



# Intensive-Level Architectural Survey Broad Street Historic District

Borough of Red Bank  
Historic Preservation Commission  
2025

## Table of Contents

1. Acknowledgements.....	3
1.1. Funding.....	3
1.2. Conditional Statement.....	3
2. Executive Summary.....	4
3. List of Illustrations.....	5
Figures.....	5
Photos.....	5
Tables.....	5
4. Project Area Overview.....	6
5. Research Design.....	9
5.1. Objective.....	9
5.2. Survey Area.....	9
5.3. Previously Documented Resources.....	9
5.4. Methodology.....	10
6. Historic Context.....	11
6.1. Early Industrialization, Urbanization & Agricultural Development (1775–1860).....	11
6.2. Suburban Development (1840–1940).....	11
6.3. Immigration, Agricultural, Industrial, Commercial & Urban Expansion (1850–1920).....	12
6.4. Metropolitan New Jersey (1910–1945).....	13
6.5. Modern New Jersey (1945–Present).....	13
6.6. Significant Fires within the Survey Area.....	16
7. Data Summary.....	31
7.1. Results.....	31
7.2. Determining Significance.....	31
8. Recommendations.....	36
8.1. Summary of Findings.....	36
8.2. State & National Register Eligibility.....	36
8.3. Further Research.....	39
8.4. Local Policy.....	40
9. Bibliography.....	41
9.1. Books.....	41
9.2. Newspaper and Magazines.....	41
9.3. Reports and Other Publications.....	42
9.4. Maps, Drawings, and Photographs.....	42
10. Appendix.....	43
10.1. Project Team Resumes.....	43
10.2. Property Survey Forms.....	45

# **I. Acknowledgements**

## **I.1. Funding**

The preparation of this survey has been made possible, in part, by public funds from the Preserve New Jersey Historic Preservation Fund administered by the New Jersey Historic Trust. The Borough of Red Bank and the Red Bank Historic Preservation Commission gratefully acknowledge the Trust's support, which has made possible the research, documentation, and preparation of this survey.

## **I.2. Conditional Statement**

The findings, statements, and conclusions presented in this survey are those of the project team and do not necessarily represent the views of the New Jersey Historic Trust. The survey is provided solely for the use and information of the Borough of Red Bank, the Red Bank Historic Preservation Commission, the New Jersey Historic Trust, the New Jersey Historic Preservation Office, and the National Park Service. They reflect the professional judgment of consultants performing services that are usual and customary for an intensive-level historic resources survey.

Conclusions are based on conditions and surfaces accessible to unaided visual observation from public rights-of-way at the time of fieldwork, along with available documentary sources. No destructive testing was performed; no interior or concealed conditions were evaluated.

These opinions of this survey are not legal, title, or code compliance determinations and should not be construed as guarantees of future performance or current condition beyond what was observed. No warranties, express or implied, are made or should be inferred from this survey.

## 2. Executive Summary

The survey area is situated within the Borough of Red Bank, Monmouth County, New Jersey. It includes the commercial core centered on Broad Street, as well as adjacent blocks along Front Street, Monmouth Street, and segments of intersecting side streets. The survey boundaries are approximately defined by Front Street to the north, Harding Road and Reckless Place to the south, and Maple Avenue to the west (see Figure 1).

A total of 68 properties are recommended to be contributing resources to the Broad Street Historic District. Of these, eight key contributing properties were identified as individually eligible for the New Jersey and National Registers of Historic Places. Within the survey area, one additional key contributing property, Shrewsbury Town Hall, is presently listed as an individual landmark on the New Jersey and National Registers of Historic Places.

As a whole, the Broad Street Historic District may warrant listing as a historic district on the New Jersey and National Registers of Historic Places. The Broad Street Historic District's recommended period of significance spans from 1840 to 1950.

Copies of this survey are available online and on file at the Borough of Red Bank Municipal Building, Red Bank Public Library, the New Jersey Historic Trust, the New Jersey Historic Preservation Office, and at the offices of Architectural Heritage Consultants, LLC.



### 3. List of Illustrations

#### Figures

1. Map of the Broad Street Historic District
2. Aerial View of the Broad Street Historic District
3. Map of Significant Fires, 1880 – 1937
4. 1812 I.H. Eddy *Map of the Country Thirty Miles Round the City of New York*
5. 1845 *U.S. Coast Survey of New York Bay and Harbor*
6. 1851 Lightfoot *Map of Monmouth County*
7. 1861 Beers *Map of Monmouth County*
8. 1873 Beers *Portions of Middleton, Shrewsbury, and Ocean Townships*
9. 1878 Woolman & Rose *Red Bank*
10. 1881 Fowler & Rhines *Red Bank*
11. 1889 Wolverton *Part of Red Bank*
12. 1889 Sanborn *Fire Insurance Map of Red Bank*
13. 1895 Sanborn *Fire Insurance Map of Red Bank*
14. 1901 Sanborn *Fire Insurance Map of Red Bank*
15. 1908 Sanborn *Fire Insurance Map of Red Bank*
16. 1914 Sanborn *Fire Insurance Map of Red Bank*
17. 1922 Sanborn *Fire Insurance Map of Red Bank*
18. 1950 Sanborn *Fire Insurance Map of Red Bank*
19. Potential Future Survey Areas

#### Photos

1. Front Street, looking east from Riverview Park
2. Front Street, looking west from Globe Court
3. Broad Street, looking south from Front Street
4. Broad Street, looking north from White Street
5. Broad Street, looking north from Monmouth Street
6. Broad Street, looking north from Reckless Place
7. Monmouth Street, looking west from Broad Street
8. Monmouth Street, looking east from Maple Avenue

#### Tables

1. Contributing Properties
2. Non-Contributing Properties

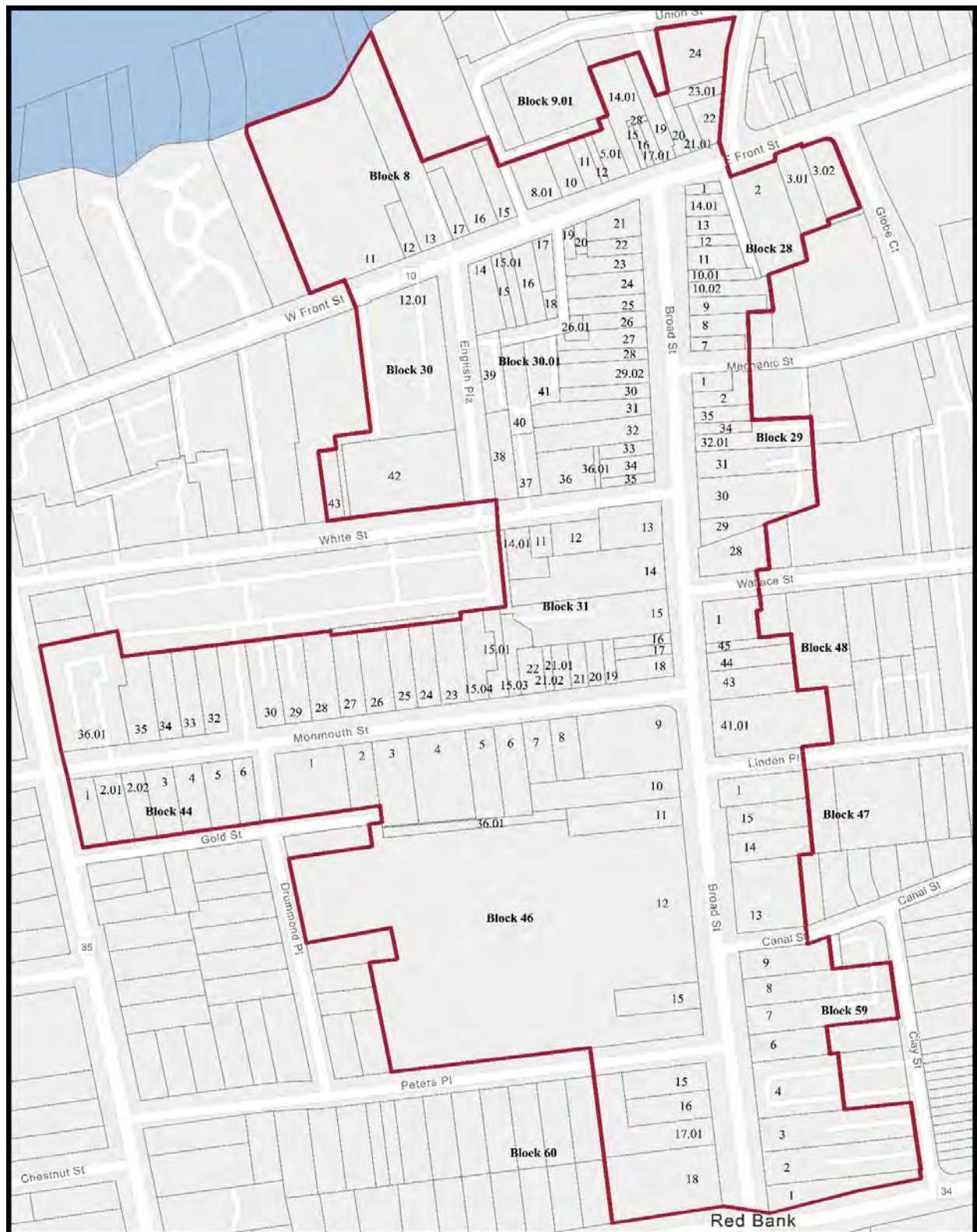
## 4. Project Area Overview

The purpose of this survey was to document the locally designated Broad Street Historic District and to identify individually significant properties within the Borough of Red Bank, Monmouth County, New Jersey, for potential listing in the New Jersey and National Registers of Historic Places. The survey adhered to the New Jersey Historic Preservation Office's *Guidelines for Historic and Architectural Surveys in New Jersey*. Registered architects and historic preservation consultants from Architectural Heritage Consultants, LLC, conducted the work in coordination with the Borough of Red Bank's Historic Preservation Commission.

The project reviewed 137 properties within Red Bank's commercial core, centered on Broad Street and including adjoining blocks along West Front Street, East Front Street, Wharf Avenue, and portions of intersecting side streets (see Figure 1). The area consists primarily of commercial and mixed-use buildings, with resources dating from the late nineteenth to the mid-twentieth centuries. These properties reflect Red Bank's development as a regional center for retail, services, and culture.

The scope of work included conducting a field survey and current-condition photography for each recommended contributing resource, preparing architectural descriptions and integrity assessments, performing archival and documentary research, and making preliminary determinations of eligibility and individual significance.

Approximately 400 hours of fieldwork and research were completed. Field activities were subject to weather conditions, as is typical for outdoor surveys. During the summer and fall, mature vegetation sometimes limited visibility and photographic documentation of certain façades and side elevations. When construction activities concealed façades, archival photographs from up to one year prior were utilized. No additional constraints were encountered.



**Figure 1: Map of the Broad Street Historic District**  
Survey area outlined in red





**Figure 2: Aerial View of the Broad Street Historic District**  
Survey area outlined in red



## 5. Research Design

### 5.1. Objective

The overarching goal of the survey was to serve as a foundation for the Red Bank Historic Preservation Commission and other municipal bodies in making reasonable, consistent, and justifiable decisions regarding historic resources within the locally designated Broad Street Historic District. The survey will result in a more holistic understanding of the Broad Street Historic District's significant contexts, building types, and character-defining features. A secondary goal of the survey was to identify potential individual properties eligible for listing on the New Jersey and National Registers of Historic Places.

### 5.2. Survey Area

A subcommittee of the Red Bank Historic Preservation Commission, in collaboration with the consultant team, delineated the survey area as part of a multi-phase historic preservation planning initiative. Previous preservation planning in Red Bank resulted in the creation of Historic Design Guidelines for the Broad Street and Washington Street Historic Districts. The survey phase concentrated on the Borough's commercial and mixed-use core, primarily along Broad Street, and included adjacent blocks on Front Street, Monmouth Street, and segments of intersecting side streets (see Figure 1).

The survey area was chosen due to its high concentration of architecturally and historically significant buildings that illustrate Red Bank's evolution from a 19th-century riverfront community to a major regional commercial and cultural center during the early to mid-20th century. As the Borough's commercial and mixed-use core, this area is particularly vulnerable to changes resulting from retail tenant turnover and development pressures. Properties located outside the locally designated Broad Street Historic District were not included in this survey. However, the Recommendations section of this report provides an overview of areas identified for potential future survey efforts.

### 5.3. Previously Documented Resources

This was the first comprehensive review of historic resources within the survey area in over four decades, during which time Red Bank experienced substantial redevelopment, incremental alteration of historic building fabric, and evolving preservation policy at the municipal level. A total of nine properties within the survey area were previously surveyed as part of the Monmouth County Historic Sites Inventory, initially conducted in 1981 by James C. McCabe and subsequently updated by the Monmouth County Park System.



**Table 1. Monmouth County Historic Sites Inventory**

Name	Address	Block/Lot	Inventory Number
Ludlow Hall	19 Broad St	28/9B	1304-1-1
H.N. Wild Building	27 Broad St	29/1	1340-1-2
Temple of Fashion	37 Broad St	29/32A	1340-1-3
Red Bank Trust Co.	55 Broad St	29/28	1340-1-4
Eisner Building	54 Broad St	31/14	1340-1-5
	1 E Front St	9.01/20	1340-1-6
Allen House	30 Monmouth St	31/15B	1340-32
	45 Monmouth St	46/2	1340-33
Shrewsbury Town Hall	51 Monmouth St	46/1	1340-34

#### 5.4. Methodology

After an initial coordination meeting with the Red Bank Historic Preservation Commission, the consultant team undertook research and field survey activities in accordance with the New Jersey Historic Preservation Office's *Guidelines for Historic and Architectural Surveys in New Jersey*. Archival research was performed at the Red Bank Public Library, the Monmouth County Clerk's Archives/OPRS, the Monmouth County Historical Association, the New Jersey State Library, the Library of Congress, and the New York Public Library. This research was supplemented by historic maps (such as Beers, Woolman & Rose, Wolverton, and Sanborn), local newspapers, city directories, and other authoritative online resources. Input from Borough staff and the Historic Preservation Commission further contributed to the development of the historical context.

Fieldwork was conducted parcel by parcel within the survey area using the New Jersey Historic Preservation Office database application, with mapping informed by GIS data. For each resource, the team completed base forms, photographed current exterior conditions, and documented building form, fenestration, materials, stylistic characteristics, and streetscape context. Observations were compared with archival evidence, including Borough tax assessments, cartographic sources, directories, and newspapers, to determine approximate construction dates, alteration phases, and integrity. In cases of conflicting information, contemporaneous records and the earliest cartographic evidence depicting the resource were prioritized. The extent of late-19th-century and early 20th-century fires (see Figure 3) was also considered in dating and integrity assessments.

Each base form's description field includes three sections: an architectural description, a brief historical narrative, and a recommendation regarding contributing status within the district. The recommendation is supported by a rationale linked to the district's period of significance and the building's integrity. Quality control was ensured through iterative review of field notes, photographic logs, and draft inventory forms to maintain consistency in architectural terminology and integrity assessments across the district.

## 6. Historic Context

### 6.1. Early Industrialization, Urbanization & Agricultural Development (1775–1860)

Red Bank's origins as a commercial hub date to the late 18th and early 19th centuries, when its location at the head of navigation on the Navesink (North Shrewsbury) River made it an important port for the surrounding agricultural region. The village's earliest business, the waterfront Bank Tavern, dates to the late 1600s. In the early 1800s, Joseph Price operated sloops from his dock to New York, transporting wheat and other agricultural products. By the early 1810s, the village had become a steamboat port, with contemporary accounts noting the steamboat Franklin beginning scheduled trips in June 1819. This increase in river traffic accelerated growth and attracted the first shops to cluster along Wharf Avenue and Broad Street. The Union House at 11-13 Wharf Avenue (demolished in 2005) was constructed around 1809 as a tavern and hotel to accommodate travelers and tradespeople.

In the early 1800s, only a few roads traversed the district. Broad Street, then known as the King's Highway, functioned as the primary route across the peninsula, while Port Washington (East Front Street) provided access to the steamboat landing. The King's Highway, following an older Native American footpath, established a crossroads at Broad and Front Streets. By the late 1820s, new stores, including Rice Hatsell's 1829 shop, clustered at this intersection, contributing to the development of the town plan. An 1834 gazetteer recorded approximately 100 dwellings, three taverns, and four stores. Lightfoot's 1851 map (see Figure 6) depicts a compact business node at the foot of Broad Street, offering building supplies, dry goods, drugs, clothing, and baked goods.

By 1857, Monmouth County turnpikes connected Red Bank to Shrewsbury, Tinton Falls, and Colts Neck, underscoring the growing importance of overland transportation. The integrated river and road network established Broad Street as a central hub for distributing agricultural products from inland farms. The Globe Hotel, a three-story tavern at 20 East Front Street dating to approximately 1840, remains the district's oldest business still operating at its original location, despite subsequent reconstruction and significant alterations. Most houses and shops from this era were frame structures aligned along Broad Street. Although fires later destroyed many, the district's linear commercial layout continues to reflect its early nineteenth-century origins.

### 6.2. Suburban Development (1840–1940)

The New York & Long Branch Railroad received its charter in 1868, and a depot at the railroad "crossroads" on Monmouth Street was built in 1878—one of the town's oldest surviving landmarks—marking the moment Red Bank fully entered the regional rail network. The New York & Long Branch Railroad brought through passenger service in 1875. By the 1880s, the Pennsylvania Railroad and Central New Jersey jointly operated the line, and Red Bank became a commuter link to New York. Wealthy entrepreneurs built large homes along upper Broad

Street; Anthony Reckless, president of the New York & Long Branch Railroad, erected an Italianate mansion at 168 Broad Street in 1874.

On November 5, 1882, a fire destroyed much of the frame-built commercial area on the west side of Broad Street. The block was subsequently rebuilt in brick, featuring more substantial, Italianate-style buildings with ornate cornices. Notable examples from this Victorian period include the Wild Building at 27 Broad Street (built 1874) and Ludlow Hall at 19 Broad Street (built 1878), both exemplifying the Italianate commercial style. These structures typically included retail storefronts on the ground floor with offices or residences above, a configuration that reflected Red Bank's evolution into a mixed-use downtown. Three major fires between 1880 and 1882 eliminated many wooden shops; within a decade, Wolverton's 1889 atlas (see Figure 11) documented solid brick rows along Broad and Front Streets. By the late nineteenth century, Broad Street's built environment displayed a cohesive yet distinctive character, with a visually unified streetscape of masonry buildings of similar scale, each featuring unique decorative details. This transformation marked Red Bank's progression from a village to a thriving town.

### **6.3. Immigration, Agricultural, Industrial, Commercial & Urban Expansion (1850–1920)**

During this period, a wave of immigrant entrepreneurs significantly transformed Red Bank's economy. The Weis family, who arrived from Bohemia in the 1850s, established a millinery and fur shop on Front Street. After a fire in 1881, they rebuilt on Broad Street, culminating in the construction of the ornate 1894 Temple of Fashion at 37 Broad Street. Between 1873 and 1879, the commercial frontage of Broad Street expanded south to White Street on the west side and beyond Mechanic Street on the east, illustrating the momentum generated by these entrepreneurial activities.

Sigmund Eisner, also from Bohemia, married Bertha Weis in 1885 and began producing men's clothing in their Mechanic Street parlor. By 1905, Eisner had expanded operations to a factory complex on Bridge Avenue and subsequently to the borough's largest office building. By 1914, the Sigmund Eisner Company had become the world's largest uniform manufacturer, employing more than 5,000 workers during World War I.

The expansion of the rail and trolley network reinforced Red Bank's status as a regional center. By 1903, the Jersey Central Traction Company connected Matawan, Keyport, Belford, and Red Bank, later extending service to Atlantic Highlands, South Amboy, and Perth Amboy. By 1907, tracks along Front Street linked Red Bank with Fair Haven and Oceanic.

Red Bank's economic prosperity attracted merchants, bankers, and professionals who constructed stylish commercial blocks along Broad, Front, and Monmouth Streets. The Red Bank Trust Company built a large Neoclassical style building at 55 Broad Street, designed by Warrington G. Lawrence, an architect with experience at McKim, Mead & White and in Richard Morris Hunt's office. Department stores and specialty shops served a growing regional clientele. Financial institutions played a vital role in the town's economic development by

providing capital for businesses and individuals. The district's population became increasingly diverse as workers from central and eastern Europe settled near the factories and docks.

#### **6.4. Metropolitan New Jersey (1910–1945)**

With regular railroad service to New York, Red Bank developed into a metropolitan suburb. The Red Bank station accommodated both commuters and travelers, and its significance was highlighted by visits from Theodore Roosevelt in 1912 and King George VI and Queen Elizabeth in 1939. The New York & Long Branch Railroad line continued joint operations under the Pennsylvania Railroad and Central New Jersey until Conrail assumed control in 1976, followed by New Jersey Transit in 1983.

During World War I, the Sigmund Eisner Company produced uniforms, flight suits, and gas mask hoods for the U.S. military and allied nations. The company's success contributed to local prosperity and supported philanthropic initiatives, such as the donation of the family's Front Street mansion to serve as the Red Bank Public Library.

Early twentieth-century development brought Neoclassical banks, Art Deco theaters, and civic buildings to Red Bank. In 1928, the Red Bank Chamber of Commerce was established to promote local business. The district continued to serve as the principal commercial center for the surrounding towns of Rumson, Little Silver, Fair Haven, and Middletown.

On June 10, 1939, the royal train brought King George VI and Queen Elizabeth to Red Bank Station, attracting an estimated 50,000 people. This event was one of several high-profile occasions that reinforced the borough's regional prominence.

#### **6.5. Modern New Jersey (1945–Present)**

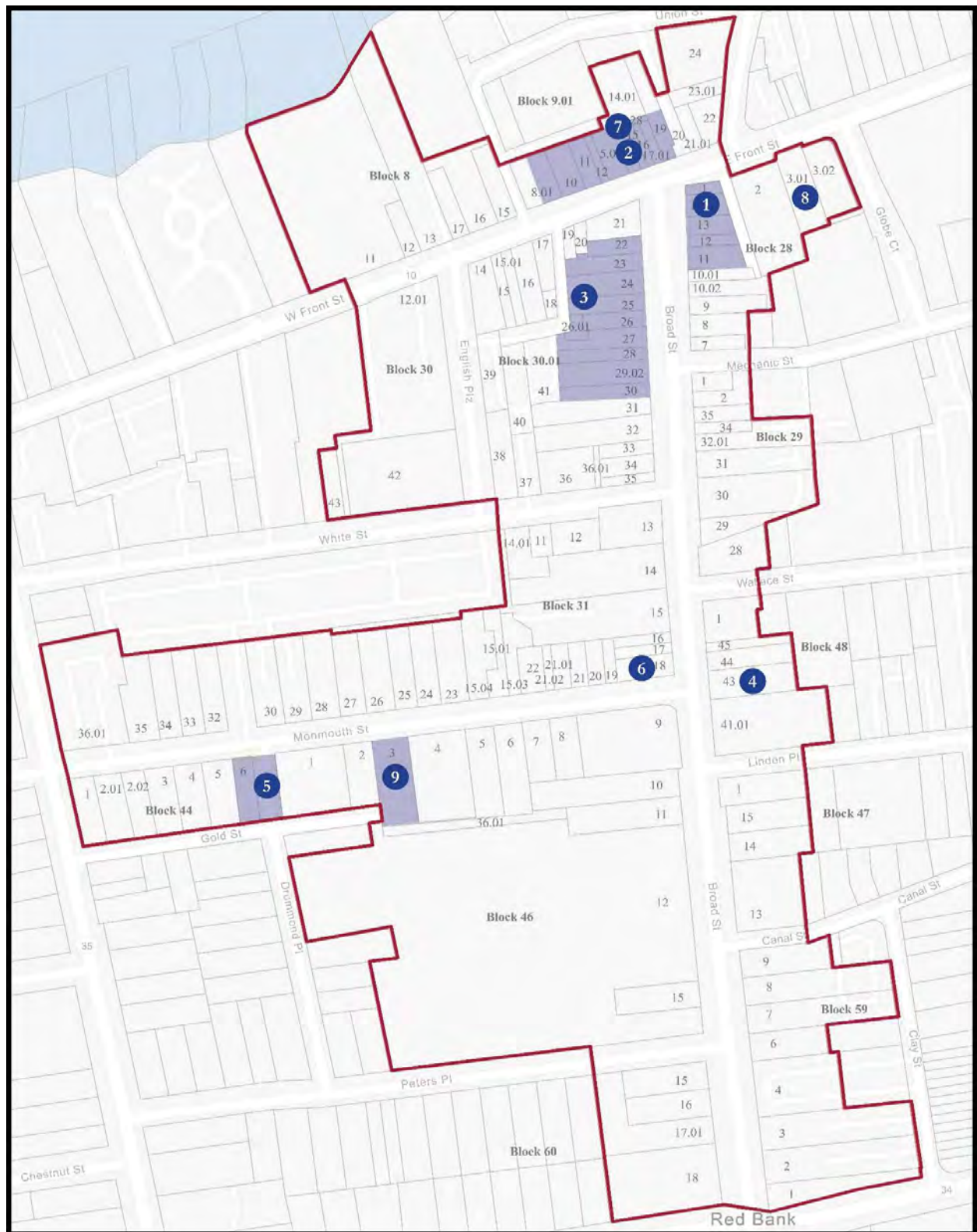
After World War II, the Eisner factory closed, prompting Red Bank's economy to shift toward retail and service industries. In response to increased automobile use, the borough purchased and demolished a cluster of small houses between White and Monmouth streets in the late 1940s and early 1950s, creating a large surface parking lot as part of a broader initiative to convert municipal assets into parking facilities. This redevelopment reflected the post-war trend toward car-oriented planning that transformed many New Jersey towns. However, during the 1960s and 1970s, the emergence of suburban malls diverted shoppers and resulted in numerous downtown vacancies.

