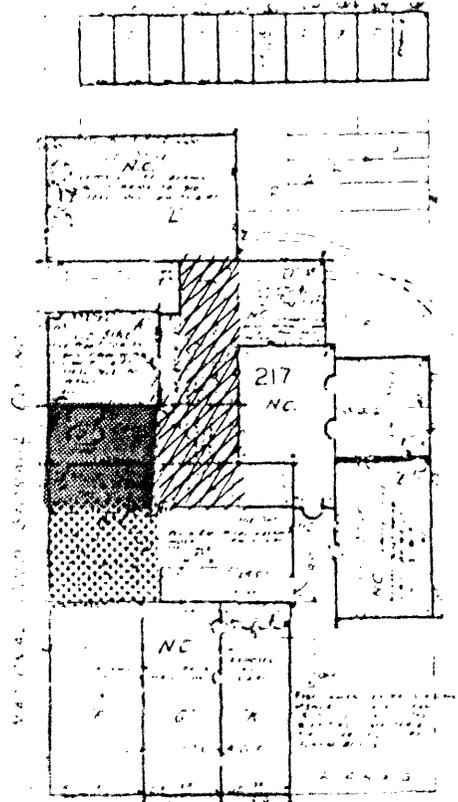
1868
Culver Map



1873
Hopkins Map



1887
Fowler Map



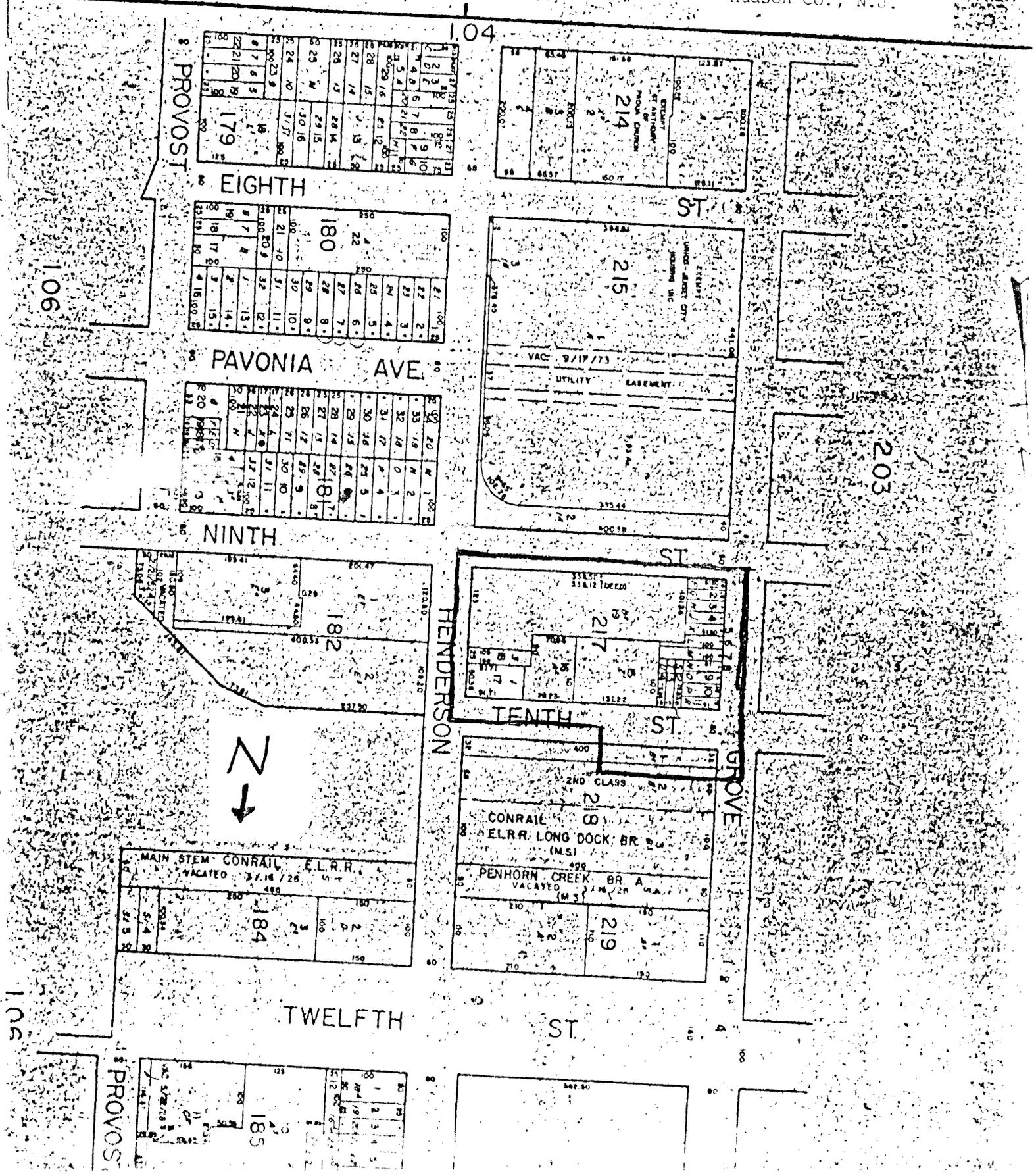
1981
Snyder Map

N →

-  1868 (foundations)
-  c1885
-  c1873

MAP 5. Historical Development of the plan of Lembeck-Betz Brewery Complex Jersey City, Hudson Co. New Jersey

TAX MAP OF
 Lembeck-Betz Brewery
 complex, Jersey City
 Hudson Co., N.J.



TAX MAP of
Lembeck-Betz Brewery
complex, Jersey City
Hudson Co., N.J.

105

GROVE

SEVENTH

EIGHTH

PAVONIA AVE

NINTH

TENTH

TWELFTH

ERIE

ST

ERSEY

AVE



105

ST

ST

36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36

24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24

31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22

22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22

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1	2	3	4	5	6	7	8	9	10	11

11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11

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11	10	9	8	7	6	5	4	3	2	1
1	2	3	4	5	6	7	8	9	10	11

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1	2	3	4	5	6	7	8	9	10	11

J. M. Deane