By 1990, vacancy rates in Red Bank's core had risen to approximately 35 percent, resulting in the nickname "Dead Bank." In response, the borough established a special improvement district in 1991, now known as Red Bank RiverCenter, which used commercial tax assessments to finance streetscape improvements and marketing campaigns that contributed to the downtown area's revitalization.

Revitalization projects, together with the Borough's Historic Preservation Ordinance and ongoing advocacy by the Red Bank Historic Preservation Commission, have contributed to preserving the scale and character of the Broad Street Historic District for future generations.

Today, the district's streetscape, featuring restored Italianate facades, stately Neoclassical banks, and early twentieth-century commercial buildings, serves as a tangible narrative of Red Bank's history. The area reflects its evolution from a modest port town to a thriving suburban downtown, while retaining the architectural richness of its past.





**Figure 3: Map of Significant Fires, 1880 – 1937**

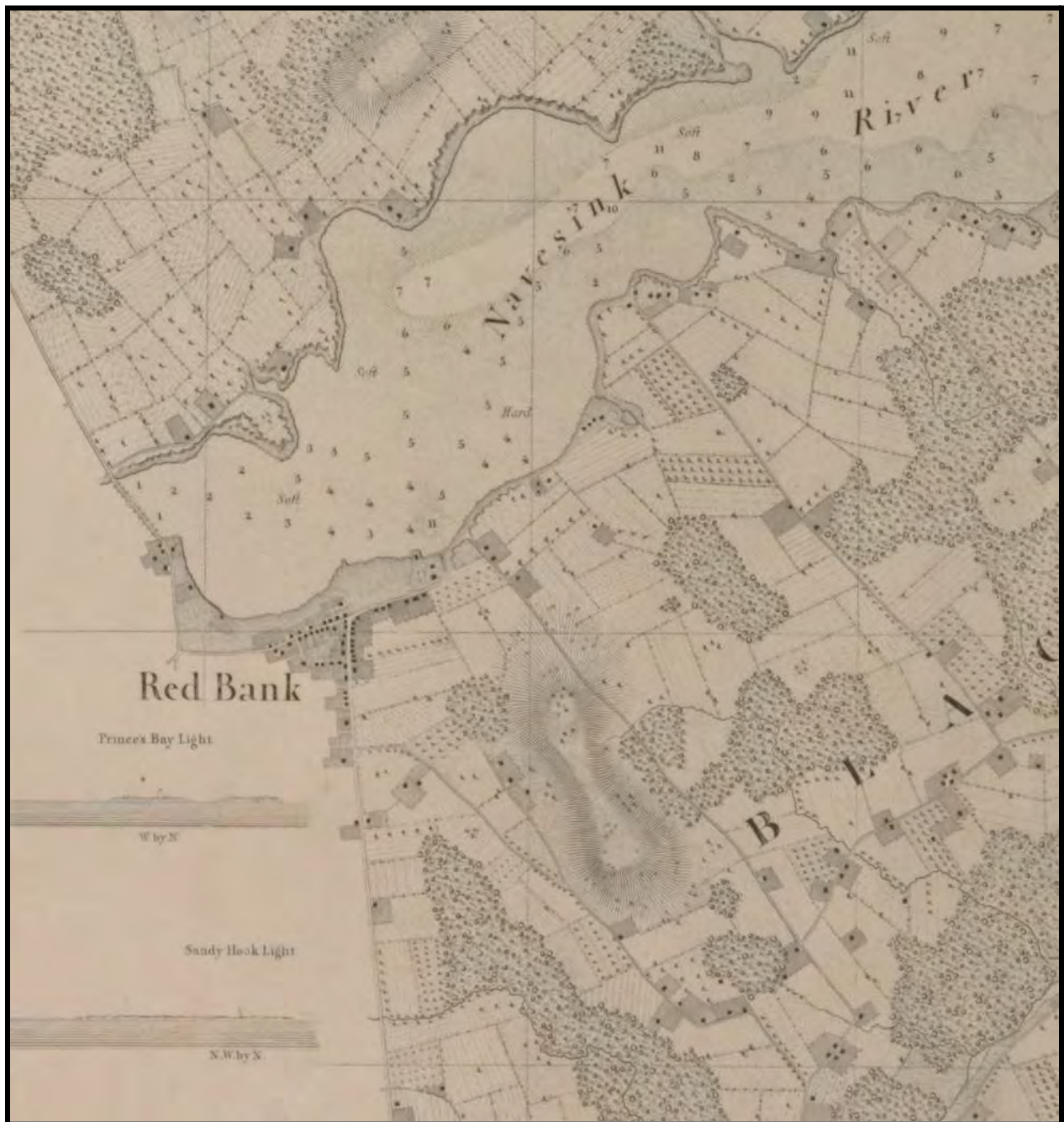
## **6.6. Significant Fires within the Survey Area**

- 6.6.1. Naftel Fire - January 1, 1880  
Originated in Naftel's Tailor Shop, near 3-5 Broad St. Destroyed much of the east side of Broad, including 13 Broad St next to Sutton Building.
- 6.6.2. Gill Bakery Fire - July 18, 1881  
Started at Gill's Bakery, 2 E Front St. Razed nine buildings along the north side of E Front, including the *Red Bank Register* office.
- 6.6.3. Childs Bakery Great Fire - November 5, 1882  
Began in a barn behind J.W. Child's Bakery at 8-10 Broad St. Destroyed the Broad Street Methodist Episcopal Church and First National Bank.
- 6.6.4. Bijou Theater Fire – August 1, 1910  
Theater on the east side of Broad near Mechanic. Destroyed Elizabeth Clay's building.
- 6.6.5. Chappell Building Fire – April 2, 1913
- 6.6.6. Cooper Building Fire – March 17, 1927  
NW corner of Broad & White St. Started in the fraternity office. Destroyed upper floors, badly damaged lower.
- 6.6.7. Sheridan Hotel Fire – January 1, 1930  
Destroyed upper floor of 8 W Front St.
- 6.6.8. Globe Hotel Fire – December 19, 1936  
Lodging rooms at 20 E Front St destroyed; bar, dining, and kitchen spared but later demolished.
- 6.6.9. Former YMCA Fire – September 7, 1937  
Two-story former recreation hall (later YMCA, then South Jersey Surgical Supply). Nearly destroyed after blaze began in the rear ground floor.



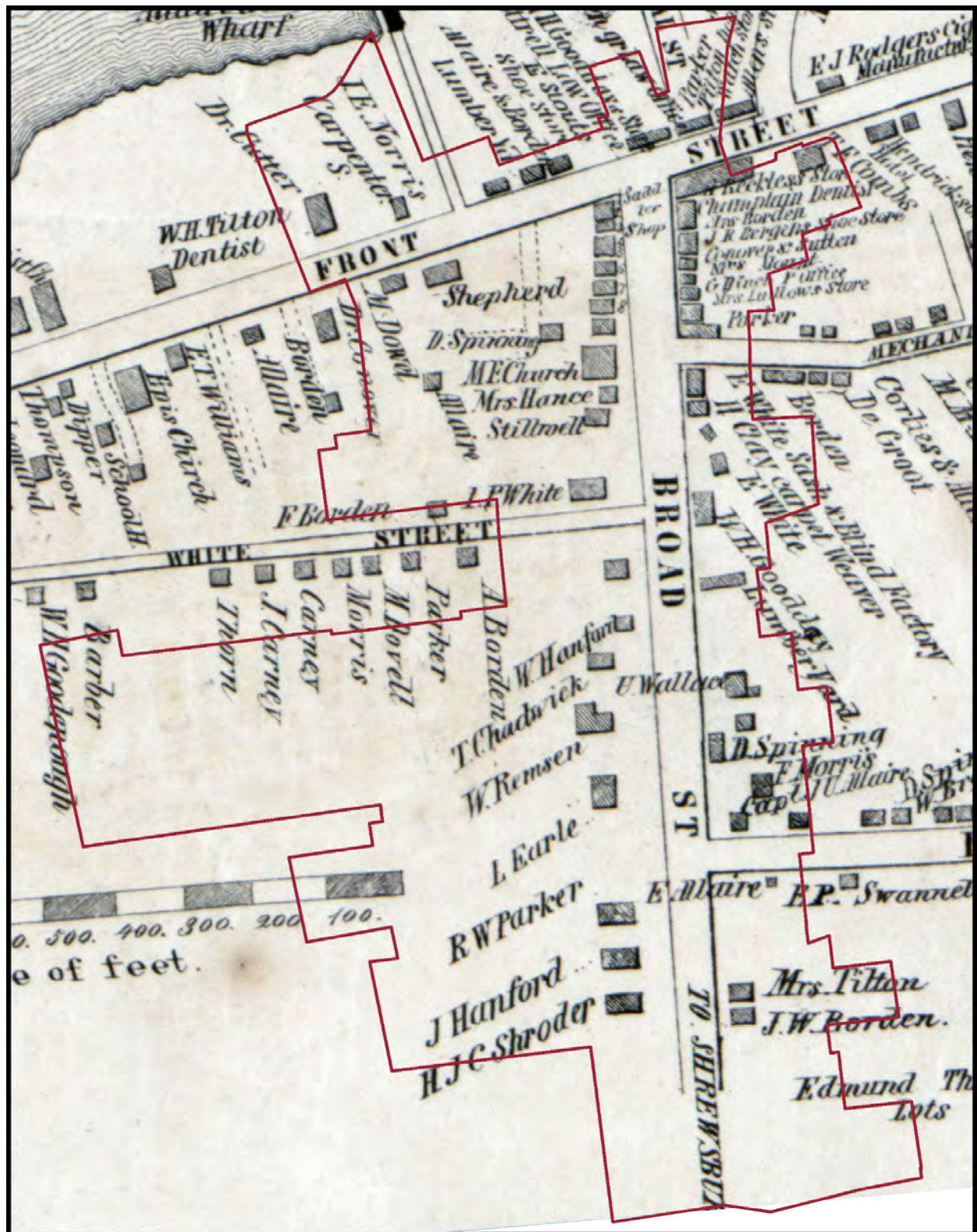
**Figure 4:** 1812 I.H. Eddy *Map of the Country Thirty Miles Round the City of New York*  
Cropped, first appearance of Red Bank on a printed map





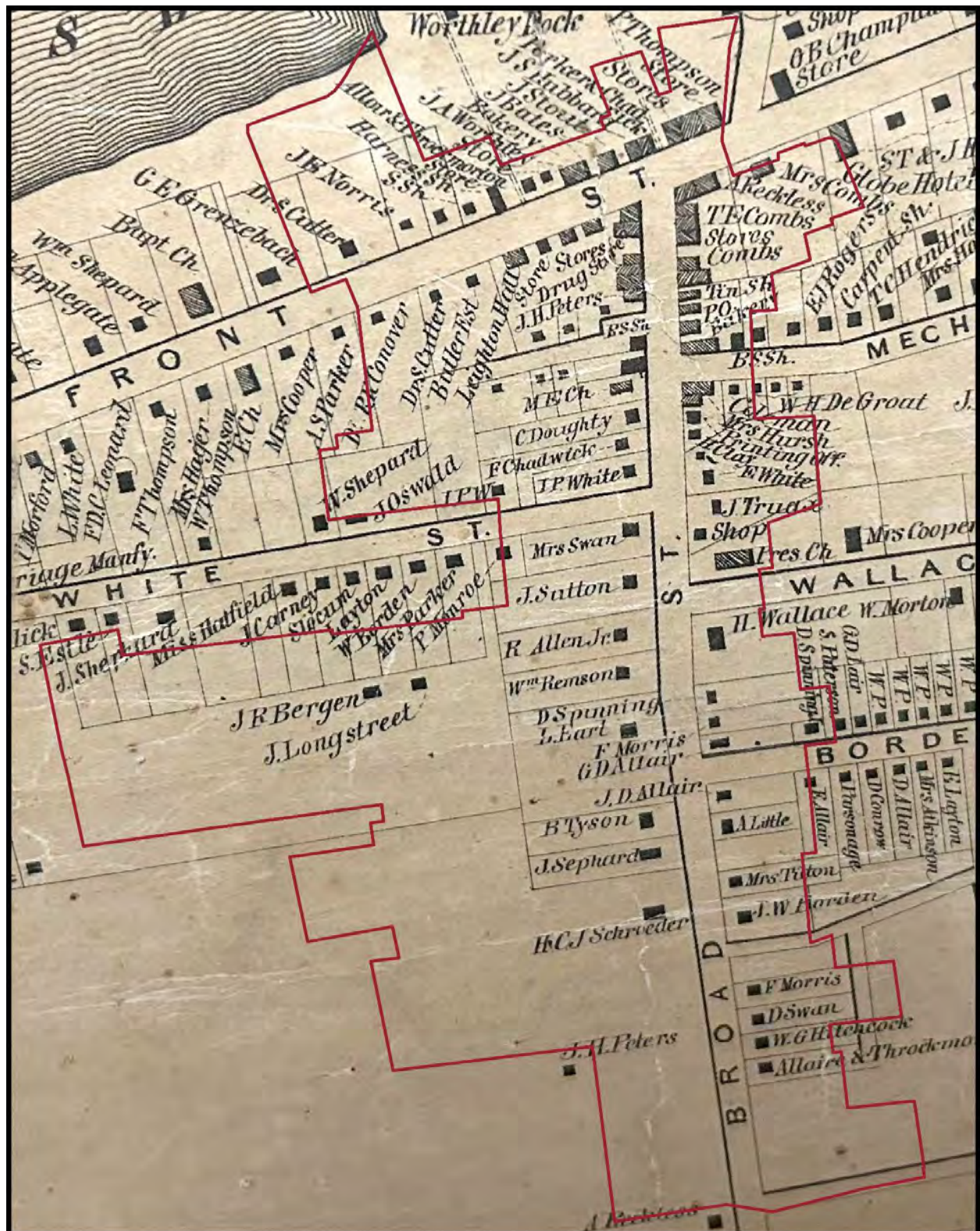
**Figure 5: 1845 U.S. Coast Survey of New York Bay and Harbor**  
Cropped





**Figure 6: 1851 Lightfoot Map of Monmouth County**  
Cropped with survey area outlined in red





**Figure 7: 1861 Beers Map of Monmouth County**  
Cropped with survey area outlined in red





**Figure 8: 1873 Beers Atlas of Monmouth County**  
Cropped with survey area outlined in red







**Figure 9: 1878 Woolman & Rose Red Bank**  
Cropped with survey area outlined in red





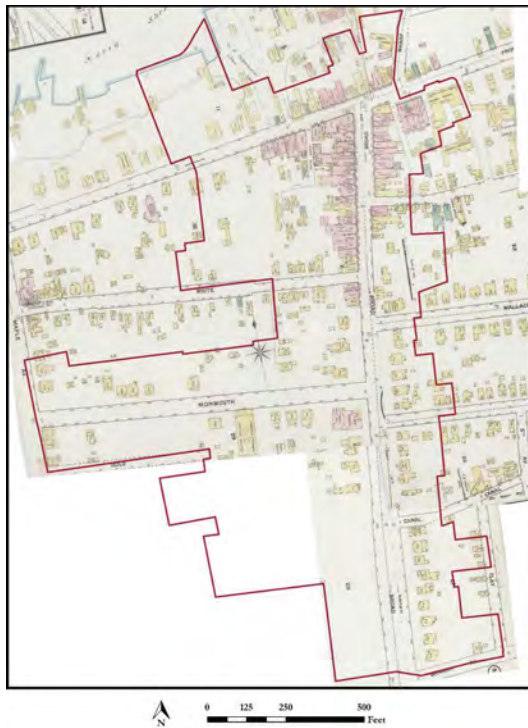
**Figure 10: 1881 Fowler & Rhines *Red Bank***



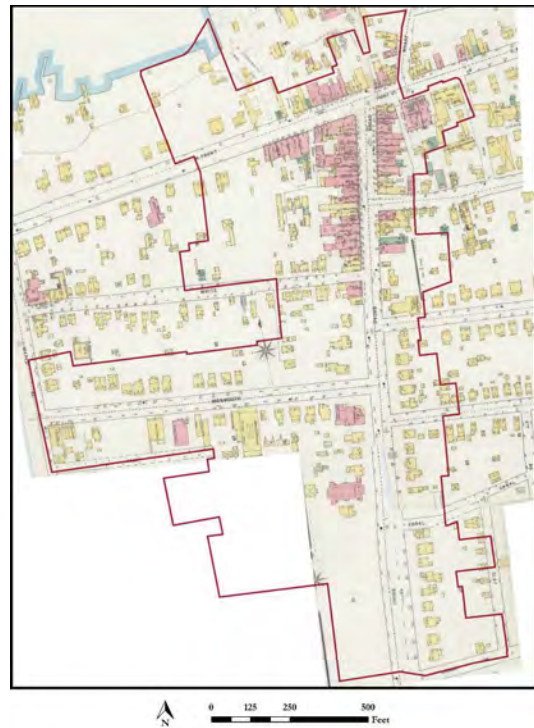


**Figure 11: 1889 Wolverton Part of Red Bank**  
Cropped with survey area outlined in red

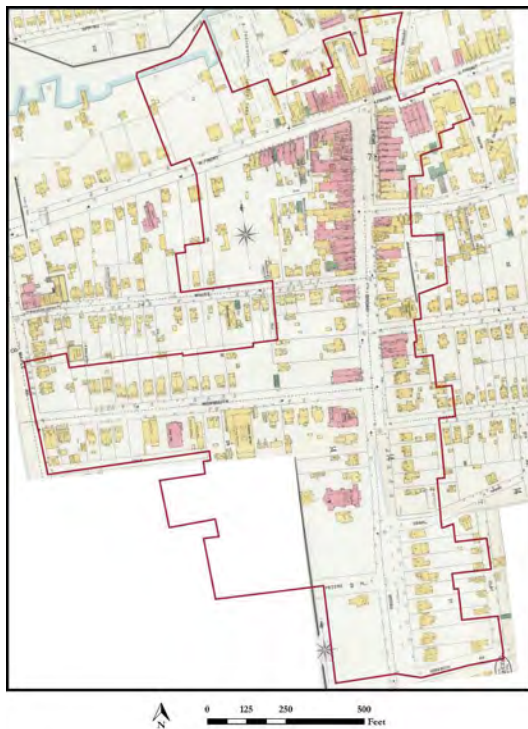




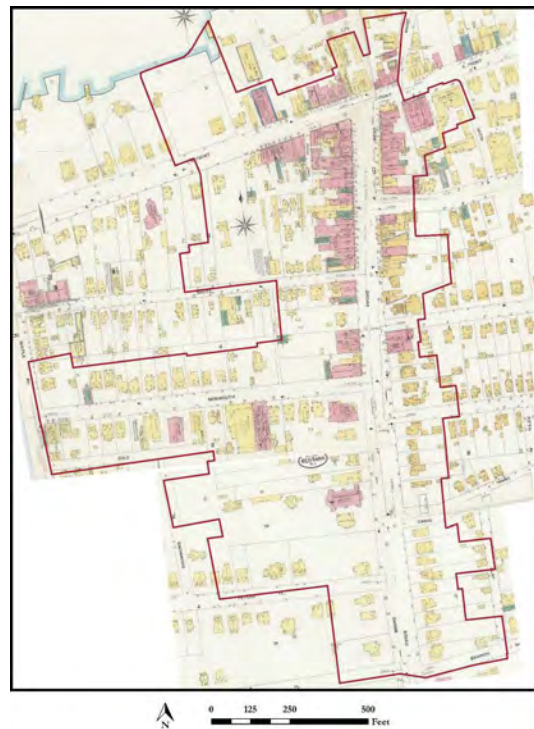
**Figure 12: 1889 Sanborn Fire Insurance Map**



**Figure 13: 1895 Sanborn Fire Insurance Map**

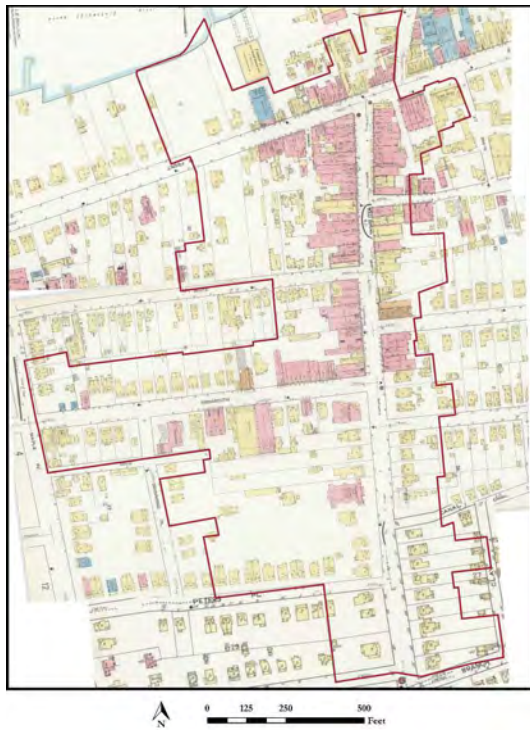


**Figure 14: 1901 Sanborn Fire Insurance Map**

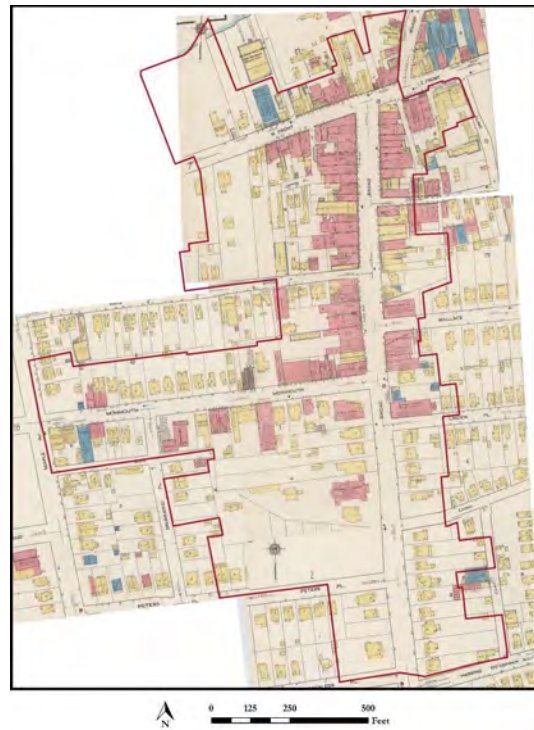


**Figure 15: 1908 Sanborn Fire Insurance Map**

Multiple sheets combined and cropped with survey area outlined in red



**Figure 16: 1914 Sanborn Fire Insurance Map**



**Figure 17: 1922 Sanborn Fire Insurance Map**



**Figure 18: 1950 Sanborn Fire Insurance Map**

Multiple sheets combined and cropped with survey area outlined in red





**Photo 1: Wharf Avenue, looking south from Union Street**



**Photo 2: Front Street, looking west from Globe Court**





**Photo 3: Broad Street, looking south from Front Street**



**Photo 4: Broad Street, looking north from White Street**





**Photo 5: Broad Street, looking north from Monmouth Street**



**Photo 6: White Street, looking east from White Street Parking Lot**





**Photo 7: Monmouth Street, looking west from Broad Street**



**Photo 8: Monmouth Street, looking east from Maple Avenue**

## 7. Data Summary

### 7.1. Results

Preliminary reconnaissance of the survey area confirmed that the Broad Street Historic District, already designated at the local level, constitutes the most historically and architecturally significant concentration of resources in Red Bank. The present survey reaffirmed the district's integrity and its appropriateness for ongoing local protection, while also identifying additional resources potentially eligible for listing on the New Jersey and National Registers of Historic Places.

Within the survey area, eight individual properties were identified as possessing distinctive architectural and historical characteristics that may warrant individual listing on the New Jersey and National Registers of Historic Places.

The Broad Street Historic District is recommended as eligible for the New Jersey and National Registers of Historic Places under Criterion A for commerce and community planning and development, as well as under Criterion C for architecture. The district retains its historic scale, massing, and overall character, with buildings generally ranging from two to four stories in height. It encompasses a variety of vernacular and revival styles that illustrate the evolution of commercial architecture from the late nineteenth to the mid-twentieth centuries.

### 7.2. Determining Significance

The recommended period of significance for the Broad Street Historic District is 1840 to 1950. This timeframe encompasses the establishment of the historic district as Red Bank's commercial core, late-nineteenth-century reconstruction following major fires, early- and mid-twentieth-century commercial expansion including entertainment and cultural venues, and postwar modernization that reflects the district's continued role as the region's retail and civic center.

Under Criterion A (Event/Pattern of History), the district demonstrates Red Bank's sustained emergence as a regional commercial, transportation, and civic hub. Its development reflects broader patterns in American small-town and urban growth, beginning with river-based commerce and steamboat connections, followed by fire-driven redevelopment and railroad expansion, and culminating in twentieth-century growth shaped by streetcars and the automobile. Throughout these phases, Broad Street served as Red Bank's economic and cultural core, accommodating department stores, professional offices, banks, entertainment venues, and civic institutions central to the Borough's identity and development.

Under Criterion C (Design/Construction), the district demonstrates the distinctive characteristics of urban commercial architecture spanning more than a century of development. Continuous one- to three-story masonry buildings create a cohesive streetscape defined by consistent lot-line alignment, scale, and massing. Contributing properties include Italianate, Neoclassical, Colonial Revival, Art Deco, and vernacular commercial styles, often

featuring decorative brickwork, terra-cotta elements, pressed-metal cornices, and intact or compatible storefronts.

Contributing properties typically:

- Date to the c. 1840 to 1950 period of significance;
- Retain historic scale, massing, and streetwall relationship to adjacent properties;
- Exhibit character-defining materials and features (e.g., brick or stone façades, historic storefront proportions, original or compatible upper-story window openings, cornices, parapets, terra-cotta or pressed-metal details);
- Have alterations that are reversible or compatible (e.g., non-historic storefront systems installed within original openings; signage that does not obscure defining features);
- Locate additions, if present, at secondary elevations and design them to be differentiated yet compatible.

Key Contributing properties are those of exceptional importance that define the districts' significance and sense of time and place. These properties are recommended as eligible for individual listing on the New Jersey and National Registers of Historic Places.

**Table 1. Contributing Properties**

Name	Address	Block/Lot	Date of Construction	Eligibility
Spinning & Patterson Building <sup>K</sup>	2 Broad St	30.01/21.0	1873	C
	3–5 Broad St	28.0/14.01	ca. 1942 & 1881	A, C
Borden Building	7 Broad St	28.0/13.0	1881	C
	8 Broad St	30.01/22.0	1883	C
Child's Building	8–10 Broad St	30.01/23.0	1883	C
George Stilwell Building	9 Broad St	28.0/12.0	1881	A, C
	11–13 Broad St	28.0/11.0	ca. 1870 & 1881	A, C
Broad Street National Bank <sup>K</sup>	12 Broad St	30.01/24.0	1883	C
	14–16 Broad St	30.01/25.0	1883	C
John Sutton Building I	15 Broad St	28.0/10.01	1881	A, C
John Sutton Building II	17 Broad St	28.0/10.02	1869	A, C
	18 Broad St	30.01/26.0	1883	A, C
Ludlow Hall* <sup>K</sup>	19 Broad St	28.0/9.0	1878	A, C
	20–22 Broad St	30.01/27.0	1883	A, C
Doremus Building	21–23 Broad St	28.0/8.0	1931	A, C
	24 Broad St	30.01/28.0	1883	A, C
	25 Broad St	28.0/7.0	1903	A, C
G.H. Wild Building*	27 Broad St	29.0/1.0	1874	A, C
Merchants Trust Company*	28 Broad St	30.01/30.0	1927	A, C
Adlem & Cole Building	30 Broad St	30.01/31.0	1868	A, C
Davidson Building	32–34 Broad St	30.01/32.0	1883	A, C
	36 Broad St	30.01/33.0	ca. 1870	A, C
Temple of Fashion* <sup>K</sup>	37 Broad St	29.0/32.01	ca. 1894	A, C
Red Bank Register Building	40–42 Broad St	30.01/34.0	1897	A, C
	46–50 Broad St	31.0/13.0	ca. 1889	A, C



Intensive-Level Architectural Survey  
Broad Street Historic District

Eisner Building* <sup>K</sup>	52–56 Broad St	31.0/14.0	ca. 1910	A, C
Red Bank Trust Co. <sup>K</sup>	55 Broad St	29.0/28.0	1914	A, C
	58–64 Broad St	31.0/15.0	1905	A, C
	67 Broad St	48.0/45.0	ca. 1914	A
	69–71 Broad St	48.0/44.0	1914	A, C
Whitfield Building	73–75 Broad St	48.0/43.0	1928	A, C
St. James Church & Red Bank Catholic <sup>K</sup>	94 Broad St	46.0/12.0	1894	A, C
	105 Broad St	47.0/13.0	1930	A, C
	1 East Front St*	9.01/20	ca. 1851	A, C
Weaver's Building	3 East Front St	9.01/21.01	ca. 1880	A, C
	5–7 East Front St	9.01/22	ca. 1905	A, C
	8–10 West Front St	9.01/5.01	ca. 1880	C
Hendrickson & Applegate Building	8–16 East Front St	28/2	1883	A, C
	12 West Front St	9.01/12	ca. 1880	A, C
	14 West Front St	9.01/11	ca. 1890	A, C
Monmouth Apartments	16 West Front St	9.01/10	ca. 1895	A, C
	17 West Front St	30.01/20	ca. 1883	A
Fred D. Wikoff Building	19 West Front St	30.01/19	1883	A, C
The Globe Hotel	20 East Front St	28/3.01	1936	A
	21 West Front St	30.01/17	1883	A, C
	23–25 West Front St	30.01/16	ca. 1883	A, C
	26–28 West Front St	8/16	ca. 1870	C
	27–29 West Front St	30.01/15	1883	A, C
	30–32 West Front St	8/16	1908	A, C
	31–33 West Front St	30.01/14	ca. 1883	A, C
Swift Building	6–8 Monmouth St	31/18	ca. 1900	A, C
	10 Monmouth St	31/19	ca. 1905	C
Weis Building	12–14 Monmouth St	31/20	ca. 1910	C
	15–17 Monmouth St	46/8	ca. 1895	A
Navesink Lodge	16 Monmouth St	31/21	1909	A, C
	19–21 Monmouth St	46/7	ca. 1885	A
Allen House*	30 Monmouth St	31/15.04	1835–60	A
	30 Monmouth St	31/15.03	1910	A, C
New York Telephone Company <sup>K</sup>	32 Monmouth St	31/23	1912	A, C
	37–43 Monmouth St	46/3	ca. 1910	C
	45 Monmouth St	46/2	1941	C
	48–50 Monmouth St	31/28	ca. 1900	A
Shrewsbury Township Hall* <sup>K R</sup>	51 Monmouth St	46/1	1892	A, C
	73–75 Monmouth St	44/3	ca. 1885	A
	74–76 Monmouth St	31/35	ca. 1905	A, C
	79–81 Monmouth St	44/2.01	ca. 1895	A, C
Shrewsbury Hotel	9 Wharf Ave	9.01/23.01	ca. 1865	A, C
Liberty Hose Fire Company	40 White St	30/43	1909	A, C

\*Previously-surveyed

<sup>K</sup> Key Contributing

<sup>R</sup> Individually-listed on the State and National Registers of Historic Places

Non-Contributing properties generally:

- Post-date the period of significance, or
- Have experienced substantial loss of integrity (e.g., wholesale re-cladding; removal of cornice and storefront framework; reconfiguration of window openings) such that the property no longer conveys its historic character, and the alterations are not readily reversible.

**Table 2. Non-Contributing Properties**

Name	Address	Block/Lot	Date of Construction	Rationale
	2-4B West Front St	9.01/15, 16, 19, 28	ca. 1880	Loss of Integrity
	4 West Front St	9.01/17.01	ca. 1880	Loss of Integrity
Prate Building	6 West Front St	9.01/14.01	ca. 1940	Loss of Integrity
	22-24 West Front St	9.01/8.01	2007	Construction Date
	22 West Front St	28/3.02	ca. 1981	Construction Date
	34-38 West Front St	8/17	ca. 1930	Loss of Integrity
Elks Lodge	40 West Front St	8/13, 13.01	1955	Construction Date
Riverside Gardens Park	42-50 West Front St	8/12, 12.01	1997	Construction Date
Riverside Gardens Park	42-50 West Front St	8/11	1997	Construction Date
Hamilton Building	43 West Front St	30/12.01	1955	Construction Date
	20 Linden Pl	47/1	ca. 2000	Construction Date
Parking	39 Maple Ave	31/36.01	N/A	Vacant
	18-22 Monmouth St	31/21.01, 21,02	ca. 1910	Loss of Integrity
	23-25 Monmouth St	46/6	1950	Construction Date
	24-28 Monmouth St	31/22	ca. 1910	Loss of Integrity
	27 Monmouth St	46/5	1980	Construction Date
	29-35 Monmouth St	46/4	ca. 1950	Construction Date
	30 Monmouth St	31/15.01	ca. 1970	Construction Date
	36 Monmouth St	31/24	ca. 1980	Construction Date
Parking	38-40 Monmouth St	31/25	N/A	Vacant
	42 Monmouth St	31/26	2025	Construction Date
	44-46 Monmouth St	31/27	ca. 1930	Loss of Integrity
	52 Monmouth St	31/29	ca. 1925	Loss of Integrity
	54-60 Monmouth St	31/30	ca. 1926	Loss of Integrity
	61 Monmouth St	44/6	ca. 1940	Loss of Integrity
	64-68 Monmouth St	31/32	ca. 1959	Construction Date
	65 Monmouth St	44/5	2005	Construction Date
	67-71 Monmouth St	44/4	ca. 1930	Loss of Integrity
	70-72 Monmouth St	31/34	ca. 1895	Loss of Integrity
	77 Monmouth St	44/2.02	ca. 1920	Loss of Integrity
	83 Monmouth St	44/1	ca. 1885	Loss of Integrity
Parking	68 1/2 Monmouth St	31/33	N/A	Vacant
	11-13 Wharf Ave	9.01/24	2005	Construction Date
	4-6 White St	30.01/35	1939	Loss of Integrity
	7-17 White St	31/12	1953	Construction Date
	8-18 White St	30.01/36	ca. 1950	Construction Date
Parking	19 White St	31/11	N/A	Vacant
Parking	19 White St	30.01/37	N/A	Vacant
	20 White St	30.01/38	ca. 1950	Construction Date
	21 White St	31/14.01	ca. 1950	Construction Date
	24-36 White St	30/42	ca. 1950	Construction Date
Alley		30.01/18	N/A	Vacant

Intensive-Level Architectural Survey  
Broad Street Historic District

Parking		30.01/26.01	N/A	Vacant
Alley		30.01/36.01	N/A	Vacant
		30.01/37	N/A	Vacant
Parking		30.01/39	N/A	Vacant
Parking		30.01/40	N/A	Vacant
Parking		30.01/41	N/A	Vacant
Alley		31/25	N/A	Vacant
Parking		59/4	N/A	Vacant
		59/8	N/A	Vacant
		59/9	N/A	Vacant

## 8. Recommendations

### 8.1. Summary of Findings

The Broad Street Historic District illustrates Red Bank's transformation from a nineteenth-century riverport into a mature and regionally significant commercial and civic center. Over more than a century of development, the district reflects key themes in transportation, commerce, immigration, and urban form. Its growth began with waterborne trade along the Navesink River, expanded through late-nineteenth-century railroad access, and matured into a full-service downtown serving the surrounding region. Entrepreneurial and immigrant investment, particularly by families such as the Weis and Eisners, played a significant role in shaping the district's economic vitality and architectural character.

The district's streets convey distinct yet complementary identities that collectively form an intact and legible downtown core. Broad Street served as the Borough's primary commercial spine, characterized by continuous streetwalls and increasingly monumental commercial buildings. Monmouth Street developed into a more informal, eclectic corridor that included entertainment and cultural venues. Meanwhile, Front Street maintained associations with maritime activity and working-class commerce connected to the riverfront. Collectively, these streetscapes comprise one of the most cohesive and authentic historic downtown ensembles in Monmouth County.

Despite incremental alterations, particularly at the storefront level, the district retains strong integrity in location, design, setting, materials, craft, feeling, and association. Upper stories and overall building forms remain largely intact, preserving the historic scale, massing, and rhythm of the streetscape. The district continues to convey its historic role as Red Bank's commercial and civic center.

### 8.2. State & National Register Eligibility

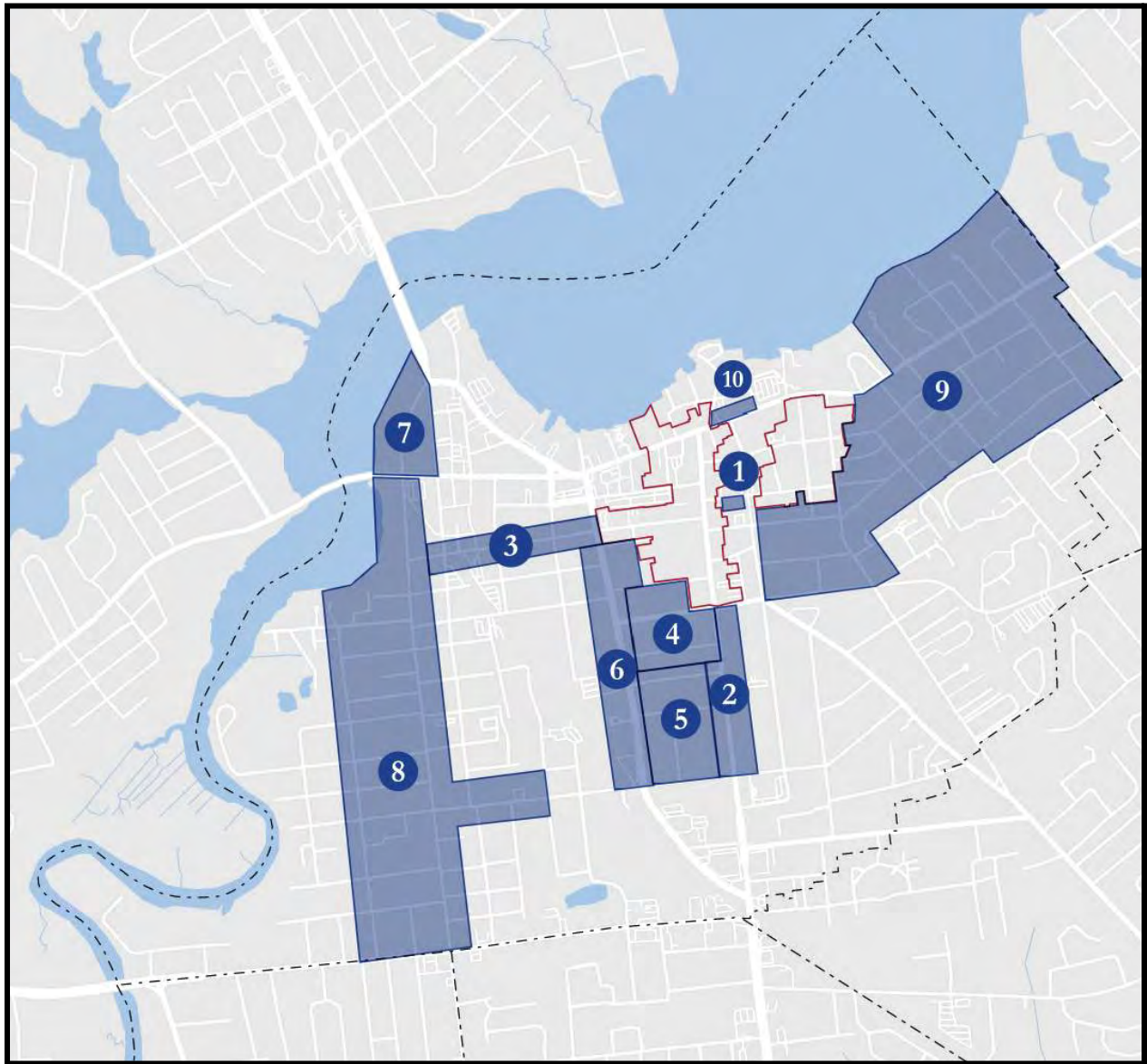
The Broad Street Historic District is recommended for listing on the New Jersey and National Registers of Historic Places under Criteria A and C at both the local and regional levels of significance.

Under Criterion A, the district is significant for its association with the commercial, transportation, and urban development of Red Bank and Monmouth County from the early nineteenth through the mid-twentieth centuries. Located at the head of navigation on the Navesink River, the district developed as a port serving surrounding agricultural communities through packet and early steamship service to New York City. Broad Street functioned as the principal commercial axis, linking the riverfront wharf, hotels, taverns, and warehouses to the inland road network. The arrival of rail service in the mid- to late nineteenth century reinforced Red Bank's role as a regional commercial center, introducing a commuter population and shifting the district's economic focus toward retail trade, finance, professional services, entertainment, and light industry.



Under Criterion C, the district comprises a cohesive and largely intact collection of late nineteenth- and early twentieth-century commercial architecture that illustrates the evolution of a traditional American downtown. A series of fires in the early 1880s led to the replacement of earlier frame buildings with masonry construction, establishing the district's defining architectural character. Two- and three-story Italianate commercial buildings with vertically proportioned windows, bracketed cornices, and continuous streetwalls came to dominate Broad and Front Streets. Early twentieth-century development introduced larger and more monumental Neoclassical commercial and institutional buildings, reflecting Red Bank's growing economic confidence. Concurrently, Monmouth Street transitioned from a primarily residential enclave to a more informal and eclectic commercial corridor.

The Broad Street Historic District retains integrity of location, design, setting, materials, craft, feeling, and association. Consistent scale, setbacks, materials, and massing create a unified streetscape, while stylistic variation reflects incremental development over time. Although many storefronts have been altered, upper stories largely retain historic fabric, and the district continues to convey its historic function as Red Bank's primary commercial core. Collectively, the district represents a well-preserved and increasingly rare example of a nineteenth- and early twentieth-century downtown in New Jersey, supporting its eligibility for listing in the New Jersey and National Registers of Historic Places.



**Figure 19: Potential Future Survey Areas**

### **8.3. Further Research**

While the Broad Street Historic District remains the Borough's most cohesive concentration of historic commercial resources, additional geographic areas warrant reconnaissance or intensive survey to evaluate potential eligibility for individual properties and thematic groupings (see Figure 19).

- 8.3.1.     Wallace & Mechanic Streets  
          Transitional corridor with a trio of restored homes bridging Broad and Washington Street Historic Districts and Navesink Hook & Ladder on Mechanic Street.
- 8.3.2.     Lower Broad Street Corridor  
          Layered commercial and residential history reflecting early suburban expansion south of the downtown core
- 8.3.3.     Monmouth Street & Count Basie Theater  
          Eclectic, arts-oriented spine with intact small-scale commercial buildings and a major 1920s cultural landmark
- 8.3.4.     Peters Place & Reckless Estate  
          Prestigious residential enclave anchored by the Italianate Reckless Mansion and late-19th-century homes
- 8.3.5.     Leroy, Waverly, Irving, Arthur Places Neighborhood  
          Quiet residential streets with early 20th-century homes reflecting Red Bank's suburban growth
- 8.3.6.     Maple Avenue Corridor  
          Historic residential corridor of large Victorian homes, many adaptively reused for civic and professional purposes
- 8.3.7.     Rector Place & Sigmund Eisner Complex  
          Industrial legacy area centered on Red Bank's largest early 20th-century employer, with worker housing nearby
- 8.3.8.     Shrewsbury Avenue & Drs James Parker Boulevard Corridor  
          Historic West Side neighborhood with deep African-American and immigrant roots
- 8.3.9.     River Road Neighborhood  
          Early transportation corridor to the steamboat landing, lined with civic buildings and 19th-century homes
- 8.3.10.    East Front Street  
          Early port buildings, including George R. Lamb building at 27 E Front St.

## **8.4. Local Policy**

The data compiled by this survey may serve as a valuable tool for local preservation policy by increasing an understanding of the historic resources within the Broad Street Historic District. Based upon the findings of this survey, the Borough of Red Bank may consider several recommendations to enhance the protection of historic resources and advance the objectives established in the 2009 Historic Preservation Plan Element.

### **8.4.1. Strengthen the Historic Preservation Commission**

To ensure consistent and effective protection of historic resources, the Borough should consider expanding the Historic Preservation Commission's regulatory authority to review all proposed exterior alterations, additions, demolitions, and new construction within designated historic districts, not solely applications for development referred by the Planning Board. A strengthened HPC will improve consistency, predictability, and early preservation guidance by reducing late-stage conflicts in the land-use review processes.

### **8.4.2. Certified Local Government Participation**

The Borough should consider participating in the Certified Local Government program by leveraging survey documentation to support ordinance review, local designation initiatives, and consistent HPC decision-making. The CLG program provides for increased preservation grant funding and specialized training and guidance from the State Historic Preservation Office.

### **8.4.3. Community Education and Stewardship**

The Borough should consider expanding public education and outreach to promote informed stewardship of historic properties. Survey data can support homeowner workshops, walking tours, digital resources, and annual reporting that explain historic significance, appropriate rehabilitation practices, and available incentives. Increased engagement will reinforce public understanding of preservation as a community asset rather than a regulatory burden.



## 9. Bibliography

### 9.1. Books

*Daily Engagement - In Pictorial Red Bank NJ*. Red Bank: The Commercial Press, 1945

Ellis, Franklin. *History of Monmouth County*, N.J. R.T. Peck and Company, Philadelphia, PA, 1885.

Ellis, Morris W. *Red Bank Up-to-Date Growth and Development of the Town*. May 1898.

Gabrielan, Randall. *Red Bank. Images of America*. Charleston, SC: Arcadia Publishing, 1995.

Gabrielan, Randall. *Red Bank: Volume II. Images of America*. Charleston, SC: Arcadia Publishing, 1996.

Gabrielan, Randall. *Red Bank: Volume III. Images of America*. Charleston, SC: Arcadia Publishing, 1998.

Gabrielan, Randall. *Red Bank in the Twentieth Century. Images of America*. Charleston, SC: Arcadia Publishing, 1997.

Holmes, Frank, ed. *History of Monmouth County, New Jersey, 1664–1920*. Vol. 3. New York and Chicago: Lewis Historical Publishing Co., 1922.

Methot, June. *Up & Down the River*. Navesink, NJ: Whip Publishers, 1980

McMahon, T. J. *The Golden Age of the Monmouth County Shore, 1864–1914*. Fair Haven, NJ: T. J. McMahon, 1964.

McMahon, T. J. *Red Bank Graphic, 1870–1970*. Fair Haven, NJ: T. J. McMahon, 1970.

Phillips, Helen C. *Red Bank on the Navesink*. Red Bank, NJ: Caesarea Press, 1977

Salter, Edwin. *A History of Monmouth and Ocean Counties*. Bayonne, NJ: E. Gardner & Son, 1890.

*The Colonial Centennial - 100 Year Edition 1875-1975*. Red Bank: The Riverview Press, 1975.

### 9.2. Newspaper and Magazines

*Asbury Park Press* (Asbury Park, NJ). Various issues, 1887–1955.

*Red Bank Register* (Red Bank, NJ). Various issues, 1878–1991.

### **9.3. Reports and Other Publications**

Clark, Pamela C. & Ward, George. *Red Bank Downtown Historic Building Survey*. Borough of Red Bank Historic Preservation Office. Red Bank, NJ August 18, 1980.

Murray, Kathleen J. *Nineteenth-Century Red Bank: A Study of the Nineteenth-Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey*. Columbia University, 1981.

*Proposal for a Downtown Historic District in Red Bank*. Red Bank: Office of Historic Preservation, July 18, 1979.

Swan, Herbert S. *The Red Bank Plan*. Red Bank, NJ: Planning Board, 1931.

Telonidis, Julia, ed. *Business and Industry of Monmouth County: The Evolution of Manufacturing and Retail Exhibit of Monmouth County Archives*. Monmouth County Archives, October 2023.

### **9.4. Maps, Drawings, and Photographs**

Beers, F. W. *Map of Monmouth County, New Jersey*. New York: F. W. Beers, 1860.

Beers, F. W., Comstock, and Cline. *Atlas of Monmouth County, New Jersey*. New York: Beers, Comstock, and Cline, 1873.

Eddy, I.M. *Map of Country 30 Miles Around New York*, 1812.

Dorn's Photography Unlimited, Red Bank, NJ.

Fowler, T. M. *Red Bank, New Jersey. Bird's Eye View*. Morrisville, PA: Fowler & Rhines, 1881.

Lightfoot, Jesse. *Map of Monmouth County, New Jersey*. 1851.

Sanborn Map Company. Insurance Maps of Red Bank, New Jersey. New York: Sanborn Map Co., 1889, 1895, 1901, 1908, 1914, 1922, 1950.

Schenck, J.H. *Map of Red Bank*, Fred Mayer & Co. Lithographers, 1868.

*U.S. Coast Survey Chart of New Jersey*, 1835

Wolverton, Chester. *Atlas of Monmouth County, New Jersey*. New York: Chester Wolverton, 1889.

Woolman, H.C. & Rose, T.F. *Historical and Biographical Atlas of the New Jersey Coast*. Philadelphia: Woolman & Rose, 1878.

## 10. Appendix

### 10.1. Project Team Resumes

#### **Steven Smolyn, AIA, LEED AP**

Historic Architect & Project Lead

#### **Education**

Cornell University, College of Architecture, Art, and Planning  
Bachelor of Architecture

#### **Professional Experience**

Architectural Heritage Consultants LLC, Hoboken, NJ  
Principal, 2020–Present

Kohn Pedersen Fox Associates, New York, NY  
Senior Associate Principal, 2015–Present

The Rosen Group, Summit, NJ  
Architectural Designer, 2011–2013

Board Trustee, Preservation New Jersey, 2024–Present

Member, Hoboken Historic Preservation Commission, 2019–Present

Member, Hoboken Board of Adjustment, 2019–2024

#### **Research & Publications**

City of Cape May Historic Design Standards & Outreach  
Borough of Glen Ridge Historic Design Guidelines  
City of Hoboken Historic Design Guidelines



**Isabel Oyuela-Bonzani**

Architectural Historian & GIS Mapper

**Education**

Harvard University, Graduate School of Design

Master of Architecture in Urban Design

Master of Design Studies (Critical Conservation)

Cornell University, College of Architecture, Art, and Planning

Bachelor of Architecture; Minor in Anthropology

**Professional Experience**

Architectural Heritage Consultants LLC, Hoboken, NJ

Urban Designer / Preservation Specialist, 2020–Present

Stantec, Pittsburgh, PA

Urban Designer, 2023–Present

**Research & Publications**

Conserving Intangible Cultural Heritage: A Field Guide, Urban Legacy Lands Initiative, 2023

Harvard GSD Dean’s Merit Scholarship, 2019–2023

David Rockefeller Center for Latin American Studies – Research Travel Grant, 2020–2021

**Carol Cofone**

Researcher & Communications Consultant

**Education**

Rutgers University, New Brunswick, NJ

Second Bachelor’s Degree, 2017

B.A. in Italian; Certificate in Historic Preservation

Summa Cum Laude; Phi Beta Kappa; Departmental Honors

Syracuse University

Bachelor of Arts in Journalism and English

**Professional Experience**

Senior Planner & Partner, Ogilvy & Mather, 1999–2004

Creative Director / Copywriter, DMB&B, 1990–1999

**Research & Publications**

Henry Rutgers Scholar Award recipient

Peer-reviewed publication in *Abitare la Terra* – Dwelling on Earth (Rome, Italy)

## PROPERTY REPORT

Property ID: -817582873

**Property Name:** SPINNING & PATTERSON BUILDING  
**Address:** 2 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	21

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Spinning & Patterson Building at 2 Broad Street, constructed in 1873, is a three-story Italianate-style masonry row building occupying a prominent chamfered corner at Broad Street and West Front Street. The narrower Broad Street elevation is four bays, while the wider West Front St elevation is eight bays. The running-bond brick façade is capped by a deep, projecting bracketed cornice with a paneled frieze; large block consoles alternate with smaller modillion blocks, and pronounced bed and crown moldings create a strong shadow line. Upper stories are organized by tall, narrow segmental-arched window openings with molded window hoods composed of stacked S-curved profiles that flare at the ends and rest on small console blocks; molded sills project on short corbels. Existing windows are undersized two-over-one replacement sashes set within arched heads originally fitted with two-over-two sashes. The ground floor storefront is contemporary, featuring classically inspired infill with a painted entablature/sign band forming a shallow cornice with modillion accents; fluted pilasters on plinth bases frame wide display bays with full-height glazing set on a low cast-concrete bulkhead. Portions of the brick façade exhibit surface wear consistent with abrasive paint removal. A short secondary parapet on the West Front Street elevation reflects a later alteration, likely replacing an earlier pair of chimneys.

A 1½-story wood-frame store occupied this corner from 1829 to 1872, operated by Morford & Wooley (later Morford & Spinning). In 1873, the present three-story brick building was erected for Spinning & Patterson, whose notions store occupied the ground floor, while the Red Bank Register maintained offices on the upper floors from 1873 to 1889. The building survived the 1882 Child's Bakery fire, which destroyed much of the surrounding block. In 1889, clothier J. Kridel opened a store here and later purchased the property in 1913, enlarging the storefront with expanded display windows; period photographs suggest a setback modification on the third floor by the 1910s. In 1946, Natelson Brothers established a clothing store, and in 1950, architect Herman Litwack prepared a modernization. The building continued in retail use through the late 20th century under Natelson's and subsequent tenants. In 2009, an extensive alteration combined the interiors of 2 Broad Street with the adjacent buildings at 8 and 10 Broad Street. The alteration included a unified contemporary ground floor storefront and lower cornice along the entire Broad Street frontage and part of the West Front Street frontage.

The Spinning & Patterson Building contributes to the Broad Street Historic District under Criterion C (Architecture) as a well-articulated example of late-19th-century Italianate commercial design. Despite alterations to the storefront and window sash, the building retains defining features including its deep bracketed cornice, molded hooded window openings, rhythmic segmental-arched fenestration, masonry construction, and three-story scale. Its survival of the 1882 fire and continued commercial use further support integrity of location, setting, feeling, and association, reinforcing its role in expressing the architectural character and development pattern of Red Bank's historic

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-817582873

☐ (Primary Contact)

Page 1

commercial core.

**Setting:**

2 Broad Street occupies a prominent corner parcel at the intersection of Broad Street and West Front Street, anchoring a key node within Red Bank's downtown commercial district. It is part of a continuous zero-lot-line streetscape of attached brick storefront buildings fronting wide sidewalks, and it plays a visually significant role in defining the historic scale, rhythm, and urban character of both streets.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

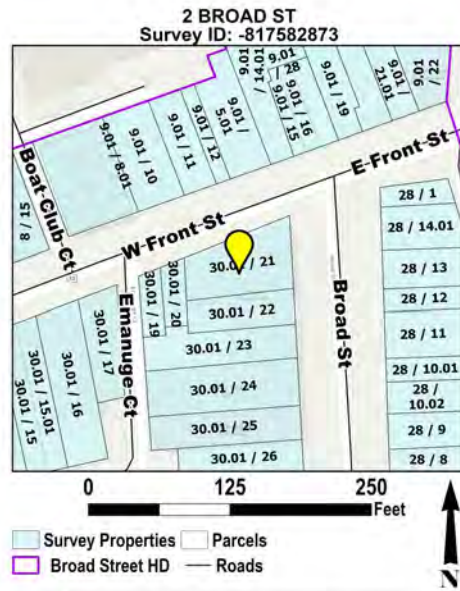
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-817582873**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Woolman, H.C.	Historical and Biographical Atlas of the New Jersey Coast	1878		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892245

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-817582873

Page 3



## PROPERTY REPORT

Property ID: -1972934924

**Property Name:** 3-5 BROAD ST  
**Address:** 3-5 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	14.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

3-5 Broad Street comprises two attached masonry commercial buildings that have been combined through extensive alterations. 3 Broad Street, to the north, is an altered two-story, single-bay masonry building with a painted running-bond brick façade, constructed ca. 1942 and 1881.

3 Broad Street's façade is articulated by vertical brick reveals at either side, which terminate in contemporary precast concrete block knee walls. The ground-floor storefront is contemporary, featuring a folding-glazed storefront system with painted aluminum framing and a retractable awning; a traditional entry door is no longer present. The second floor is similarly altered, with fenestration incorporated into a contemporary glazed storefront system rather than original punched openings. A wide, shallow, curved balcony projects from the second story and is fitted with a non-historic aluminum railing. The parapet cornice is non-historic, featuring applied recessed panels and short turned balusters inconsistent with mid-20th-century detailing. The façade is further compromised by inappropriate contemporary "jelly jar" light fixtures.

5 Broad Street, to the south, is a three-story, two-bay Italianate-style masonry commercial building with a painted running-bond brick façade, constructed in 1881. The ground-floor storefront has been altered with a shallowly recessed pair of swing doors in glazed aluminum and an adjacent fixed display window beneath a retractable awning. The second floor was altered by the 1920s, and later further altered, similar to 3 Broad Street, resulting in the loss of the original pair of punched openings at this level. A horizontal belt course between the second and third floors nearly aligns with that of 7 Broad Street to the south. The third floor retains historic fabric, including arch-topped Italianate window openings with highly ornamental molded window hoods; existing one-over-one sash windows are undersized replacements and were likely originally two-over-two. The building is capped by a deep, projecting Italianate cornice with paired brackets and decorative detailing that aligns in height and style with 7 Broad Street.

The southeast corner of Broad and Front Streets, including the site of present-day 3 Broad Street, played a foundational role in the development of Red Bank's commercial core. In 1829, Rice Hatsell erected the town's first store on this site, establishing the nucleus of what would become the Broad Street business district. From approximately 1849 to 1865, the building at what was then numbered "4 Broad Street" shared its lot with 1 Broad Street and was owned by Anthony Reckless, president of the Long Branch Railroad Company, who operated a dry goods business there. By the mid-19th century, the building had become a local landmark and was occupied by the Western Union Telegraph Company and W. A. French & Co.

On New Year's Night, 1880, the building at 3 Broad Street was destroyed in the catastrophic Naftal fire, which swept through the Broad and

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-1972934924

Page 1

☐ (Primary Contact)

Front Street intersection. In the aftermath, W. A. French temporarily relocated but returned by 1882, constructing a new three-story, three-bay brick building at 3 Broad Street that was identical in scale and design to its neighbors at 5 and 7 Broad Street, forming a cohesive row of post-fire Italianate commercial buildings. W. A. French & Co. remained at this location until 1914. Sometime after 1922, the three-story building at 3 Broad Street was replaced by the present two-story structure. Over the 20th century, the building housed a succession of commercial tenants, including several restaurants, before later renovations physically and functionally integrated it with 5 Broad Street. The site of 5 Broad Street was originally occupied by a two-story wood-frame shop by the mid-19th century. Around 1850, it served as a dentist's office and later housed a drug store operated by Francis Chadwick. By 1868, Jacob Naftal occupied the building, which was destroyed in the same 1880 fire. In 1881, the present three-story brick Italianate building was constructed as part of the coordinated post-fire rebuilding campaign along Broad Street. By the mid-1880s, it housed J. Kridel Dry Goods, Furniture, and Pianos, and remained in commercial use through the early 20th century. In recent decades, prolonged vacancy preceded a series of renovations that integrated 3 and 5 Broad Street for restaurant use.

Despite substantial alterations, particularly at 3 Broad Street and the lower floors of 5 Broad Street, 3-5 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) and Criterion C (Architecture). The site is historically associated with the earliest development of Red Bank's commercial center and the post-1880 rebuilding period that established the district's characteristic scale and urban form. While the original Italianate building at 3 Broad Street no longer survives, the site's continuous commercial use and prominent location at the Broad and Front Street intersection remain significant. At 5 Broad Street, the intact third-floor Italianate window openings and bracketed cornice retain sufficient integrity to convey late-19th-century architectural character, and together the buildings continue to reflect the district's historic pattern of dense, attached masonry storefront development.

#### Setting:

3-5 Broad Street is located on the east side of Broad Street near its intersection with Front Street, occupying a prominent position within Red Bank's historic commercial core. The buildings are part of a continuous zero-lot-line street wall of attached storefronts flush with the sidewalk, reinforcing the district's pedestrian-oriented character. The rear elevation fronts on Combs Alley across from the Globe Hotel. Recent alterations have visually aligned 3-5 Broad Street more closely with the contemporary treatment of 1 Broad Street than with the historic Italianate character of 7 Broad Street, resulting in a perceptible shift in design expression at this key intersection. Nonetheless, the buildings continue to define the street edge and maintain the historic commercial setting that characterizes the Broad Street Historic District.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

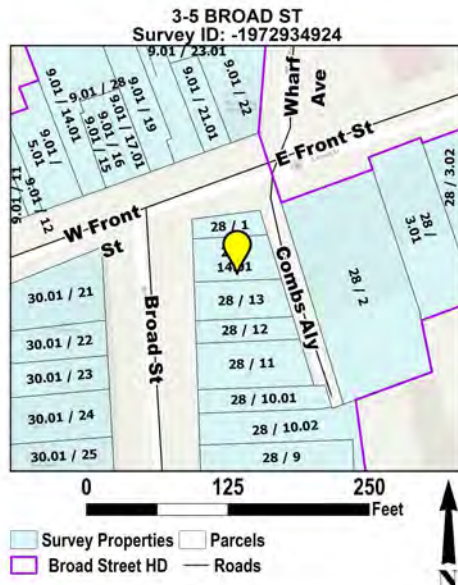
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1972934924**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Gabrielan, Randall	Red Bank Volume II	1996	
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	
Sanborn	Insurance Maps of Red Bank, New Jersey	1950	
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892246

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1972934924

Page 3

## PROPERTY REPORT

Property ID: -1849895293

**Property Name:** BORDEN BUILDING  
**Address:** 7 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	13

### Property Photo:



**Old HSI Number:**                      **NRIS Number:**                      **HABS/HAER Number:**

### Description:

7 Broad Street is a four-bay three-story masonry commercial building occupying a 34-foot-wide lot on the east side of Broad Street. The first floor is heavily altered and features a contemporary three-bay storefront composed of a low brick bulkhead supporting large aluminum-framed display windows flanked by rectangular pillars. The entry is a shallowly recessed, contemporary double-door. The first and second floors are punctuated by a series of large arched openings—symmetrically arranged at the center and asymmetrically flanked—loosely referencing the fenestration rhythm of the upper stories. A strong horizontal datum separates the second and third floors. The third floor retains the building's most intact historic fabric, featuring four Italianate-style arched window openings with highly ornamental molded hoods. These openings are fitted with rectangular two-over-two double-hung sash, likely replacements but consistent with the original window configuration. The façade is scored stucco over brick and capped by a bold, highly detailed Italianate cornice composed of paired brackets, modillions, and molded trim, aligning with the adjacent cornice at 5 Broad Street to the north. The ornate window hoods and pronounced cornice represent characteristic late-19th-century Italianate commercial detailing.

The site of 7 Broad Street was originally occupied by a two-story wood-frame shop by the mid-19th century and was numbered "6" by 1850. Between 1873 and 1908, during a period marked by several devastating fires in Red Bank, the property was renumbered "8-10." The original wood-frame building was destroyed in the Naftel fire of 1880, which began at the Broad and Front Street intersection and spread rapidly through adjacent commercial buildings.

In 1881, Alice Borden erected a three-story brick building on the site as part of a coordinated post-fire rebuilding campaign along Broad Street. This building was constructed as part of a cohesive row that included 3 and 5 Broad Street, characterized by increased height, masonry construction, and elaborate Italianate detailing intended to convey permanence and improved fire resistance. Over time, 3 Broad Street was rented to a variety of merchants: a tobacconist and a hairdresser in the 1880s; a clothing store and a candy store in the 1890s; and variety and toy stores from 1901 to ca. 1914. The Frank Weller hardware store occupied the building in 1914. By 1981, Sherwoods Sporting Goods was located there.

By the 1970s, the architectural cohesiveness of the row was disrupted by renovations to 7 Broad Street designed by Red Bank architect Jerome Morley Larson, including the introduction of a two-story arched recess and an open-air façade staircase. Subsequent alterations and prolonged vacancy further compromised the storefront. An alteration in the 2010s removed the staircase and again enclosed the lower two-thirds of the façade.

7 Broad Street contributes to the Broad Street Historic District under Criterion C (Architecture) as a late-19th-century Italianate commercial

**Survey Name:** Broad Street Historic District  
**Surveyor:** Steven Smolyn  
**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**  
-1849895293

Page 1



building that retains key character-defining features at its upper story, including arched window openings with ornamental hoods and a highly detailed bracketed cornice. These elements are representative of the fanciful Italianate style that characterized Broad Street's post-1880 rebuilding period and are echoed at neighboring buildings, including 5 Broad Street and 8 West Front Street, demonstrating the popularity and consistency of this decorative vocabulary. Although the lower floors have been extensively altered and the third-floor masonry has been resurfaced, the surviving upper-story detailing, scale, and placement within a unified commercial row continue to convey the architectural character, materials, and design intent of the historic district.

#### Setting:

7 Broad Street is located on the east side of Broad Street within a continuous zero-lot-line street wall of attached commercial storefronts at the northern end of the Broad Street Historic District. The building sits flush with the narrow brick sidewalk and is visually integrated with adjoining properties to the north at 3 and 5 Broad Street and to the south, where buildings retain more intact late-19th-century character. While extensive alterations at the street level and the integration of storefronts at 3 and 5 Broad Street introduce a different design sensibility along this portion of the block, the surviving Italianate cornice line and upper-story fenestration at 7 Broad Street help maintain the historic rhythm, scale, and visual continuity of the streetscape.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

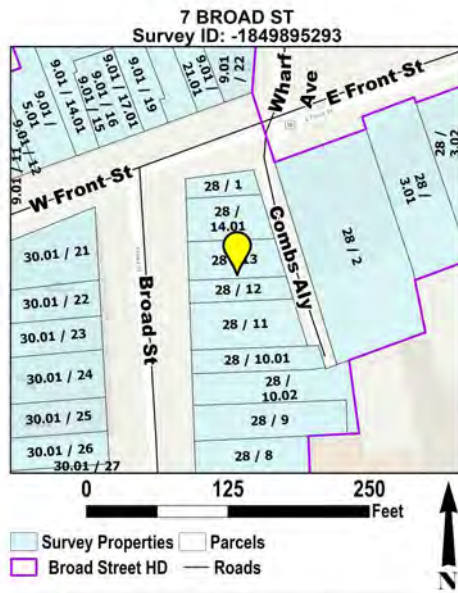
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1849895293**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892263

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1849895293

Page 3

## PROPERTY REPORT

Property ID: -1842682231

**Property Name:** 8 BROAD ST  
**Address:** 8 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	22

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

8 Broad Street is a three-story, four-bay Italianate-style masonry commercial row building constructed in 1883. The building is attached and integrated with 2 Broad Street to the north and 10 Broad Street to the south, forming part of a continuous zero-lot-line street wall with party walls and no setback. The running-bond brick façade is crowned by a deep, projecting bracketed cornice with a paneled frieze; large block consoles alternate with smaller modillion blocks, and pronounced bed and crown moldings create a strong shadow line. The upper stories are organized around tall, narrow segmental-arched window openings. Each opening is framed by a molded hood composed of stacked S-curved profiles that flare at the ends and rest on small console blocks; molded sills project on short corbels. Existing windows are two-over-one replacement sashes that read slightly smaller than the original two-over-two windows within the arched heads. The ground floor features a contemporary storefront infill with a classically styled surround, including a painted sign band projecting as a shallow cornice with small modillion accents. Fluted pilasters on plinth bases frame wide display bays filled with full-height glazing set on a low cast-concrete bulkhead.

The site at 8 Broad Street was originally occupied by a two-story wood-frame commercial building that was destroyed in the Child's Bakery fire of November 5, 1882. The fire originated in Joseph Child's barn located behind the property and spread rapidly, destroying 24 businesses, including Child's bakery and a stationery store operated by his brother, Henry J. Child. In 1883, the present three-story brick Italianate building was constructed to replace the earlier structure. Ownership is attributed to Joseph W. and Henry J. Child, and the building was erected by builders and masons J. B. & L. B. Elliot and Alonzo C. Dennis.

By the turn of the 20th century, the building housed a bicycle shop and a stationery store, reflecting the evolving commercial character of Broad Street. A second major fire occurred on March 3, 1917, heavily damaging the interior and portions of the front and rear walls while leaving the side walls intact. Contemporary accounts indicate significant loss to multiple tenants, including retail and residential occupants. A 1940s-era photo featuring the Surprise Store, a tenant there from the 1950s until 1967, shows that their restoration was faithful to the 1883 building.

8 Broad Street contributes to the Broad Street Historic District under Criterion C (Architecture) as a strong and well-preserved example of late-19th-century Italianate commercial design. Despite alterations to the storefront and replacement window sash, the building retains its historic form, masonry construction, scale, and defining architectural features, including the deep bracketed cornice, ornate molded window hoods, and rhythmic segmental-arched fenestration. Its survival through multiple destructive fires and its faithful reconstruction following the 1917 fire further reinforce the integrity of its design, materials, craft, and feeling. The building's continued commercial use and prominent

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1842682231

Page 1





**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume II	1996		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Phillips, Helen C.	Red Bank on the Navesink	1977		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892265

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1842682231**

Page 3

## PROPERTY REPORT

Property ID: 2068149194

**Property Name:** GEORGE STILWELL BUILDING  
**Address:** 9 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

9 Broad Street is a two-story, three-bay Italianate-style commercial building constructed of painted brick in 1881. The building exhibits characteristics of Italianate Commercial Vernacular architecture, including a vertically proportioned façade, tall narrow window openings with segmental arches, and a projecting cornice. The ground floor is heavily altered and features a contemporary all-glass storefront with full-height plate glass, a recessed, off-center entry, and a metal sign band with a retractable awning; this storefront treatment constitutes a visual intrusion within the historic district.

The second floor retains greater historic integrity, with three arched window openings fitted with two-over-two double-hung sash set within a painted brick façade laid in common bond. Window openings are capped by simple segmental-arched hoods. Evidence of earlier signage remains visible in the form of projecting outrigger anchors and localized masonry damage. The cornice is relatively restrained compared to neighboring buildings, featuring a modest projecting profile, a simple entablature, and small brackets, consistent with vernacular Italianate commercial construction.

In the mid-19th century, the site of 9 Broad Street, then numbered "8", was occupied by a two-story wood-frame butcher shop. From 1868 until New Year's Night 1880, the property was owned and operated by George W. Stilwell. The building was destroyed in the Naftal fire of 1880, which spread southward along the east side of Broad Street and consumed Stilwell's market and associated ice house.

Contemporary accounts describe the structure as highly combustible, leading to a total loss.

Following the fire, Stilwell temporarily relocated his business and subsequently erected a new brick building on the site, reflecting the widespread adoption of masonry construction during Broad Street's post-fire rebuilding period. The replacement building was constructed in the Italianate style, consistent with neighboring commercial buildings rebuilt during the same era, particularly neighboring 11 and 13 Broad Street. From 1890 through at least 1924, the property was occupied by Clarence White Shoes. Thereafter, a succession of retail and restaurant tenants occupied the building. In recent years, the space has been adapted for restaurant use.

9 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) and Criterion C (Architecture). Under Criterion A, the building reflects the post-1880 rebuilding of Red Bank's commercial core following the Naftal fire and its continued role in the city's retail economy from the late 19th century to the present. Under Criterion C, despite a non-historic storefront, the building retains sufficient integrity at the upper story to convey its Italianate commercial character, including arched window openings, original massing, masonry construction, and a projecting cornice.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

2068149194

Page 1

☐ (Primary Contact)

**Setting:**

9 Broad Street is located on the east side of Broad Street between East Front Street and Mechanic Street within a continuous zero-lot-line streetscape of attached brick commercial buildings. The structure sits flush with the brick sidewalk and contributes to the dense, pedestrian-oriented character of the historic commercial corridor. 9 Broad Street is the furthest north of a collection of three lower two-story buildings. Its retained upper-story historic fabric contributes to the rhythm, scale, and historic setting that define the Broad Street Historic District.

**Registration  
and Status  
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

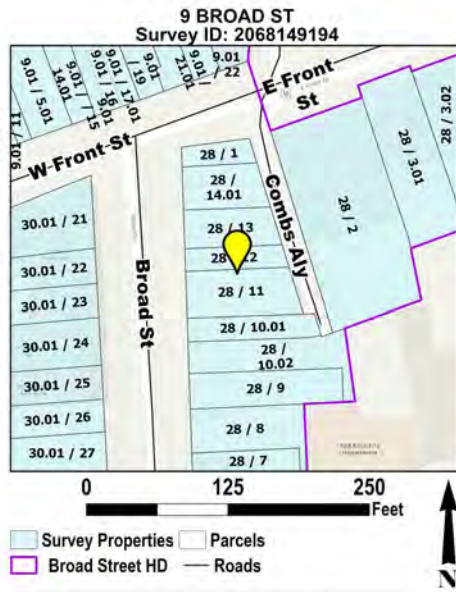
Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:**

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

2068149194

Page 2

☐ (Primary Contact)

## PROPERTY REPORT

Property ID: 93689243

**Property Name:** CHILD'S BUILDING

**Ownership:** Private

**Address:** 10 BROAD ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	23

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

10 Broad Street is a four-bay, three-story Italianate-style masonry commercial building constructed of running-bond brick. The building is integrated with the adjoining Italianate buildings at 8 Broad Street to the north and forms part of the larger historic 2-10 Broad Street commercial block. The façade is crowned by a deep, projecting bracketed cornice with a paneled frieze; large block consoles alternate with smaller modillion blocks, and pronounced bed and crown moldings create a strong shadow line consistent with high-style Italianate commercial architecture.

Upper stories are organized by tall, narrow segmental-arched window openings fitted with molded hoods composed of stacked S-curved profiles that flare at the ends and rest on small console blocks. Bluestone window sills project slightly and sit above a distinctive sawtooth brick detail, beneath which is a ribbed terra-cotta band that adds textural contrast to the façade. Existing window sashes are two-over-one replacements that read smaller than the original two-over-two sash within the arched openings. The ground floor storefront is contemporary, consisting of a classically inspired surround with a painted sign band projecting as a shallow cornice with small modillion accents; fluted pilasters on plinth bases frame wide display bays with full-height glazing set on a low cast-concrete bulkhead.

A two-story wood-frame bakery originally occupied the site of 10 Broad Street, purchased in 1861 by Joseph W. and Henry J. Child from Thomas McDowell. This earlier building housed Child's Bakery until it was destroyed in the major fire of November 5, 1882, which originated in Joseph Child's barn behind the property and spread rapidly, destroying two dozen businesses. In 1883, the present three-story brick Italianate building was erected to replace the earlier structure. The building was constructed by builders and masons J. B. & L. B. Elliot and Alonzo C. Dennis. It formed part of a coordinated post-fire rebuilding campaign along Broad Street, emphasizing masonry construction and enhanced fire resistance.

From 1883 until approximately 1908, the building housed Child's Bakery as well as Reussille's Clocks. On March 3, 1917, a second major fire severely damaged the building, leaving the side walls intact but destroying the front and rear walls. Contemporary accounts indicate that the owners intended immediate reconstruction, and mid-20th-century photographs confirm that restoration closely replicated the original 1883 Italianate façade.

10 Broad Street contributes to the Broad Street Historic District under Criterion C (Architecture) as a well-articulated example of late-19th-century Italianate commercial design. Despite alterations to the storefront and replacement window sash, the building retains its historic form, masonry construction, scale, and defining architectural features, including the deep bracketed cornice, ornate molded window hoods,

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

93689243

Page 1



decorative brick and terra-cotta detailing, and rhythmic segmental-arched fenestration. Its reconstruction following the 1917 fire, faithful to the 1883 design, and its continued commercial use further support integrity of design, materials, craft, feeling, and association

#### Setting:

10 Broad Street is located on the west side of Broad Street and forms part of a continuous zero-lot-line streetscape of attached brick commercial buildings fronting wide brick sidewalks. Integrated with adjoining buildings at 8 Broad Street to the north and the broader 2-10 Broad Street commercial block, the building contributes to the cohesive massing, shared cornice line, and architectural rhythm that define this prominent section of the Broad Street Historic District.

Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Gabrielan, Randall	Red Bank Volume II	1996	
Phillips, Helen C	Red Bank on the Navesink	1977	
(None Listed)	Red Bank Register (various)		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	

#### Additional Information:

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

93689243

Page 2

☐ (Primary Contact)

---

Conversion Problem? ☐ ConversionNote: 99892269

*Date form completed:* 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**93689243**

Page 3

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Red Bank Register (various)			
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892267

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

2068149194

Page 3

## PROPERTY REPORT

Property ID: -1952888424

**Property Name:** 11-13 BROAD ST  
**Address:** 11-13 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

11-13 Broad Street is a two-story, six-bay Italianate Commercial Vernacular masonry building with a painted brick façade constructed ca. 1873 & 1881. The building exhibits hallmark features of Italianate commercial architecture, including a vertically proportioned façade, tall, narrow window openings, molded window hoods, and a heavy, projecting cornice supported by decorative brackets. A unified cornice spans both addresses, featuring a bold, projecting profile with brackets, paneled frieze sections with diamond motifs, and pronounced molding that establishes a strong horizontal termination at the roofline.

11 Broad Street, constructed 1881, features a ground-floor storefront with a recessed central entry and a medium-stile door set on slate paving flanked by canted display windows. The show windows rest on a short brick bulkhead and are sheltered by a retractable awning. The three second-floor windows are set within tall ornate Italianate surrounds with molded hoods and decorative detailing; the existing one-over-one sashes are undersized replacements.

13 Broad Street, constructed ca. 1870, features a ground floor with a recessed storefront entry flanked by plate-glass show windows set on a taller bulkhead. The display windows retain metal trim at the corners, likely historic. A taller sign band above the storefront contains the retail name and is capped by a cornice that aligns with that of 11 Broad Street, reinforcing the unified composition. An auxiliary residential entrance on the south side provides access to upper-floor apartments. The second-floor windows are more restrained, with simple flat headers and projecting sills framing one-over-one replacement sashes.

In the mid-19th century, the site of 11 Broad Street, then numbered "10", was occupied by a two-story wood-frame structure housing the Grover Confectionery. By 1870, the building was owned by Theodore F. White, who operated a grocery store there. On New Year's Night 1880, the Red Bank Naftal fire swept south along the east side of Broad Street and destroyed the building within minutes. Contemporary accounts note that White intended to rebuild immediately, and when reconstruction occurred, brick construction was employed. The new building appears to have been designed to visually align with the neighboring Italianate structure at 13 Broad Street, which survived the fire. The southern portion of the combined building at 13 Broad Street predates 1880 and was erected by Simon Miller, father of Albert S. Miller, and housed S. Miller Shoes. White remained in business at 11 Broad Street, later renumbered "14," for nearly two decades, while S. Miller Shoes operated at 13 Broad Street for approximately ten years.

By the 1890s, Doremus Brothers Grocery occupied both 11 and 13 Broad Street, maintaining a continuous presence until 1937. From 1945 to 1970, Colorest Paints occupied 13 Broad Street. In 1947, Emilio and Mary Mustillo relocated their custom clothing business to 11 Broad Street. Over time, Mustillo's became widely known for high-quality women's apparel, bridal fashion, and community engagement, including War Bond sales during World War II. The business remains in operation today, representing one of the longest continuous retail tenancies

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1952888424

Page 1



on Broad Street.

11-13 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) and Criterion C (Architecture). Under Criterion A, the property reflects Broad Street's long-standing role as Red Bank's principal commercial corridor, with continuous retail use from the mid-19th century to the present and a rare example of multi-generational business continuity at 11 Broad Street. Under Criterion C, the building embodies the distinctive characteristics of Italianate Commercial Vernacular architecture, including its vertical proportions, unified bracketed cornice, historic storefront configuration at 11 Broad Street, and surviving Italianate window detailing. Despite replacement windows and storefront alterations, the building retains sufficient integrity of design, materials, craft, feeling, and association to convey its late-19th-century commercial character.

#### Setting:

11-13 Broad Street is located midway along the east side of Broad Street between East Front Street and Mechanic Street, within a continuous zero-lot-line streetscape of attached brick commercial buildings set flush with brick sidewalks. The building forms part of a visually cohesive block defined by consistent scale, massing, and cornice lines. While sharing a unified façade with 13 Broad Street, the storefront at 11 Broad Street distinguishes itself through its refined recessed entry and display windows, reinforcing its historic role as a destination retail space. In a corridor characterized by frequent tenant turnover, Mustillo's long-standing presence contributes a strong sense of continuity and stability to the Broad Street streetscape.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

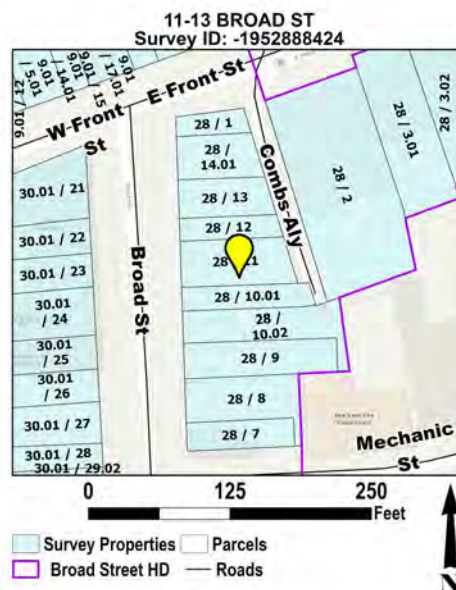
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:



Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

-1952888424

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Beers, F. W.	Atlas of Monmouth County, New Jersey	1873		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892270

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1952888424**

Page 3

## PROPERTY REPORT

Property ID: -9138624

**Property Name:** BROAD STREET NATIONAL BANK  
**Address:** 12 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	24

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

12 Broad Street is a five-story commercial building occupying a prominent mid-block location on the east side of Broad Street and rising well above its predominantly three-story neighbors. The building exhibits a restrained early 20th-century classical commercial expression layered over a late-19th-century structure, reflecting the influence of contemporary American commercial architecture associated with the Chicago School on Red Bank. The façade is composed of limestone cladding arranged in a strongly ordered, rectilinear grid, with large window groupings organized into two wide vertical bays to reinforce the building's verticality.

The ground floor features three large round-arched storefront openings framed in limestone, with metal-framed infill and shallow recessed entries. Upper stories are articulated by evenly spaced rectangular window openings set within smooth limestone spandrels and piers. Subtle low-relief ornamentation—including incised bands, medallions, and stylized classical detailing—defines a horizontal division between the second and third floors. The parapet is capped with a simple cornice and punctuated by modest vertical projections, and the bank's "BSNB" inscription where a prominent "Peters" retail sign had originally been. Although the building's original 1883 stone façade was altered in the 1920s, the current limestone exterior has acquired historic significance in its own right as an intact example of early-20th-century bank architecture applied to a late-19th-century commercial block.

The site of 12 Broad Street was first developed in the mid-19th century and housed a dry goods and furnishing business established in 1844 by James H. Peters. From approximately 1850, the business occupied a two-story wood-frame building that carried a wide range of household goods. During the catastrophic Child's Bakery fire of 1882, the Peters warehouse was destroyed, burning rapidly due to its light construction and combustible contents.

In 1883, the Peters family rebuilt on the site, erecting a five-story stone commercial building that was described at the time as the largest and most substantial structure constructed in Red Bank following the fire. Known as the Peters Building, it rose above its neighbors and, for a period, was the tallest commercial building in the town. Following James H. Peters's death in 1898, the property was sold to Robert Hance & Sons, who operated a furniture business there until the early 20th century.

In 1920, the Broad Street National Bank acquired the building and undertook a major renovation designed by architect John Noble Pierson. This significant alteration replaced the original façade with the present limestone façade. It introduced second-story arched windows, significantly altering the building's appearance to reflect the institutional solidity associated with banking architecture. Following Broad Street National Bank's tenancy in 1933, the building transitioned to professional office use. Additional renovations occurred in the mid-1970s and 2011 to adapt former banking spaces for retail and office functions.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-9138624

Page 1

☐ (Primary Contact)

12 Broad Street contributes to the Broad Street Historic District under Criterion C (Architecture) as a locally significant example of large-scale commercial architecture that reflects evolving design trends from the late 19th through the early 20th centuries. Although substantially altered from its original 1883 appearance, the limestone façade introduced during the Broad Street National Bank period has achieved historic significance in its own right. It represents an important phase in the district's architectural development. The building's height, massing, disciplined façade composition, and refined stone detailing distinguish it within the streetscape while illustrating the adaptation of Chicago School-influenced commercial principles to a small-town context. Its long-standing prominence and continued commercial and professional use further support integrity of location, setting, feeling, and association.

**Setting:**

12 Broad Street is located mid-block along the west side of Broad Street, set at the sidewalk with zero setback and fronting wide brick sidewalks that reinforce the district's pedestrian character. The building's five-story height makes it a visual landmark within the Broad Street Historic District, rising above the surrounding three-story Italianate commercial buildings while remaining aligned with the established street wall. Despite its greater scale, the building's limestone façade, regular window rhythm, and restrained detailing allow it to remain visually compatible with the predominantly late-19th-century commercial architecture that defines the streetscape.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

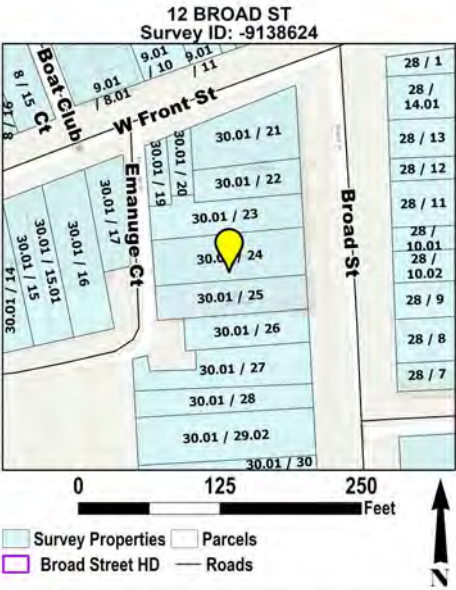
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**





**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Gabrielan, Randall	Red Bank	1995		
Gabrielan, Randall	Red Bank Volume II	1996		
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Gabrielan, Randall	Red Bank Volume III	1998		
McMahon, T.J.	Red Bank Graphic 1870-1970. A Presentation in Words and Pictures of the Town of Red Bank	1970		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                         0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892258

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-9138624

Page 3

## PROPERTY REPORT

Property ID: 946547378

**Property Name:** 14-16 BROAD ST  
**Address:** 14-16 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	25

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

14-16 Broad Street is a four-bay, three-story Italianate-style commercial building constructed in 1883, with a façade of red running-bond brick. The building retains its original vertical massing and upper-story proportions, characteristic of late-19th-century commercial architecture along Broad Street.

The ground floor has been heavily altered and now consists of two distinct storefront configurations. The north storefront features a contemporary folding glazed storefront system set above a low brick bulkhead, with a retractable awning and a large modern sign band. The south storefront includes a pair of glazed doors serving the retail space and a separate single-leaf entry providing access to the upper floors, both sheltered by a fixed canvas awning. While these alterations obscure the original storefront configuration, the overall storefront scale and relationship to the sidewalk remain intact.

The second floor originally contained four evenly spaced punched window openings, a condition documented through at least 1916. By the mid-20th century, these were reconfigured into two wider window openings. The existing aluminum window assemblies consist of paired double-hung sash with fixed transoms above, set on a brick sill and capped by a simplified header that references Italianate precedent but reflects a later alteration.

The third-floor fenestration consists of four window openings, reduced in height by the insertion of filler panels at the top of each opening. The windows are one-over-one replacement sash set within original openings. Decorative Italianate hoods survive at this level. The building is capped by a richly articulated Italianate cornice that provides a strong horizontal termination to the façade. The projecting wood cornice consists of a deep molded crown above a wide frieze articulated with rectangular recessed panels. These panels are rhythmically separated by pronounced vertical brackets that terminate in pendant-like drops aligned with the window bays below. Each bracket is embellished with applied foliate detailing, while a secondary band of small dentils and block modillions runs continuously beneath the crown molding, adding depth and shadow.

The site of 14-16 Broad Street was originally occupied by a two-story wood-frame structure housing the Morris & Sturtevant Cabinet Shop. This building was destroyed during the devastating Child's Bakery fire of November 1882, which consumed numerous wood-frame structures along Broad Street. Contemporary accounts describe the grocery store operated by Theodore Sickles at this location as falling quickly to the flames, with minimal stock salvaged.

In 1883, the present three-story brick building was erected as part of the widespread post-fire rebuilding that reshaped Broad Street in masonry construction. Allen & Borden operated a grocery business here into the early 20th century. By the 1940s, the building was occupied by Thom McAn Shoes, a national retail chain, which remained at this location until the mid-1990s.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

946547378

Page 1

☐ (Primary Contact)

14-16 Broad Street contributes to the Broad Street Historic District under Criterion C (Architecture) as a representative example of a late-19th-century Italianate commercial building constructed during the critical post-1882 fire rebuilding period. Despite alterations to the storefront and upper-story windows, the building retains integrity of location, massing, materials, and overall design, particularly at the upper façade and cornice.

**Setting:**

Located on the west side of Broad Street, 14-16 Broad Street forms part of a continuous zero-lot-line street wall of attached commercial buildings fronting the wide brick sidewalk. The building engages directly with the pedestrian environment, and its operable storefront elements reinforce the historic relationship between interior retail space and the public sidewalk. While the five-story building to the north introduces a vertical break in scale, 14-16 Broad Street and its neighboring Italianate buildings to the south maintain a consistent cornice line, façade rhythm, and architectural character that sustain the coherence and historic continuity of this section of the Broad Street Historic District.

**Registration  
and Status  
Dates:**

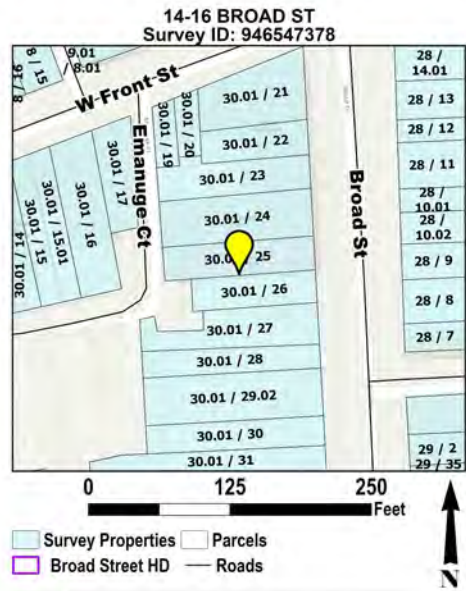
**National Historic Landmark?:** ☐  
**National Register:**  
**New Jersey Register:**  
**Determination of Eligibility:**  
**Certification of Eligibility:**

**SHPO Opinion:**  
**Local Designation:** 2/8/2024  
**Other Designation:**  
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892253

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

946547378

Page 3



## PROPERTY REPORT

Property ID: -1250141779

**Property Name:** JOHN SUTTON BUILDING I  
**Address:** 15 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	10.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

15 Broad Street is a three-story, three-bay brick commercial building constructed in 1881 in the Italianate style. The façade is executed in running-bond brick, now painted, and aligns with the adjoining building at 17 Broad Street, reflecting their common historical ownership. The upper stories feature half-segmental-arched window openings with molded surrounds; the third floor retains historic wood four-over-four double-hung sash, while the second floor contains one-over-one replacement sash. The building is capped by a prominent Italianate cornice with a molded frieze, decorative trim, and regularly spaced brackets, which continues the cornice line of 17 Broad Street to the south and reinforces the visual unity of the pair. The ground-floor composition dates from a significant 1981 alteration, which introduced a recessed, classically inspired entry bay with fluted columns, radial display windows, a sweeping interior stair, and patterned brick flooring, representing a late-20th-century reinterpretation of historic storefront design that departs from the original street wall.

In 1880, 15 Broad Street (then numbered 14) was the site of a deliberate demolition undertaken to halt the spread of the catastrophic New Year's Naftel fire that threatened the entire east side of Broad Street. The original two-story wood-frame shop had housed successive shoe merchants—J.R. Bergen (ca. 1850), S.E. Staples (ca. 1868), and Lafetra (from 1873)—before being sacrificed to protect the adjacent brick building at 17 Broad Street. Contemporary accounts describe firefighters dismantling the roof and structural sections to create a firebreak. 15 Broad Street was owned by John Sutton, a tinsmith, stove merchant, civic leader, and multi-term mayor of Red Bank, who also owned 17 Broad Street. After receiving indemnification for the loss, Sutton constructed the present three-story brick building shortly after 1881, designed to match its southern neighbor. Over time, the building housed a succession of commercial tenants, including Katsin Drugs (from ca. 1914) and later Wilbur's Jewelers. In 1981, architect Jerome Morley Larson designed a substantial renovation that recessed the storefront and altered the building line—ironically echoing the building's earlier role as a deliberate break in the streetscape during the 1880 fire.

15 Broad Street contributes to the Broad Street Historic District under Criterion A for its direct association with Red Bank's late-19th-century commercial development and the transformative rebuilding period following the fires of 1880 and 1882, which reshaped the town from a frame-built village into a masonry commercial center. It also contributes to Criterion C as a representative example of Italianate commercial architecture, retaining key character-defining features, including its massing, brick construction, window proportions, and bracketed cornice, which visually links it to 17 Broad Street. While the ground-floor storefront has been significantly altered, sufficient integrity of design, materials, craft, and feeling remains at the upper stories to convey the building's historic architectural character and its role within the district.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1250141779

Page 1

**Setting:**

Located on the east side of Broad Street, 15 Broad Street forms part of a continuous zero-lot-line commercial streetscape of late-19th-century masonry buildings. Its cornice height, façade rhythm, and brick construction were clearly intended to match the adjacent structure at 17 Broad Street, reinforcing the visual cohesion of this portion of the block. At the same time, the recessed 1981 storefront interrupts the otherwise consistent street wall, subtly disrupting the traditional alignment while remaining legible as a later intervention. The building's setting thus reflects both the historic continuity and layered evolution that characterize the Broad Street Historic District.

**Registration  
and Status  
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

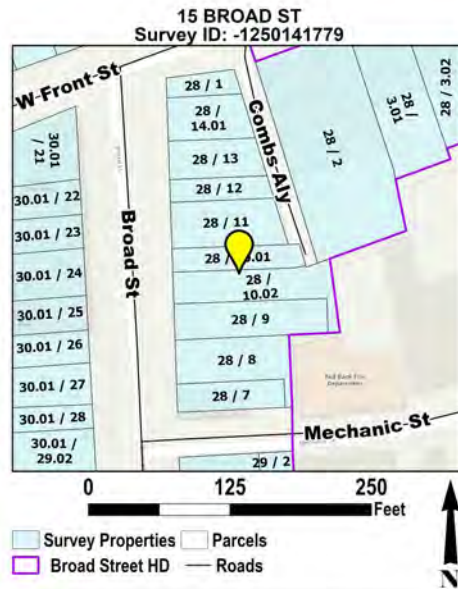
Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:**

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

-1250141779

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Phillips, Helen C	Red Bank on the Navesink	1977		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892256

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-1250141779**

Page 3

## PROPERTY REPORT

Property ID: 609787034

**Property Name:** JOHN SUTTON BUILDING II  
**Address:** 17 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	10.02

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

17 Broad Street is a three-bay, three-story brick commercial building constructed in 1869 and representing an early example of commercial vernacular architecture on Broad Street. The building exhibits a restrained, symmetrical façade composition characteristic of late-19th-century commercial design, blending Italianate detailing with a generally reserved, utilitarian form. The running-bond brick façade, now painted, is articulated by vertically proportioned window openings arranged in regular bays. The second and third floors contain rectangular one-over-one replacement sash set within shallow segmental-arched openings, framed by molded brick headers and stone lintels that reflect Italianate stylistic influence. Window sills are simple and understated, reinforcing the building's overall architectural restraint. The building is capped by a cornice with a molded frieze and end brackets, likely added or updated following the construction of the adjoining building at 15 Broad Street in 1881. This cornice and associated brick facing visually unify the two structures, creating a paired composition along the streetscape. The ground-floor storefront has been heavily altered and features a recessed entry with three punched window openings and large sign-band panels above.

A three-story brick structure stood on this site by at least 1869, making 17 Broad Street the oldest surviving brick commercial building on the east side of Broad Street. The building was owned and occupied by John Sutton, a prominent local figure whose enterprises included hardware and stove sales. Sutton served as a Town Commissioner, Treasurer, and Mayor, and the building served as a center of his expanding business interests. By 1910, The New Jersey Standard newspaper also operated from the premises. By 1914, the store, then renumbered "20," was operated by Sutton's son, William J. Sutton, and for a period housed Schwartz and Son Furniture. Although 17 Broad Street survived the devastating New Year's Night fire of 1880, the event marked a turning point in its physical and commercial context. The neighboring wood-frame building at 15 Broad Street was demolished during the fire to prevent its spread. When it was rebuilt after 1881, 17 Broad Street was altered to visually harmonize with it, including the addition of a new cornice and updated brick facing.

As Broad Street evolved into a modern retail corridor in the late 19th and early 20th centuries, 17 Broad Street's storefront reflected changing retail practices. By the early 1900s, storefront design emphasized large display windows to attract pedestrian traffic, a trend embraced by Tetley News and Stationery, founded in 1883 by Civil War veteran John T. Tetley and operated by three successive generations of the Tetley family. In 1955, Red Bank architect Bernard Kellenyi remodeled the storefront to maximize artificial lighting and display space, incorporating recessed doors, awnings, and Carrara glass—features popular in mid-20th-century commercial design. Subsequent tenants included Colorest, one of Monmouth County's earliest art supply stores, which occupied the building from 1970 to 1983. Later retail adaptations continued to alter the storefront, including a late-20th-century redesign that minimized display space and

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

609787034

Page 1

☐ (Primary Contact)



returned the entry closer to the building line.

17 Broad Street contributes to the Broad Street Historic District under Criterion A for its association with Red Bank's early commercial development and its continuity of retail and professional use through periods of significant transformation following the fires of 1880–1882. It also contributes under Criterion C as an early brick commercial building that illustrates the evolution of vernacular commercial architecture in Red Bank, retaining its historic massing, symmetrical façade organization, Italianate-influenced window openings, and bracketed cornice. While the ground-floor storefront has experienced substantial alteration, the upper stories retain sufficient integrity of design, materials, craft, and feeling to convey the building's historic character and its role within the district's development.

#### Setting:

Located on the east side of Broad Street, 17 Broad Street forms part of a continuous zero-lot-line streetscape of attached masonry commercial buildings rebuilt or modified following the devastating fires of the early 1880s. Though spared from demolition during the 1880 fire, the building was altered in its aftermath to harmonize with the newly constructed 15 Broad Street, including the addition of a shared cornice and updated brick facing that unified the pair within the evolving streetscape. Despite repeated changes to its storefront over time, the upper façade of 17 Broad Street remains consistent in scale, proportion, and detailing, reinforcing the historic rhythm and continuity of this section of the Broad Street Historic District.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

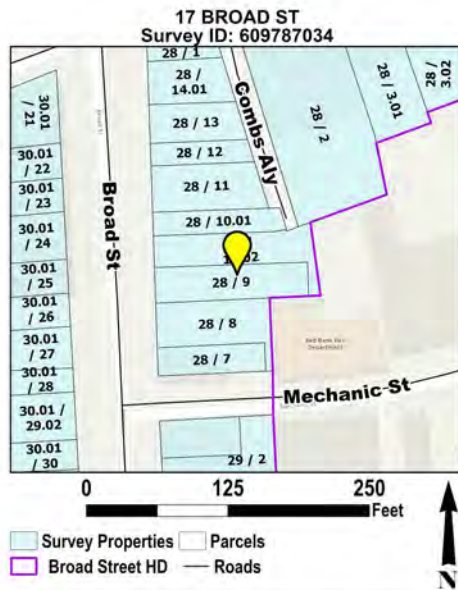
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:



Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

609787034

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume II	1996		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Beers, F. W.	Atlas of Monmouth County, New Jersey	1873		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892274

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

609787034

Page 3

## PROPERTY REPORT

Property ID: 642851404

**Property Name:** 18 BROAD ST  
**Address:** 18 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	26

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

18 Broad Street is a three-story, four-bay commercial building constructed in 1883, constructed in running-bond brick and exhibiting a combination of Italianate massing and Neoclassical ornamentation. The façade is vertically proportioned and symmetrically composed, with a strong horizontal hierarchy defined by articulated window groupings and a pronounced Classical cornice. The ground floor has been substantially altered and now features a contemporary folding-glazed storefront system with a continuous sign band set between the storefront framing and a fixed transom above. The primary retail entrance is recessed at the north (right) bay, while a secondary entrance at the south (left) bay provides access to the upper stories. Historic postcards from the early 20th century document a traditional storefront configuration with tall show windows, transoms, and a recessed central entry.

The second floor was initially pierced by four individual window openings, but was altered around the 1930s to create two wider window openings, similar to changes at the adjacent 14–16 Broad Street. In 2015, these openings were fitted with a composite window system consisting of a central fixed square casement flanked by one-over-one double-hung sash, all capped by a continuous divided-lite transom. These windows are framed by Neoclassical Adamesque lintels, featuring a central cartouche flanked by delicately modeled festoons suspended from rosettes.

The third floor retains four evenly spaced window openings, each fitted with a variant of the second-floor configuration: double-hung sash below a divided-lite transom. These windows are similarly crowned with Adamesque lintels, likely reproductions of an original design feature. The roofline is defined by a prominent Classical cornice, distinguished by triangular pediments at both ends of the façade and a balustraded parapet section spanning the center bays. Within the raking cornice of each of the triangular pediments is a tympanum decorated with a raised circular boss pattern. Regularly spaced modillions support an eave that provides depth and shadow. This highly articulated cornice, combined with the ornamental window heads, gives the building a distinctive and dignified presence within the streetscape.

Between 1850 and 1880, the site of 18 Broad Street was occupied by a three-story brick-faced building housing J.R. Bergen Boots and Shoes. Despite its masonry construction, the building was destroyed in the Child's Bakery fire of 1882. Contemporary accounts describe how the fire breached the structure from the rear, ultimately causing the walls to collapse and allowing the fire to continue its advance along Broad Street.

The present building was erected in 1883, reflecting the broader post-fire rebuilding campaign that transformed Broad Street from a corridor of frame structures into a cohesive masonry commercial district. The new building housed A.S. Miller Shoes, establishing a remarkable continuity of use that lasted more than a century. Albert S. Miller, who began his career as a clerk for John R. Bergen, acquired the business around 1898 and, over successive generations and partnerships, maintained shoe retail operations at this address until 2001. By that time,

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

642851404

Page 1

☐ (Primary Contact)

the business was recognized as the oldest continuously operating store in Red Bank, if not Monmouth County.

18 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) for its long-standing association with retail activity, particularly its exceptional continuity as a shoe-retail establishment from the late 19th century through the early 21st century. The building also contributes under Criterion C (Architecture) as a representative example of post-1882 commercial rebuilding, combining Italianate massing with Neoclassical ornamentation. Despite alterations to the storefront and window configurations, the building retains integrity of location, design, materials, craft, feeling, and association at the upper façade and roofline, where its cornice, pediments, and Neoclassical window lintels remain intact and expressive.

#### Setting:

Located on the west side of Broad Street, 18 Broad Street forms part of a continuous zero-lot-line street wall of attached masonry commercial buildings fronting wide brick sidewalks that support pedestrian activity and outdoor dining. Together with its neighbors at 14-16 Broad Street to the north, the building helps sustain the architectural coherence and rhythm of this block through its restored brick façade and preserved late-19th-century detailing. The decorative pedimented elements at each end of the cornice distinguish 18 Broad Street within the streetscape, while reinforcing its role as a visually prominent and historically significant contributor to the Broad Street Historic District.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

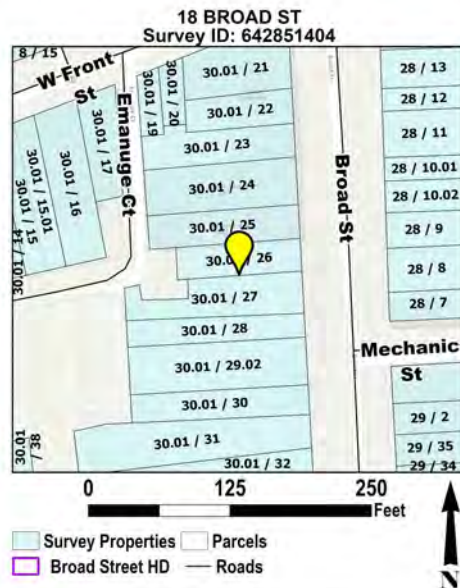
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:



Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

642851404

Page 2

☐ (Primary Contact)



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892275

*Date form completed:* 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

642851404

Page 3

## PROPERTY REPORT

Property ID: -337055693

**Property Name:** LUDLOW HALL

**Ownership:** Private

**Address:** 19 BROAD ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	9

**Property Photo:**



**Old HSI Number:** MON-1340-001-001

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

19 Broad Street is a three-bay, three-story Italianate commercial building constructed in 1878, as evidenced by the "Ludlow Hall 1878" inscription centered between the second and third floors. The façade features elaborate detailing, including ornamental window hoods with floral motifs and projecting keystones, a bracketed pressed-metal cornice with a paneled frieze, and symmetrical three-bay window placement. Tall, narrow, double-hung windows with molded surrounds emphasize the vertical proportions characteristic of the Italianate style. The first floor contains a contemporary storefront with an inset entry and large display windows. The building extends to the rear, where a 1960 addition provides additional commercial space.

**Setting:**

Located mid-block on Broad Street between White and Mechanic Streets, 19 Broad Street forms part of a cohesive row of historic masonry storefronts, contributing to the rhythmic streetwall and historic character of Red Bank's primary commercial corridor. Its prominent cornice and intact 19th-century detailing distinguish it from adjacent later 20th-century façades, reinforcing the district's architectural evolution. The building continues to house commercial tenants and maintains active retail use on the ground floor, demonstrating the enduring vitality of the Broad Street corridor.

**Registration  
and Status**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

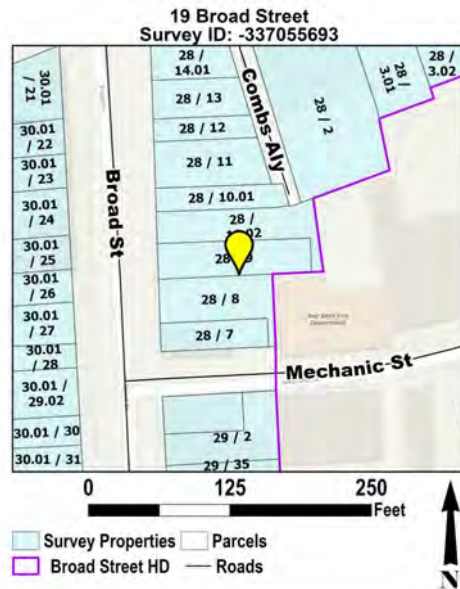
-337055693

Page 1

☐ (Primary Contact)

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clark, Pamela	Red Bank Downtown Historic Building Survey	1980	
Woolman, H.C.	Historical and Biographical Atlas of the New Jersey Coast	1878	
Murray, Kathleen J	Nineteenth-Century Red Bank: A Study of the Nineteenth-Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	

#### Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-1-1

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99893577

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-337055693

Page 2

## ELIGIBILITY WORKSHEET - Properties

Property ID **-337055693**

### History:

The site originally held a two-story wood-frame shop building by the mid-19th century. In 1878, Mrs. Alice Ludlow replaced it with this current masonry structure, opening her clothing business on the ground floor while residing on the finished third floor. The second floor hosted various civic and social organizations, including Arrowsmith Post No. 61 of the Grand Army of the Republic, a Junior Mechanics Lodge, a church group, and a theatre. In the 1890s, H.N. Supp established a haberdashery and clothing store here, operating until 1924, when Clayton & Magee Clothiers purchased the building. Clayton & Magee remained a prominent menswear retailer at this address until 1981. The building sustained fire damage in 1928 but was restored, and a rear addition was constructed in 1960 to accommodate expanded use.

### Statement of Significance:

19 Broad Street is a key contributing resource in the Broad Street Historic District, eligible under NRHP Criterion A for its associations with Red Bank's commercial development, and Criterion C for its high-style Italianate architecture. Its rich layered history—from Alice Ludlow's pioneering women-owned business, to long-term retail tenancy by Clayton & Magee, to its role as a civic gathering space—embodies the evolving commercial and cultural fabric of Red Bank. Architecturally, it retains a rare and intact example of florid Italianate ornamentation in the district, linking it stylistically to neighboring buildings at 5, 7 Broad and 8 West Front Street.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

**-337055693**

Page 3



## PROPERTY REPORT

Property ID: -2007250699

**Property Name:** 20-22 BROAD ST  
**Address:** 20-22 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	27

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

20-22 Broad Street is a three-story, four-bay commercial building constructed in 1883. The tripartite façade is executed in painted brick and is predominantly Italianate in character, with restrained Romanesque Revival-influenced detailing at the cornice. The ground floor contains two substantially altered storefronts, separated by a central arched entry that provides access to the upper stories. The storefronts no longer retain historic materials or proportions and are characterized by contemporary display glazing and oversized sign bands that are not consistent with the building's historic design. The central arched entry, although altered, continues to express the historic pattern of vertical circulation typical of mixed-use commercial blocks.

The second story features tall rectangular window openings fitted with two-over-four sashes, replacing earlier arched triple-hung windows. The openings are flanked by paneled shutters with half-arched heads, a relatively uncommon surviving example of a functional façade feature once prevalent in turn-of-the-20th-century commercial architecture. The third story contains simpler two-over-two double-hung sashes set within flat masonry surrounds, maintaining the original fenestration rhythm.

The roofline is defined by a corbelled brick cornice characteristic of late-19th-century Italianate commercial construction, with elements reflecting Romanesque Revival influence. The cornice is composed of alternating projecting brick courses that create a pronounced horizontal shadow line beneath the parapet. A continuous zig-zag sawtooth band of angled brick visually separates the wall plane from the cornice above. Beneath this band, a corbelled header course projects incrementally outward, with regularly spaced vertical brick elements that read as simplified brackets or modillions. The composition is capped by a smooth stucco fascia introduced as part of a later alteration.

Between 1873 and 1880, the site of 20-22 Broad Street was occupied by a one-story wood-frame store owned by J. Cohn, then numbered "19" and later "23-25." In 1880, the property was sold and became known as the Vandegrift Building. At that time, half of the ground floor was occupied by Vandegrift's millinery store and the other half by Druggist F. T. Chadwick. Dental offices and residential apartments occupied the upper floors. The Mutual Library, a forerunner of the Red Bank Public Library, was also housed in the building. On November 5, 1882, the structure was destroyed in the Child's Bakery Fire, which consumed much of Broad Street's commercial core. Contemporary accounts note that while merchants were able to remove some goods, the building and the library's collection were lost.

In 1883, the present three-story brick building was erected on the site as part of the widespread post-fire rebuilding that transformed Broad Street from a corridor of frame buildings into a continuous masonry streetscape. The new building provided two ground-floor storefronts with offices or residential space above, reflecting emerging late-19th-century commercial patterns.

20-22 Broad Street is contributing to the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's post-

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-2007250699

Page 1

☐ (Primary Contact)

1882 rebuilding era and the evolution of its commercial district, and under Criterion C (Architecture) as a representative example of a late-19th-century Italianate commercial building. Although the ground-floor storefronts have been substantially altered, the building retains sufficient integrity of location, setting, design, materials, craft, feeling, and association through its massing, fenestration rhythm, corbelled brick cornice, and patterned masonry detailing.

**Setting:**

Located on the west side of Broad Street, 20–22 Broad Street forms part of a continuous row of attached, zero-lot-line commercial buildings fronting wide brick sidewalks. Despite alterations at the storefront level, the upper stories align in height, scale, and rhythm with adjacent historic buildings, reinforcing the cohesive street wall established during the post-fire rebuilding period. The building’s retained Italianate architectural elements contribute to the continuity and visual coherence of this prominent section of the Broad Street Historic District.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

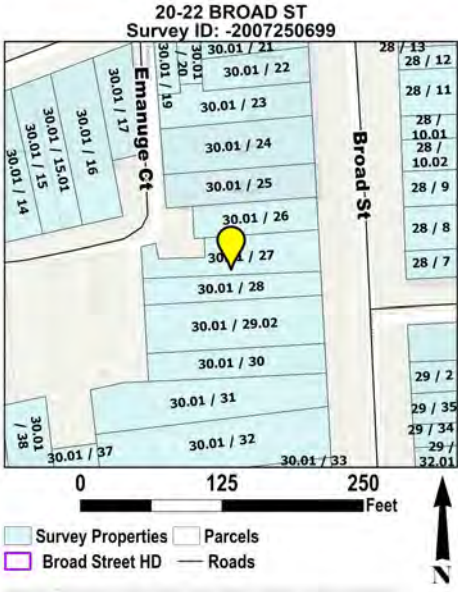
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892227

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-2007250699

Page 3

## PROPERTY REPORT

Property ID: 711262799

**Property Name:** DOREMUS BUILDING  
**Address:** 21-23 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

21-23 Broad Street is a three-story, four-bay commercial building constructed in 1931 and executed in the Art Deco style. The façade is clad in architectural terracotta and articulated with geometric diamond-and-panel motifs characteristic of Zigzag Moderne design. The name "Doremus" is integrally incorporated into the upper façade, reinforcing the building's identity and original ownership. The building was designed with a strong vertical emphasis and structural capacity for additional stories, resulting in a cohesive and forward-looking commercial composition for its period.

The parapet is defined by stepped piers and stylized geometric friezes, which create a rhythmic skyline and emphasize verticality. The terracotta cladding—now painted white, likely as a response to glaze deterioration or deferred maintenance—remains the building's primary character-defining material, despite the loss of original surface finish.

The second- and third-floor window openings originally contained steel factory-sash windows, typical of early-1930s Art Deco commercial construction and indicative of early curtainwall principles noted on mid-century Sanborn Fire Insurance maps. These windows remained in place through at least the 1980s. Subsequent alterations replaced the second-floor windows (likely ca. 2005) and the third-floor glazing in 2024, resulting in continuous horizontal window bands that simplify the façade but diminish the original fenestration rhythm and texture. Three projecting metal sun-shade awnings above the window bands were also introduced as part of the 2024 alteration.

The ground-floor storefront consists of a contemporary painted aluminum-and-glass system dating to ca. 2005, replacing earlier tenant-specific storefronts present since at least the early 1980s. Historically, J.C. Penney's storefront at this building featured a streamlined Art Deco configuration with bay display windows and recessed entries.

Before the construction of the Doremus Building, the site at 21-23 Broad Street was occupied by a series of wood-frame commercial structures. On New Year's Night, 1880, the property—then housing the E. French Saloon—was involved in the catastrophic Naftel fire that destroyed most of the east side of Broad Street between East Front and Mechanic Streets. Contemporary accounts noted that early brick-front construction in parts of the block helped slow the fire's spread, underscoring the growing emphasis on fire-resistant materials in Red Bank's commercial core.

In the aftermath of the fire, local merchants rebuilt with masonry construction. Newton Doremus, a Red Bank merchant, grocer, and butcher, reconstructed the property with paired wood-frame buildings featuring brick fronts, as documented on the 1889 Sanborn Fire Insurance map. From approximately 1895 through at least 1914, the property housed a fruit dealer, reflecting the area's continued role as a center for everyday commercial activity.

The present terracotta-clad building was erected in 1931, marking a significant stylistic departure from the surrounding late-19th-century

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

711262799

Page 1

☐ (Primary Contact)



Italianate streetscape. Between 1932 and 1937, the building housed a J.C. Penney department store, representing the nationalization of retail and Red Bank's growing regional commercial importance during the early 20th century. Thereafter, the building accommodated a succession of music-related retailers, including Stork's and later Anderson's Music, a predecessor to Jack's Music Shoppe, continuing its long association with retail businesses.

21-23 Broad Street is significant under Criterion A for its association with Red Bank's commercial development during the early 20th century, particularly the arrival of national retail chains such as J.C. Penney and the evolution of Broad Street as a regional shopping destination. The building reflects broader economic and cultural shifts in retail practice, including increased reliance on display windows, modern materials, and standardized commercial branding. The building is also significant under Criterion C as a locally prominent example of Art Deco commercial architecture. Its terracotta façade, geometric ornamentation, stepped parapet, and early curtainwall expression distinguish it from the predominantly Italianate fabric of the Broad Street Historic District and illustrate the district's stylistic diversification during the interwar period. Although altered, the building retains sufficient integrity of location, massing, materials, and design to convey its architectural significance and original stylistic intent.

**Setting:**

Located on the east side of Broad Street between East Front and Mechanic Streets, 21-23 Broad Street occupies a zero-lot-line parcel within a continuous street wall of attached commercial buildings. While stylistically distinct from its late-19th-century Italianate neighbors, the Doremus Building contributes to the architectural diversity of the Broad Street Historic District and reflects the district's layered historical development. Its scale, height, and commercial function remain compatible with the surrounding streetscape, and its prominent Art Deco façade serves as a visual marker of Red Bank's continued growth and modernization into the early 20th century.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

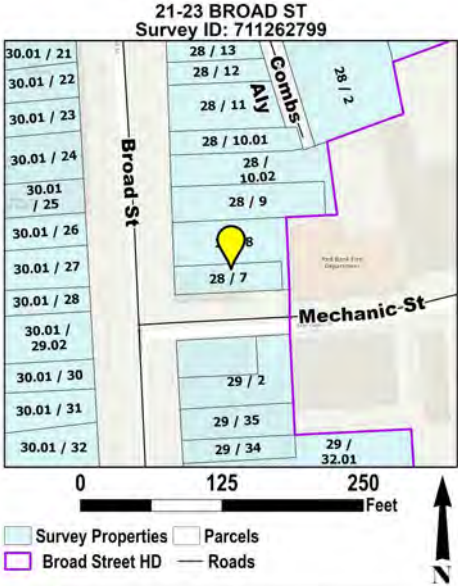
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The Daily Standard (various)			
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	The New York Times (various)			
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892276

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**711262799**

Page 3

## PROPERTY REPORT

Property ID: -1463147594

**Property Name:** 24 BROAD ST

**Address:** 24 BROAD ST

**Ownership:** Private

**Apartment #:**

**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	28

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

24 Broad Street is a two-story, four-bay Italianate-style commercial building with a painted brick façade laid in common bond. The upper façade features four continuous zig-zag header courses running the full width of the façade, with restrained geometric ornamentation characteristic of late-19th-century commercial construction. The second story is pierced by tall, rectangular one-over-one double-hung window openings set within simple masonry surrounds, reinforcing the building's vertical proportions.

The ground-floor storefront dates to a 2014 alteration and consists of a flush, center-aligned glazed swing door flanked by small square punched windows. A tall, continuous sign band fascia spans the storefront and is capped by a shallow, projecting cornice that does not reflect historic proportions or detailing. An auxiliary paneled door at the south (left) bay provides separate access to the upper floor. The overall solidity and awkward proportions of the storefront are inconsistent with historic storefront patterns along Broad Street. Historic photographs and documentation indicate that a more appropriate storefront remained largely intact through at least the early 1980s. That earlier configuration featured a deeply recessed entry flanked by curved bay display windows and likely incorporated vitrolite or similar glass bulkheads, elements indicative of a streamlined Art Moderne storefront remodel layered onto the original 19th-century structure.

The roofline is crowned by a reconstructed Italianate cornice that closely follows its late-19th-century appearance. The cornice features a deep projecting profile with widely spaced, paneled brackets supporting an overhanging eave. Between the brackets are rectangular frieze panels ornamented with circular medallions, while a continuous dentil course runs beneath the cornice molding, providing a refined transition between wall plane and roofline. This cornice reconstruction restores an important element of the building's historic architectural expression and visually reconnects the structure to its Italianate neighbors to the north.

From 1846 until 1882, the site of 24 Broad Street was occupied by the Methodist Church, one of Red Bank's earliest and most prominent religious institutions. On November 5, 1882, the church was destroyed in the catastrophic Child's Bakery Fire. Contemporary accounts vividly describe the destruction, noting that the church steeple—over 100 feet in height—collapsed dramatically after its supporting posts burned through, striking the adjacent First National Bank building at 28 Broad Street.

Following the fire, the Methodist congregation relocated and constructed a new church at the southwest corner of Broad and Monmouth Streets, which at the time remained primarily residential and less commercially developed. In 1883, a two-story brick commercial building was erected on the former church site, marking the permanent transformation of the parcel from institutional to commercial use as part of Broad Street's post-fire rebuilding.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-1463147594

Page 1

☐ (Primary Contact)

The building was initially numbered "27" Broad Street until 1908, later renumbered "24" Broad Street by mid-century. Early tenants included H.H. Curtis Men's Furnishings, which occupied the building from 1883 until approximately 1914. By the mid-1910s, Vogel's Ladies Fashions took over the space and remained there for more than six decades, becoming a long-standing fixture of Broad Street retail life. During much of the mid-20th century, the upper façade was obscured by a large "Vogels" sign. After Vogel's closed, the façade was restored to its historic appearance sometime after 1984, possibly in conjunction with the redevelopment of the adjacent 26-28 Broad Street property.

24 Broad Street is significant under Criterion A for its association with the post-1882 rebuilding of Red Bank's commercial core following the Child's Bakery Fire. The site illustrates the transformation of Broad Street from a mixed institutional and residential corridor into a dense, brick-built commercial district shaped by fire, economic growth, and changing retail practices. The building is also significant under Criterion C as a representative example of late-19th-century Italianate-influenced commercial architecture. Despite alterations to the storefront, the building retains integrity of form, scale, materials, and decorative masonry detailing at the upper façade, including its reconstructed bracketed cornice and distinctive zig-zag brick courses. These elements contribute to the architectural rhythm and visual continuity of the Broad Street Historic District.

**Setting:**

Located on the west side of Broad Street, 24 Broad Street forms part of a continuous zero-lot-line street wall of attached commercial buildings, each with wide sidewalks. While its current storefront disrupts the traditional transparency and pedestrian engagement characteristic of the district, the restored upper façade and cornice reinforce the cohesive Italianate streetscape established during the late 19th-century rebuilding period. Together with its Italianate neighbors to the north, the building contributes to the layered historical character and commercial identity of Broad Street.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

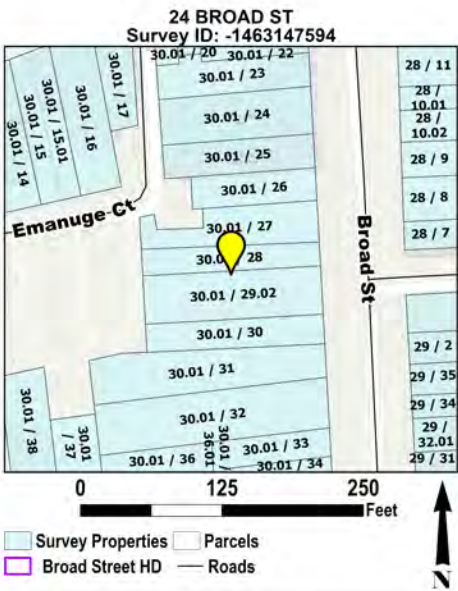
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	Red Bank Register (various)		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	
Gabrielan, Randall	Red Bank Volume II	1996	
Gabrielan, Randall	Red Bank Volume III	1998	
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	

**Additional Information:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1463147594**

Page 2



More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892229

*Date form completed:* 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1463147594**

Page 3

## PROPERTY REPORT

Property ID: 226495224

**Property Name:** 25 BROAD ST  
**Address:** 25 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

25 Broad Street is a two-story, early-20th-century corner commercial building constructed in 1903 at the intersection of Broad and Mechanic Streets. The building exhibits Classical Revival commercial design with later Streamlined Moderne storefront alterations layered onto the original fabric. The Broad Street elevation is organized into three bays, while the Mechanic Street elevation contains four bays, reflecting the building's prominent corner siting. Both elevations are clad in running-bond buff (gold) brick, with localized areas of lighter brick indicative of later repairs or selective replacement.

Window openings feature casement or double-hung sash set within rusticated Ohio (Berea) sandstone sills and lintels. This material choice distinguished the building from the red-brick Italianate structures that dominated upper Broad Street at the turn of the century. A continuous dogtooth soldier-course stringcourse marks the separation between the first and second stories, providing horizontal emphasis and reinforcing the building's Classical proportions.

The original storefront was significantly modernized in the 1930s with the introduction of a black Carrara Vitrolite glass system, typical of Streamlined Moderne commercial renovations. This configuration—documented into the early 1980s—featured a deeply recessed, off-center entry, curved side-lite show windows, and a terrazzo floor finish, all designed to maximize display visibility and pedestrian engagement. Portions of the Vitrolite storefront may remain concealed behind the current painted bulkhead sill. The present entry door is a contemporary replacement that does not reflect the historic storefront configuration.

The Mechanic Street elevation was initially articulated by vertical brick piers rising from a stone water table. The piers flanking the storefront are more decorative and utilize rusticated bluestone, emphasizing the corner condition. The eastern portion of this elevation was altered in the mid-20th century to introduce secondary storefronts, which were later sealed with a plain stucco wall. A projecting metal fire escape at this elevation also represents a later alteration.

The building is capped by a restrained Classical Revival cornice, consisting of a continuous corbelled brick stringcourse, simple fascia, crown molding, and evenly spaced modillions beneath a projecting eave. This roofline treatment provides a dignified classical termination and reinforces the building's early-20th-century commercial character.

25 Broad Street occupies a site with a long and evolving commercial history. Known as "24" Broad Street until 1880 and "28" Broad Street until 1908, the parcel was part of the Parker estate in the 1850s and later housed P. Kroener's furniture store in the 1860s. Between 1873 and 1892, the property was acquired by Esek White, whose building became a well-known local business center.

The Esek White Building, a two-story wood-frame structure, contained both front and rear shops occupied by a wheelwright, blacksmith, shoemaker, sash and blind factory, and R.T. Smock Dry Goods. In 1891, Smock's dry goods business was sold to Adolph ("Adam") Salz of

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

226495224

Page 1

☐ (Primary Contact)

Keyport. Under the management of Joseph Salz, the business expanded rapidly, prompting the demolition of the Esek White Building in 1902. In 1903, Joseph Salz commissioned a new "then modern" commercial building at 25 Broad Street. Designed by Chandler and Shoemaker and outfitted with modern interior fixtures by Joseph Swannell, architect of St. James Church and the Red Bank Armory, the building introduced a dramatically new retail model to Red Bank. Contemporary accounts emphasized its unprecedented window size and emphasis on daylight and display, marking a departure from the smaller punched openings typical of 19th-century storefronts. Adolph Salz later reacquired the business and operated it for a time with his son, Henry. In 1924, the store was sold to the Keyport Dry Goods Company. From approximately 1940 until 1981, Jacob Goldin occupied the building, founding Goldin's Men's Shop, one of Broad Street's longest-running retailers. After Goldin's departure, the building housed Lloyd's Gallery, operated by artist Lloyd Garrison and his wife from 1993 to 2006. A view of 25 Broad Street appears in the 1997 film "Chasing Amy."

25 Broad Street is significant under Criterion A (Commerce) for its association with the early-20th-century transformation of Broad Street retail architecture and consumer culture. The 1903 Salz Building introduced a new commercial paradigm, emphasizing expansive display windows, light-filled interiors, and architectural differentiation, signaling Red Bank's entry into a modern retail era. The building is also significant under Criterion C (Architecture) as an early and influential example of Classical Revival commercial architecture in Red Bank, later layered with Streamlined Moderne storefront alterations. Its buff brick façade, Ohio sandstone trim, and restrained classical cornice distinguish it from surrounding Italianate structures and demonstrate evolving architectural tastes and retail strategies during the early 20th century.

**Setting:**

Located on the northeast corner of Broad and Mechanic Streets, 25 Broad Street occupies a visually prominent position within the Broad Street Historic District. It sits adjacent to the terracotta-faced Doremus Building at 21-23 Broad Street and the Navesink Hook and Ladder Company No. 1 at 9 Mechanic Street. Its material palette, scale, and stylistic departure disrupted the streetscape at the time of construction, just as it does today, reinforcing its role as a marker of architectural and commercial transition. The building's presence underscores the layered, evolving character of Broad Street, a quality that remains central to the district's historic identity.

**Registration and Status Dates:**

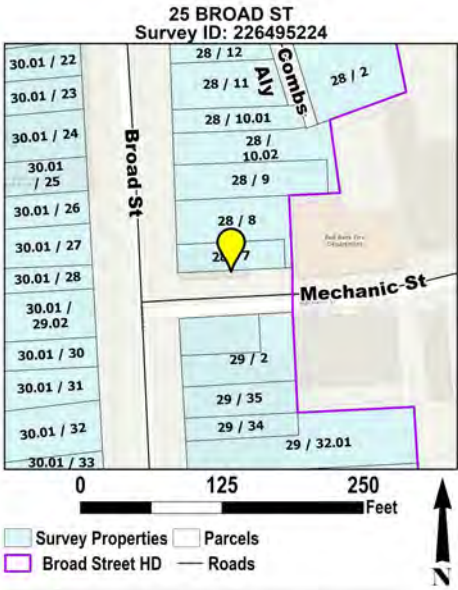
**National Historic Landmark?:** ☐  
**National Register:**  
**New Jersey Register:**  
**Determination of Eligibility:**  
**Certification of Eligibility:**

**SHPO Opinion:**  
**Local Designation:** 2/8/2024  
**Other Designation:**  
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?** ☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Asbury Park Press	1925		
Gabrielan, Randall	Red Bank Volume III	1998		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Gabrielan, Randall	Red Bank	1995		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892228

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**226495224**

Page 3



## PROPERTY REPORT

Property ID: 883687099

**Property Name:** G.H. WILD BUILDING

**Address:** 27 Broad ST

**Ownership:** Private

**Apartment #:** **ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	29	1

**Property Photo:**



**Old HSI Number:** MON-1340-001-002

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

27 Broad Street is a three-story Italianate commercial building constructed in 1874. It occupies a prominent corner lot at the northeast intersection of Broad and Monmouth Streets. The building is constructed of brick and displays hallmark features of the Italianate style, including stilted-arch window openings with prominent projecting drip moldings, a deep bracketed and modillioned cornice, and cast-iron lintels at the storefront level. A date stone inscribed "G.H. WILD - 1874" is located beneath the cornice on the Broad Street elevation. The primary façade on Broad Street comprises three bays, while the secondary façade on Monmouth Street contains five bays. The upper-story window openings retain their historic proportions and detailing. The ground-floor storefront has experienced several alterations. The current projecting, undulating awning, installed in the early 2000s and spanning both 27 and 33 Broad Street, detracts from the historic façade by concealing original architectural details.

**Setting:**

27 Broad Street anchors the southeast corner of Broad and Mechanic Streets—two of Red Bank's principal downtown corridors. It plays a pivotal role in maintaining the architectural rhythm and historical coherence of the Broad Street Historic District. The building's ornate detailing and well-preserved masonry envelope reinforce the Italianate streetscape, while its historic use by both commercial and civic tenants exemplifies the integrated community life that characterizes Red Bank's late 19th- and early 20th-century development.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

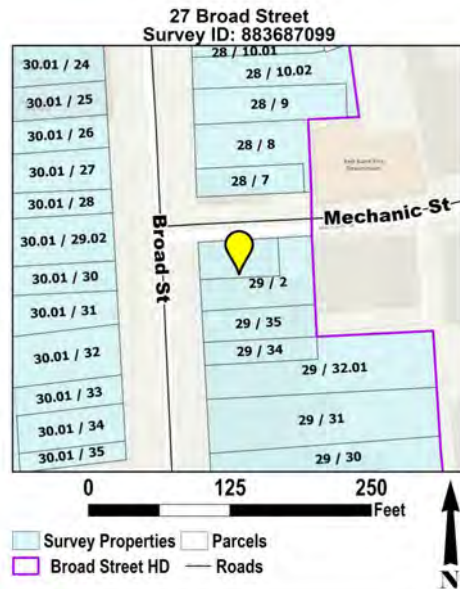
☐ (Primary Contact)

883687099

Page 1

## Location Map:

## Site Map:



## BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Woolman, H.C.	Historical and Biographical Atlas of the New Jersey Coast	1878	
Clark, Pamela	Red Bank Downtown Historic Building Survey	1980	
Murray, Kathleen J	Nineteenth-Century Red Bank: A Study of the Nineteenth-Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	

## Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-1-2

More Research Needed? ☐ (checked=Yes)

## INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99085107

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

883687099

Page 2

## ELIGIBILITY WORKSHEET - Properties

Property ID **883687099**

### History:

Built in 1874 by George H. Wild, 27 Broad Street replaced an earlier two-story wood-frame structure. The building quickly became a mixed-use commercial and civic center, housing multiple ground-floor retail establishments and upper-story offices and meeting rooms. By the 1890s, it was occupied by Tilson's Dairy Butter & Eggs and A.R. Coleman, photographer.

Between the early 1900s and the mid-twentieth century, 27 Broad Street accommodated a succession of tobacco, candy, and retail shops, such as Dennis & Pasch Cigar Store, Swanell's Cigar Store, the Caramel Hut Shop, Sherman's Snack Shop, and later Pandora's Box. In 1970, Sherman's Snack Shop was replaced by new tenants, reflecting the district's ongoing pattern of small-scale retail turnover.

The second floor historically hosted professional offices, including Grassinger & Heller Real Estate and Insurance. The third floor served as a lodge room for the local Masonic Blue Lodge, adding to the building's civic significance.

### Statement of Significance:

27 Broad Street is a key contributing resource to the Broad Street Historic District, significant under Criterion A (Commerce) for its long-standing role in Red Bank's retail and civic development, and under Criterion C (Architecture) for its distinctive Italianate design and craftsmanship. The building's mixed-use functionality, prominent corner location, and continuous occupation by local businesses and civic groups since 1874 illustrate the architectural and historical continuity of Red Bank's commercial core.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**883687099**

Page 3

## PROPERTY REPORT

Property ID: -1206694051

**Property Name:** MERCHANTS TRUST COMPANY  
**Address:** 28 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	30

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

28 Broad Street is a two-story commercial building constructed in 1927 and distinguished by a monumental Classical Revival bank façade executed in smooth, light-colored painted granite masonry. The building's material, scale, and formal composition contrast with the predominantly brick Italianate commercial buildings that characterize this section of Broad Street.

The façade is rigorously symmetrical and organized around a dominant central axis. The second story is defined by a grand semicircular arched window occupying nearly the full width of the elevation. The window is composed of a multi-light metal sash with orthogonal muntins, reinforcing its institutional character. Based upon mid-20th century advertisements, the recessed window had originally continued to the ground with a grand cast iron entrance composed of a double door and ornate side lights with tall bulkhead sills flanked by punched rectangular windows, likely with an overnight deposit box.

Above the arch is a deep horizontal frieze incised with the inscription "Merchants Trust Company," flanked by carved floral rosettes and engaged spiral colonnettes with decorative finials extending above the roof level. The frieze supports a Classical Revival-style cornice with molded profiles and a projecting entablature that provides a strong horizontal termination to the façade. The parapet is stepped to emphasize the central bay.

The ground-floor storefront is a later alteration that attempts to draw on the classically inspired vocabulary of the upper façade. A shallow recessed entry is flanked by folding-glazed storefront systems, set behind six spiral colonnettes supporting a lower entablature and sign band.

The site at 28 Broad Street has been continuously associated with banking and commercial activity since the mid-19th century. As early as 1868, a one-story brick building occupied the property and housed the First National Bank. On November 5, 1882, the building was nearly destroyed in the catastrophic Child's Bakery fire. As the flames spread from the adjacent Methodist Church, the church's steeple collapsed against the rear of the bank building, igniting its roof. Although fire engines directed streams of water onto the structure, the interior was destroyed before the fire was finally brought under control.

In 1883, a two-story brick building was erected on the site and continued to house the First National Bank until approximately 1914. In 1927, this structure was replaced by the present building: a new brick building faced in cast granite and designed by Hoggson Brothers, a New York-based architectural firm. The building was constructed specifically for the Merchants Trust Company, whose name remains prominently incised on the façade. The bank occupied the building until 1938.

Following the departure of the Merchants Trust Company, the building accommodated a series of retail and professional tenants that reflected the continued commercial vitality of Broad Street. From the late 1930s through the early 1950s, occupants included Ruby-Land

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1206694051

Page 1



Inc., Dry Foods, and the Paul F. Stewart photography studio. By the mid-1950s, the space was occupied by Kane's Dry Goods and the Broadway Shop for Children. In 1956, Carroll's Stationery acquired the building and operated the business there for approximately five decades. During this period, a fire originating within the building in 1978 spread northward, destroying the adjacent structure at 26 Broad Street.

28 Broad Street is significant under Criterion C (Architecture) as a highly intact and architecturally distinguished example of late 1920s Classical Revival bank architecture. Its monumental arched window, incised institutional lettering, engaged spiral colonnettes, and formal symmetry clearly express the civic authority, permanence, and financial stability associated with early-20th-century banking institutions. The building is also significant under Criterion A (Commerce) for its long association with Red Bank's financial and commercial development. From its earliest use as the site of the First National Bank through its role as the home of Merchants Trust Company, the property reflects the evolution of Broad Street as Red Bank's principal commercial and financial corridor. Despite later storefront alterations, the upper portion of the building retains a high degree of integrity of design, materials, craft, feeling, and association.

**Setting:**

Located on the west side of Broad Street, 28 Broad Street forms part of a continuous zero-lot-line street wall of attached commercial buildings fronting wide sidewalks. While its Classical Revival façade contrasts sharply with the surrounding Italianate brick storefronts, the building contributes to the district's layered architectural character, representing a later phase of institutional and commercial investment along Broad Street. The building's monumental scale, axial composition, and refined classical detailing make it a prominent visual anchor within this section of the Broad Street Historic District.

**Registration and Status**  
**Dates:**

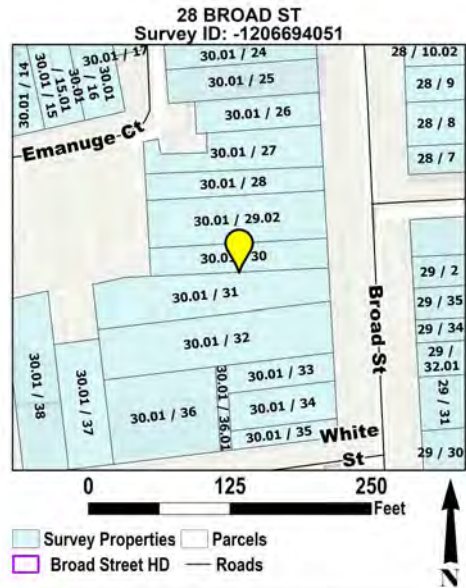
**National Historic Landmark?:** ☐  
**National Register:**  
**New Jersey Register:**  
**Determination of Eligibility:**  
**Certification of Eligibility:**

**SHPO Opinion:**  
**Local Designation:** 2/8/2024  
**Other Designation:**  
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
(None Listed)	The Daily Register (various)			
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892279

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1206694051

Page 3

## PROPERTY REPORT

Property ID: 1180315791

**Property Name:** ADLEM & COLE BUILDING  
**Address:** 30 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	31

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

30 Broad Street is a three-story, three-bay painted brick commercial building constructed in 1868, retaining a largely intact late-19th-century Italianate upper façade. The second and third stories are defined by tall one-over-one window openings set within round-arched masonry hoods, a dominant motif along Broad Street. The existing sash replacements replicate the original proportions and configuration depicted in late-19th-century photographs.

The original storefront, visible in ca. 1880 images, reflected the Italianate vocabulary of the upper stories, with tall arched openings, divided display windows, and vertically subdivided transoms. A modest lower cornice capped the storefront; the building did not originally feature a sign band. The original cornice was also more Classical Revival in character, incorporating brackets, dentils, and a decorative frieze.

A significant ca. 1913 remodeling altered the storefront by removing the stairs to the upper floors and enlarging the display window openings. As part of this campaign, a metal cornice was installed, closely replicating the profile of the adjacent cornice at 32-34 Broad Street to the south. The Jacob Yanko storefront featured paired recessed entries flanked by projecting display bays, reflecting early-20th-century retail modernization. A later alteration in the mid-1990s sought to evoke the late-19th-century storefront configuration. Still, it introduced a tall sign band, flattened arch proportions, oversized display windows, and a concrete curb beneath a floating bulkhead, diminishing the original vertical emphasis.

The rear (west) elevation, fronting the parking area, is distinguished by a trompe-l'oeil mural executed in 1996 depicting a historic Broad Street streetscape.

Unlike many neighboring structures, 30 Broad Street survived all major fires that reshaped Red Bank's business district. The three-story brick building was erected in 1868 by Isaac Adlem and Christopher Cole, replacing the earlier residence of Captain Christopher Doughty, which was relocated ca. 1863 to 14 Washington Street. At the time of construction, the site lay just beyond Broad Street's established commercial core.

From 1863 through the early 1880s, the building housed Adlem & Cole Dry Goods Emporium, described in 1909 as one of the oldest and most prominent dry goods establishments in Monmouth County. By the mid-1880s, offices occupied portions of the building, including those of Harold Allstrom.

In 1891, businessman and musician Frank C. Storck partnered with Allstrom to establish the Academy of Music, which sold sheet music and instruments and offered instruction. By 1898, Storck launched his own enterprise, "Storck of Course," expanding into phonographs, bicycles, and early automobiles. The business lineage continued through multiple transformations, culminating in Anderson Music, founded in 1947 by J. Beverly Anderson. The Anderson family's legacy evolved into Jack's Music Shoppe, which relocated several times before returning to

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1180315791

Page 1

30 Broad Street in the mid-1990s.

30 Broad Street is significant under Criteria A (Commerce) and C (Architecture). Under Criterion A, it is associated with the long-term commercial development of Red Bank and the evolution of retail practices from the mid-19th century through the present. Under Criterion C, the building is a well-preserved example of an early Italianate commercial structure that retains its historic massing, fenestration pattern, and upper-story architectural detailing. Its survival through multiple catastrophic fires distinguishes it from much of the surrounding streetscape and underscores its importance as a rare physical link to Red Bank's pre-fire commercial fabric. The building's long association with music-related enterprises further enhances its cultural significance.

#### Setting:

Located on the west side of Broad Street, 30 Broad Street forms part of a continuous zero-lot-line commercial street wall characterized by two- and three-story masonry buildings set flush with wide brick sidewalks. Its Italianate upper façade contributes to the cohesive architectural rhythm of the block. The rear elevation, opening onto the parking area and English Plaza, provides an uncommon secondary public face. The building appears in the 1997 film "Chasing Amy."

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

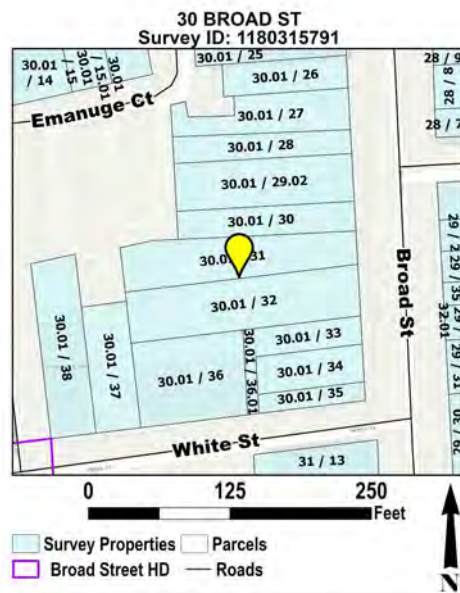
**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**



**Site Map:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**1180315791**

Page 2

☐ (Primary Contact)



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Gabrielan, Randall	Red Bank	1995		
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Beers, F.W.	Atlas of Monmouth County, New Jersey	1873		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                         0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892272

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1180315791

Page 3

## PROPERTY REPORT

Property ID: 1772958058

**Property Name:** DAVIDSON BUILDING  
**Address:** 32-34 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	32

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

32-34 Broad Street is a three-story, seven-bay commercial building constructed in 1883 and executed in running-bond brick. The building is an intact example of late-19th-century Italianate commercial architecture, retaining its original massing, fenestration rhythm, and cornice detailing.

The upper façade is highly symmetrical, organized into seven narrow vertical bays that express the structural rhythm typical of 1880s commercial construction. The second and third stories are punctuated by tall, narrow double-hung window openings—hallmarks of the Italianate style. Each opening is capped by a molded masonry lintel featuring restrained ornamental carving that adds shadow and depth to the otherwise planar brick façade. Simple projecting masonry sills align horizontally across each story, reinforcing the façade's disciplined proportions and strong horizontal datums.

An ornate bracketed cornice defines the roofline, the building's most prominent architectural feature. Deeply projecting modillions support an overhanging eave and are aligned with the vertical piers between window bays. Beneath the brackets, the cornice incorporates a decorated frieze with rectangular recessed panels, contributing to the building's vertical emphasis and visual richness. The cornice remains intact and visually cohesive with the neighboring Italianate commercial buildings to the north and south.

Within the district's period of significance, the storefront was substantially remodeled in 1910 as part of a comprehensive modernization designed by architect Joseph Swannell for merchant M.M. Davidson. This configuration consisted of two large display window bays with short bulkhead sills, divided-lite transoms with operable hopper windows for ventilation, and a recessed primary entrance located between the third and fourth bays. A secondary auxiliary entry at the south end provided access to the upper floors. At this time, the entire building functioned as H.H. Davidson's clothing store.

From 1961 until 2003, the storefront was occupied by Prown's, a prominent local retailer. The Prown's storefront featured an off-center recessed oblique entry on the south end, large display windows aligned with the street wall, and a secondary entry to the upper floors. Vertical aluminum panels supported a large "Prown's Has Everything" sign, reflecting mid-20th-century commercial branding practices that obscured some of the historic storefront's proportions.

Following Prown's departure, a new silver aluminum-and-glass storefront on a granite base was inset behind oversized pseudo-Tuscan columns. Although the alteration generally retained the recessed storefront profile established during the Prown's era, the materials, scale, and detailing introduced a late-20th-century corporate aesthetic incompatible with the historic district.

The building replaced the Chadwick House, a residence that had occupied the site since approximately 1860. In 1883, M.M. Davidson began occupying part of the Chadwick Building on the west side of Broad Street and continued there for 26 years before purchasing the

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1772958058

Page 1

property outright in 1909. Davidson commissioned architect Joseph Swannell to redesign the building, reopening it in November 1910 as a unified clothing store.

Davidson was an innovative retailer, known for mail-order sales, promotional pricing, and off-price merchandise—business practices that anticipated later developments in American retail. Davidson remained at the site until approximately 1946, and was followed by another clothing retailer until 1961.

In 1961, Prown's relocated to 32-34 Broad Street following a major fire at its previous location. Founded in 1925 by Max Prown and Julius Cooper, the business became a long-standing fixture in Red Bank. After Max Prown's death, his grandson David Prown continued the business until its relocation in 2003 and later departure from Red Bank. 32-34 Broad Street later housed a bank and a men's clothing store.

32-34 Broad Street is significant under Criterion A for its association with the late-19th- and early-20th-century commercial development of Red Bank, and under Criterion C as a representative and well-preserved example of an Italianate commercial block. Constructed in 1883 during the post-fire rebuilding period, the building reflects the transformation of Broad Street into a dense, three-story brick commercial corridor that defined Red Bank's emergence as a regional retail center.

The building is closely associated with merchant M.M. Davidson, who occupied the property for more than four decades and, in 1910, commissioned a comprehensive remodeling to unify the structure as a single clothing store. Davidson's innovative retail practices—promotional sales, discounted pricing, and mail-order commerce—illustrate broader shifts in retailing that shaped Broad Street's commercial character during the period of significance.

Under Criterion C, the building retains a high degree of integrity in its upper façade, including its symmetrical seven-bay composition, tall narrow window openings, decorative masonry lintels, and prominent bracketed cornice, all characteristic of Italianate commercial architecture. Together, these features contribute to the architectural cohesion and historic streetscape of the Broad Street Historic District.

**Setting:**

Located on the west side of Broad Street, 32-34 Broad Street forms part of a continuous street wall of attached commercial buildings that sit flush with the brick sidewalks. Its well-preserved Italianate architectural features—particularly the intact cornice—visually align with the neighboring buildings to the north and south, reinforcing the architectural continuity of this block. Despite multiple storefront alterations over time, the upper façade remains a strong contributor to the historic character and cohesion of the Broad Street commercial corridor.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

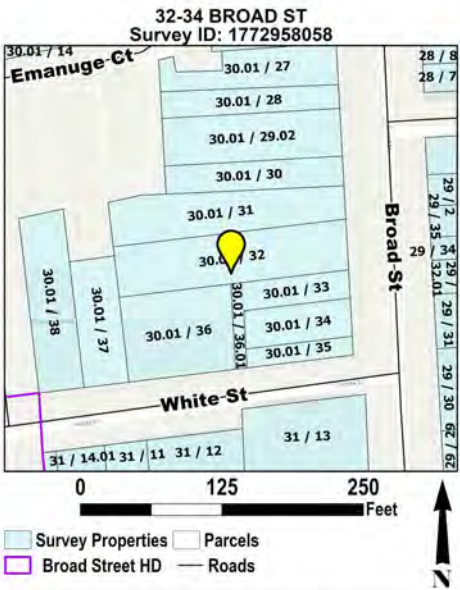
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1772958058

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume II	1996		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892281

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1772958058

Page 3



## PROPERTY REPORT

Property ID: -82246873

**Property Name:** 36 BROAD ST  
**Address:** 36 BROAD ST

**Ownership:**  
**Apartment #:** **ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough			30.01	33
MONMOUTH	Red Bank borough	Long Branch		30.01	33

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

36 Broad Street is a three-story, three-bay Italianate commercial building constructed ca. 1873 on a 25-foot-wide lot. The painted brick façade is laid in running bond and capped by a prominent bracketed Italianate cornice closely related in profile and scale to the later cornice at 32-34 Broad Street to the north.

The upper façade is organized with vertically proportioned window openings featuring segmental-arched hood lintels and molded sills, both likely cast iron. The second- and third-floor windows are two-over-two double-hung replacement sashes with fixed transoms, reflecting the original configuration of full-height segmental-arched openings that historically contained two-over-two sash. Window openings remain intact and maintain consistent spacing and rhythm across the façade.

The ground-floor storefront retains substantial elements of a mid-20th-century commercial remodeling associated with the Reussilles' jewelry store. Historic photographs from ca. 1915 show a centered recessed double-door entry flanked by tall display windows resting on a full-width lower cornice. Later alterations introduced high-quality modern materials, including terrazzo flooring at the entry and stainless steel detailing, characteristic of 1950s-1960s retail modernization. While altered, the storefront preserves its historic proportions and retains a strong relationship to the upper façade.

The building at 36 Broad Street was erected prior to 1873 by J. Broadmeadow. By the late 19th century, it became known as the Blumenberg Building and housed dry goods and retail uses consistent with Broad Street's emerging commercial identity.

In 1902, the property was acquired by Leon de la Reussille, a Swiss-born jeweler from a family of watchmakers. Leon and his brother Alphonse had established the de la Reussille Brothers jewelry business in 1886 at the Child's Building on Broad Street, distinguished by the installation of a cast-iron pedestal clock on the sidewalk. When Leon relocated his business to 36 Broad Street in 1902, the clock moved with him, becoming a lasting landmark and a rare surviving example of historic street furniture.

Following Leon Reussille's death in 1942, the business passed to his descendants and operated until 2011. The storefront of 36 Broad Street was subsequently altered, while maintaining the historic clock.

36 Broad Street is contributing to the Broad Street Historic District under Criterion A (Commerce) for its long-standing association with Red Bank's commercial development and specialty retail history, and under Criterion C (Architecture) as a representative example of a late-19th-century Italianate commercial building.

Architecturally, the building retains integrity of design, materials, craft, and feeling in its upper façade, including its segmental-arched

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-82246873

Page 1

☐ (Primary Contact)

window openings, molded masonry detailing, and bracketed cornice. Historically, its association with the de la Reussille jewelry business—one of Red Bank’s most prominent long-standing retailers—and the survival of the pedestal clock elevate the property’s significance beyond its modest scale. The clock, in particular, represents a rare surviving element of historic streetscape infrastructure and contributes to the building’s associative and cultural value within the district.

**Setting:**

36 Broad Street is located on the west side of Broad Street and forms part of a continuous zero-lot-line street wall of attached three-story Italianate commercial buildings. Its scale, massing, and cornice alignment closely correspond with neighboring structures, particularly 32-34 Broad Street, reinforcing the architectural coherence of this portion of the historic business district.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

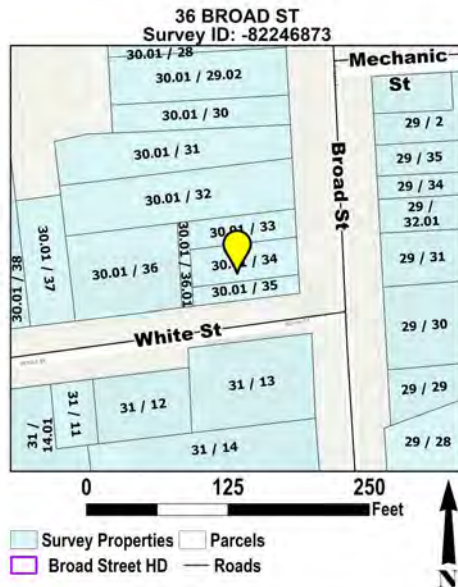
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-82246873**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Beers, F.W.	Atlas of Monmouth County, New Jersey	1873		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892299

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-82246873**

Page 3

## PROPERTY REPORT

Property ID: -1856530221

**Property Name:** TEMPLE OF FASHION

**Ownership:** Private

**Address:** 37 BROAD ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	29	32.01

**Property Photo:**



**Old HSI Number:** MON-1340-001-003

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

37 Broad Street is a two-story, four-bay brick commercial building with Queen Anne stylistic influences, designed by prominent local architect R.D. Chandler and constructed in 1893. The symmetrical façade is executed in yellow and orange brick with rock-faced detailing. Each bay is articulated by darker brick window surrounds and rusticated pilasters that rise to a deep bracketed modillion cornice. The central bay is crowned by an ornate gabled pediment bearing the inscription "Red Bank Temple of Fashion" in raised lettering. The building retains significant original architectural features, including the decorative brickwork, swag motifs in the frieze, and original window proportions. The storefront is intact mainly in form, with sympathetic contemporary infill.

**Setting:**

Located in the center of Red Bank's historic commercial corridor, 37 Broad Street exemplifies the stylistic exuberance and economic optimism characteristic of the post-fire rebuilding boom of the 1880s and 1890s. The building's prominent location, ornate cornice, and distinctive pediment contribute to the architectural cohesion and visual identity of the Broad Street Historic District. It reflects the transformation of Broad Street into a regional retail destination during the late 19th and early 20th centuries, shaped by immigrant entrepreneurship and architectural ambition.

**Registration**

**National Historic Landmark?:** ☐

**and Status**

**National Register:**

**Dates:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☒ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-1856530221

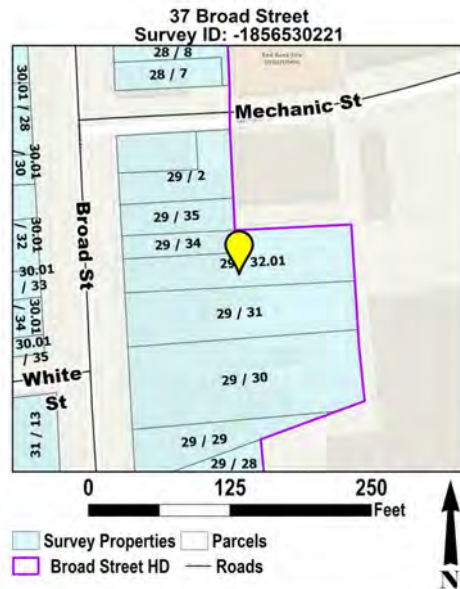
Page 1

☐ (Primary Contact)



Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Murray, Kathleen J	Nineteenth-Century Red Bank: A Study of the Nineteenth-Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	
Clark, Pamela	Red Bank Downtown Historic Building Survey	1980	
Wolverton, Chester	Atlas of Monmouth County, New Jersey	1889	
Sanborn	Insurance Maps of Red Bank, New Jersey	1895	

#### Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-1-3

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99045462

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1856530221

Page 2

## ELIGIBILITY WORKSHEET - Properties

Property ID **-1856530221**

### History:

The Weis family, Bohemian immigrants instrumental in Red Bank's commercial expansion at the turn of the century, commissioned the building. They established a millinery shop on Front Street in the 1870s and, following a devastating fire in 1881, relocated and rebuilt their business at this site within Broad Street's expanding commercial corridor. By 1895, the family had completed this highly ornamental structure, soon known as the "Temple of Fashion," serving both as a commercial enterprise and a symbol of civic prominence.

Throughout the 20th century, 37 Broad Street served as a significant anchor for downtown Red Bank commerce. In 1899, the real estate office of W.A. Hopping occupied the building, followed by the Weiss Millinery Shop in the early 1900s. By 1938, the property housed the Great Atlantic & Pacific Tea Co. (A&P) grocery store and the American Legion Post #168. The A&P remained at this location until 1973, underscoring the building's sustained role as a retail destination in downtown Red Bank.

### Statement of Significance:

37 Broad Street is a key contributing resource to the Broad Street Historic District under Criterion A for its association with Red Bank's commercial and social development and Criterion C for architectural merit. The building exemplifies late 19th-century commercial architecture with Queen Anne influences and is one of the most elaborately ornamented surviving structures in downtown Red Bank. Its association with the Weis family-early immigrant entrepreneurs-adds to its historical significance as a symbol of economic and civic advancement driven by Red Bank's diverse merchant community.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-1856530221**

Page 3

## PROPERTY REPORT

Property ID: -902699691

**Property Name:** RED BANK REGISTER BUILDING  
**Address:** 40-42 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	34

### Property Photo:



**Old HSI Number:** **NRIS Number:** **HABS/HAER Number:**

### Description:

40-42 Broad Street is a three-story, two-bay, commercial vernacular brick building constructed in 1897. The building is barbell-shaped in plan with 33 feet of frontage on Broad Street. A corbeled brick cornice caps the painted running bond brick façade. Brick half-round arches emphasize third-story window openings, while the second story retains rectangular window openings with soldier course brick lintels and stone sills. Historic postcards suggest that the upper-story windows were originally simple one-over-one double-hung sash, despite the later use of divided-lite transoms throughout the late 19th century.

A defining architectural feature is the brick inlay reading "Red Bank Register" below the cornice, identifying the building's original function. This feature was restored as part of a 2025 facade restoration. The ground floor retains the historic storefront bay widths. However, the current all-glass aluminum storefront lowers the sill line substantially below historic proportions and lacks the detailing and solidity of the original cast iron storefront.

The property appears on a 1878 map as belonging to James Broadmeadow, who relocated his business operations to Red Bank after selling his Shrewsbury farm. In 1897, the site became the fourth and longest-occupied home of The Red Bank Register, for which the present building was purpose-built. The newspaper had previously operated from three locations, including a temporary site following the July 1881 fire that destroyed its first office on West Front Street. The Register moved into 40-42 Broad Street in the fall of 1897 and remained there for 71 years, expanding its operations vertically within the building over time. It vacated the building in 1968 after outgrowing the space and ceased publication in 1991. Subsequent ground-floor tenants included clothing retailers.

40-42 Broad Street is a contributing resource to the Broad Street Historic District under Criterion A (News Media) for its direct and long-term association with The Red Bank Register, a newspaper of major local and regional importance. It is also significant under Criterion C (Architecture) as a rare surviving example of a purpose-built late-19th-century newspaper office, reflecting specialized functional planning uncommon in small-town commercial architecture. Contemporary accounts described the building as exceptionally well constructed and efficiently organized, with newsroom, business, and editorial functions distributed across all three floors by the early 20th century. The intact massing, fenestration pattern, and restored identifying brick inlay support the building's architectural and historical integrity.

### Setting:

Located on the west side of Broad Street, 40-42 Broad Street forms part of a continuous street wall of attached historic commercial buildings. Serving as a terminus of the streetwall along this frontage of Broad Street, 40-42 Broad Street has a rear 10-foot-wide alley that

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-902699691

Page 1

☐ (Primary Contact)

provides a service connection to White Street.

Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

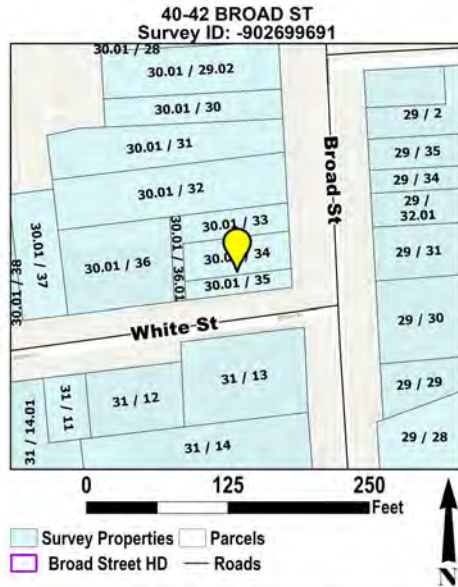
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Phillips, Helen C	Red Bank on the Navesink	1977	
(None Listed)	Red Bank Register (various)		
Sanborn	Insurance Maps of Red Bank, New Jersey	1895	
Woolman, H.C.	Historical and Biographical Atalst of the New Jersey Coast	1878	

#### Additional Information:

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892254

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-902699691

Page 2

## PROPERTY REPORT

Property ID: 458010295

**Property Name:** 46-50 BROAD ST  
**Address:** 46-50 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

46-50 Broad Street comprises three attached, two-story, three-bay commercial vernacular brick buildings occupying 75 feet of Broad Street frontage at the intersection with White Street. All three buildings are constructed of running-bond brick and are built to the sidewalk, forming a low continuous street wall.

46 Broad Street is a corner building with three bays on Broad Street and a long, largely unadorned secondary elevation of 100 feet along White Street. The second story contains rectangular window openings fitted with one-over-one replacement sash; fixed half-round fabric awnings are later additions. The ground-floor storefront consists of a shallow, recessed center double-door entry flanked by flush display windows resting on brick bulkheads, with opaque transoms above. A continuous soldier-course lintel spans the storefront. The original bracketed cornice is not present.

48 Broad Street is a two-story, three-bay brick building with similar proportions. Portions of the original cornice survive, including brackets and frieze elements, though the projecting eave is not present. The contemporary storefront features a shallow, off-center entry recessed adjacent to tall display windows.

50 Broad Street varies stylistically from its neighbors, being the latest to be constructed. The painted brick façade features segmental-arched second-floor window openings containing one-over-one sash similar in proportion to the historic configuration, except for rectangular top window rails. The simplified cornice originally featured a bracketed eave with recessed rectangular panels. Early-20th-century photographs depict retractable awnings and a traditional recessed storefront with display windows flanking a recessed center entry.

The three buildings collectively formed what was long known as the Haddon Block, occupying land originally associated with the William Haddon house at 46 Broad Street. That residence was relocated ca. 1880 to accommodate rear expansion, and the present brick commercial buildings were erected in stages during the late 19th and early 20th centuries.

By 1889, 46 and 48 Broad Street housed a tailor, a wallpaper shop, and a cigar store. From 1898 through at least 1914, F. Storck Pianos and Bicycles operated at 46 Broad Street, while George Moody's Harness & Leather Goods occupied 48 Broad Street. Sanborn maps indicate that 50 Broad Street was initially a separate wood-frame structure; by 1908, a two-story brick structure was built for an art, photography, and picture-framing studio.

In 1922, Whelan's Drugs took over 46 Broad Street under a long-term lease, while National Shoes at 48 Broad Street and Ruby Lane at 50 Broad Street occupied the adjacent storefronts. By the late 20th century, tenants included Royal Box, Rite Aid, and other retailers. Today, A.H. Fisher Diamonds occupies 46 Broad Street, Castello Boutique at 48 Broad Street, and A Time to Kiln at 50 Broad Street, with professional offices on the upper floors.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

458010295

Page 1

☐ (Primary Contact)



46-50 Broad Street contributes to the Broad Street Historic District under Criterion A for its long association with Red Bank's late-19th- and early-20th-century commercial development and retail economy. The block reflects the subdivision and intensification of Broad Street as the town's primary business corridor. The buildings also contribute under Criterion C as representative examples of modest Commercial Vernacular architecture, retaining historic massing, lot coverage, and fenestration patterns typical of attached downtown storefront blocks, despite alterations to cornices and storefronts.

**Setting:**

Located on the west side of Broad Street at White Street, 46-50 Broad Street forms part of a continuous row of zero-lot-line commercial buildings fronting Broad Street's brick sidewalks. Although altered individually, the buildings maintain the historic rhythm, scale, and streetwall alignment that define this portion of the Broad Street Historic District, reinforcing the visual continuity of the corridor while remaining individually legible.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

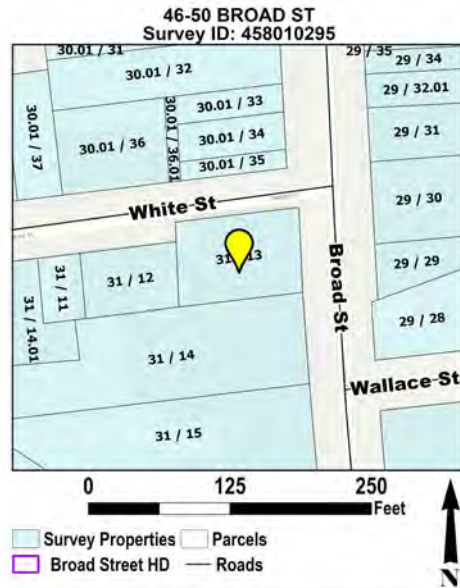
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**458010295**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume II	1996		
Gabrielan, Randall	Red Bank Volume III	1998		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892250

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**458010295**

Page 3

## PROPERTY REPORT

Property ID: -162075741

**Property Name:** EISNER BUILDING

**Ownership:** Private

**Address:** 52-56 BROAD ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	14

**Property Photo:**



**Old HSI Number:** MON-1340-001-005

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

52-56 Broad Street is a three-story, three-bay commercial building exhibiting Beaux-Arts design with Neoclassical and Italianate influences. Constructed circa 1910, the building features a Flemish bond brick façade and prominent limestone ornamentation. Each upper-floor bay is surmounted by a broad, segmented arch with keystones and decorative console brackets. Limestone vermiculation panels between the second and third floors reinforce the vertical rhythm of the composition. The ground floor contains a modern storefront with recessed entrances and transom windows. A bracketed modillion cornice extends the full width of the building, reinforcing its formal civic character.

**Setting:**

The Eisner Building occupies a midblock portion of the western side of Broad Street between White and Monmouth Streets. Its scale, design, and architectural integrity make it a visual focal point of the block and a prominent example of Red Bank's early twentieth-century commercial prosperity. The building continues to function as a mixed-use retail and office property, thereby preserving its historic role and presence.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-162075741

Page 1

☐ (Primary Contact)

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	
Murray, Kathleen J	Nineteenth-Century Red Bank: A Study of the Nineteenth-Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	

#### Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-1-5

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99019200

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-162075741

Page 2

## ELIGIBILITY WORKSHEET - Properties

Property ID **-162075741**

### History:

The Eisner Building was constructed for the Sigmund Eisner Company, a leading industrial employer in Red Bank during the early twentieth century. As a manufacturer of uniforms and men's clothing, the company established this Broad Street property as a prominent office and retail location. The building replaced the earlier Sutton House and subsequently accommodated a range of commercial tenants, including Woolworth's in the 1910s, as well as offices and retail establishments such as the Carroll Hosiery Shop, Daily Record newspaper, and Monmouth County Mosquito Exterminator Commission by the mid-twentieth century. The third floor formerly housed a Masonic Hall. The building's changing occupancy patterns reflect broader trends in downtown Red Bank's commercial growth and civic development during this period.

### Statement of Significance:

52-56 Broad Street is a key contributing resource to the Broad Street Historic District under NRHP Criterion A for its association with commerce and community development, and Criterion C for its architectural merit. It embodies the growth of early 20th-century Red Bank as a regional economic center and is strongly associated with Sigmund Eisner, a figure of local industrial and philanthropic significance. Its formal Beaux-Arts composition and exceptional brick-and-limestone detailing make it one of the most architecturally distinguished commercial buildings on Broad Street.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-162075741**

Page 3



## PROPERTY REPORT

Property ID: -1065379120

**Property Name:** RED BANK TRUST COMPANY

**Ownership:** Private

**Address:** 53-55 BROAD ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	29	28

**Property Photo:**



**Old HSI Number:** MON-1340-001-004

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

Constructed in 1914, 53-55 Broad Street is a monumental Neo-Classical bank building designed by architect Warrington G. Lawrence. The structure is clad in coursed Danby marble and exhibits a highly formalized, symmetrical façade. The primary, west-facing elevation on Broad Street features a single central bay with giant engaged Doric columns flanking a deeply recessed doorway, which was originally fitted with bronze doors, now replaced with aluminum. A modillion cornice and a sculptural segmented-arch pediment above the entrance contribute to the building's grandeur. The Wallace Street elevation contains five window bays, a secondary entrance, and a rear marble-clad one-story wing, which were added between 1922 and 1950. The upper walls of the rear and non-visible elevations are finished in brick.

**Setting:**

Situated at the northeast corner of Broad and Wallace Streets, the 53-55 Broad Street anchors the northern end of the Broad Street commercial corridor. Its scale and classical detailing distinguish it from adjacent storefronts, while its alignment and rhythm remain consistent with the historic district. The building represents the apex of early 20th-century institutional development in Red Bank, providing a visual and functional contrast to the surrounding smaller-scale retail architecture. Its presence underscores the historic prominence of banking and finance in Red Bank's economic development and establishes it as a defining landmark within the historic district.

**Registration**

**National Historic Landmark?:** ☐

**and Status**

**National Register:**

**Dates:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☒ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

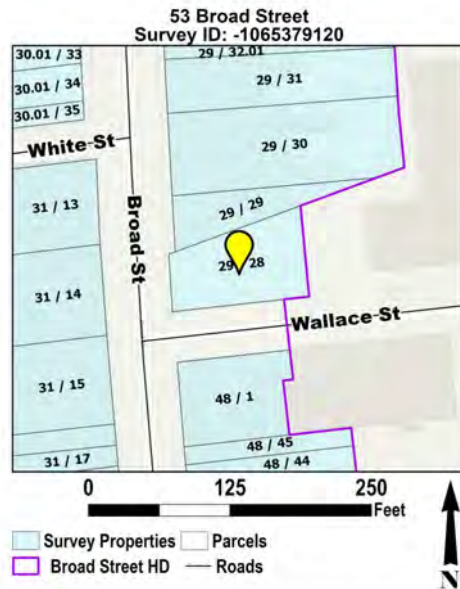
**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

-1065379120

Page 1

**Location Map:****Site Map:****BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	

**Additional Information:**

Previously surveyed under Historic Sites Inventory No. 1340-1-4

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99001864

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1065379120

Page 2

## ELIGIBILITY WORKSHEET - Properties

Property ID **-1065379120**

### History:

The site was previously occupied by the Red Bank Presbyterian Church. Construction of the new bank headquarters for the Red Bank Trust Company commenced in the summer of 1913 and was completed by 1914 at a reported cost of \$100,000. The company relocated from Monmouth Street following its acquisition of the First National Bank of Red Bank. Architect Warrington G. Lawrence, who trained with McKim, Mead & White and Richard Morris Hunt, was recognized for his expertise in Neo-Classical design. Upon completion, the building was regarded as a premier example of early 20th-century bank architecture, incorporating fireproof reinforced concrete and steel-beam framing.

By the late 20th century, the building became known as the Smith Barney Building after its 1996 renovation for multi-floor office use. Salomon Smith Barney became the sole tenant in 1998. Despite storefront modernization, such as the installation of aluminum windows, the structure retains a high degree of architectural integrity.

### Statement of Significance:

53-55 Broad Street is a key contributing resource to the Broad Street Historic District, significant under Criterion C for architecture as one of the most intact and ambitious Neo-Classical bank buildings in Monmouth County. The building is also significant under Criterion A for its association with the expansion of financial institutions in Red Bank during the early 20th century. Its monumental scale, refined classical detailing, and use of high-quality materials exemplify the civic pride and economic optimism characteristic of the period.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-1065379120**

Page 3

## PROPERTY REPORT

Property ID: -1675175643

**Property Name:** 58-64 BROAD ST  
**Address:** 58-64 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

58-64 Broad Street is a two-story, five-bay commercial brick building designed by Fred M. Truex and constructed in 1905. The façade is executed in Flemish bond brick and is organized around four ground-floor storefronts flanking a central entrance to the upper floors. Brick piers with cast-stone bases divide the storefronts and support a full-width limestone lower cornice with a classical entablature separating the first and second stories.

The central bay is distinguished by a triangular pedimented entry containing a contemporary aluminum-and-glass door with a fixed glazed transom. Above, a second-story double-hung window and round limestone surround inscribed "1905." At either end of the façade, projecting brick piers with limestone capstones rise above the roofline, visually terminating the composition.

The roof is a shallow mansard-like form with paired small brackets flanking larger brackets in a repeating pattern. The street-facing roof surface is metal—likely pressed copper or painted steel—intended to simulate a pantile terra-cotta roof. Early postcards and photographs show the roof surface was standing-seam metal for much of the 20th century. A ridge cap defines the roof crest.

Second-story window openings are segmental-arched, with limestone springers and keystones. Painted wood mullions divide the openings and retain historic proportions, though the sash consists of replacement casement and double-hung units. All four storefronts are modern metal-and-glass assemblies that retain historic bay spacing but lack traditional bulkheads, transoms, and recessed display configurations.

The building at 58-64 Broad Street replaced the Robert Allen residence and was erected in 1905 as Broad Street expanded southward as Red Bank's principal commercial corridor. To clear the site, George Hance Patterson relocated the Allen House around the corner to Monmouth Street—its second documented move—underscoring the pressure of commercial growth at the turn of the 20th century. Early tenants reflected the building's role as a destination for specialty retail and social activity. Two piano dealers—Henry A. Guyon and Mathushek—occupied storefronts in the early years, alongside Mrs. H. Gorey's millinery shop. A 1907 newspaper account notes the building's use as a gathering place, with a newly formed bicycle club meeting there.

By the late 1930s, tenants included Leggett's Drug Store, the Chamber of Commerce, law offices, and Monmouth Men's Shop. Mid-century occupants included Abbey's Men Shop, followed by a rotating mix of retailers in the postwar period. By the late 20th century, the building became known as the Rocar Building, after a long-time owner.

58-64 Broad Street contributes to the Broad Street Historic District under Criterion A for its association with Red Bank's early-20th-century commercial expansion and retail development north of the historic core. The building also contributes under Criterion C as a representative example of early-20th-century commercial architecture, distinguished by its symmetrical multi-storefront composition, classical limestone

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1675175643

Page 1





**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Gabrielan, Randall	Red Bank	1995		
Gabrielan, Randall	Red Bank III	1998		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892311

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1675175643

Page 3

## PROPERTY REPORT

Property ID: 1992006276

**Property Name:** 67 BROAD ST  
**Address:** 67 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	48	45

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

67 Broad Street is a narrow, two-story commercial building constructed ca. 1914 in a restrained early 20th-century commercial style. It features a white-painted brick façade capped by a modest pressed-metal cornice with block modillions and a raised parapet. The second story retains its defining feature: a tripartite arched window composed of a central arched pane flanked by rectangular sash windows, all set within a modern replacement frame. Although the storefront has been significantly modernized with full-height glazing and contemporary signage, the building's proportions and massing remain consistent with the historic streetscape.

Before 1914, a wood-frame dwelling stood at this site, documented in the 1901 Sanborn Map and owned by A.H. Patterson by 1889. Between 1901 and 1914, that structure was replaced with the present two-story brick building. By June 1914, Mrs. H. Gorey's millinery store—formerly at 60 Broad Street—had relocated here. Surrounding businesses in the 1910s–20s included a lighting fixture store, a restaurant, and an electrical supply shop, reflecting the growing commercial dynamism of Broad Street. By 1922, the Sanborn Map records 67 Broad simply as a "store," indicative of Red Bank's broader shift from mixed residential/commercial uses to full retail. A December 1950 fire from an adjacent building reportedly caused minor damage to 67 Broad Street.

67 Broad Street is significant under Criterion A (Commerce) for its embodiment of Broad Street's evolution from residential use to a vibrant commercial corridor. As an intact example of early 20th-century infill development, the building reflects the stylistic and economic shifts occurring in Red Bank's downtown prior to World War I. The longevity of its retail function and its connection to prominent local businesses, including Gorey's millinery, further enhance its associative value.

### Setting:

Situated on a narrow parcel within a continuous street wall of historic storefronts, 67 Broad Street contributes to the visual rhythm of downtown Red Bank. It lies just northeast of the Monmouth Street intersection. Though its storefront has been modernized, the building's scale, rhythm, and cornice maintain its contextual compatibility with the surrounding historic fabric.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1992006276

Page 1

Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

SHPO Opinion:

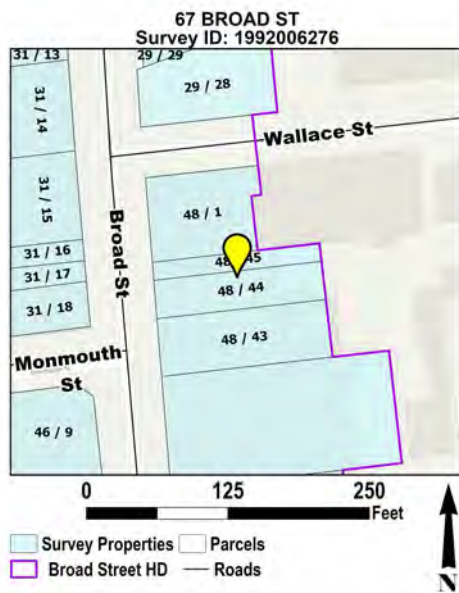
Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Gabrielan, Randall	Red Bank	1995	
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	
(None Listed)	Red Bank Register (various)		

#### Additional Information:

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892319

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1992006276

Page 2

## PROPERTY REPORT

Property ID: 2062713178

**Property Name:** 69-71 BROAD ST  
**Address:** 69-71 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	48	44

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

69-71 Broad Street is a two-story commercial building constructed in 1914 and clad in warm buff-colored running-bond brick, with subtle tonal variation used to create surface texture. The building presents a unified façade organized into three bays at the ground floor with a centrally located stair entrance to the upper level.

The defining architectural feature is the Romanesque-influenced brick corbel table extending across the top of the second story. This consists of a rhythmic series of blind brick arches supporting a slightly projecting parapet, producing a strong horizontal datum consistent with early-20th-century commercial Romanesque Revival detailing.

The second floor contains four large, vertically oriented rectangular window openings set above a continuous cast-stone sill. The absence of soldier-course lintels above these windows suggests the openings were enlarged or altered from their original configuration. Existing window units are replacements set within masonry openings.

The ground-floor storefronts have been modernized with aluminum-and-glass systems; however, they retain the original three-bay rhythm of the façade. Entrances are slightly angled to create recessed entries, maintaining the historic pattern of relief along the street wall.

Constructed in 1914, 69-71 Broad Street is historically known as the Red Bank Candy Factory Building. The building was developed by Charles Louis Laug, who arrived in Red Bank in 1855 and established the town's first candy manufacturing concern. By the early 20th century, Laug's confectionery business at 71 Broad Street had developed a substantial regional trade.

Sanborn Fire Insurance Maps indicate that by 1922, a rear concrete or concrete-block addition was constructed to house a one-ton ice machine and support an ice-cream manufacturing operation. Laug's children—three daughters and his son, Charles—joined the enterprise, and the upper floor was adapted for an ice-cream parlor by the 1920s.

Throughout the early and mid-20th century, the building housed a succession of small commercial enterprises reflecting Broad Street's mixed-use character, including Werner Men's Clothing (1914), Blom's Meat Market (1923), Ye Gem Shoppe (1925), Bob's Beauty Parlor (1931), and Red Bank Fruit Center (1940).

In 1945, David Ellis opened Ellis Office Supply on the second floor at 69 Broad Street, expanding it into a fully equipped repair shop for typewriters and business machines, and later establishing Lettercraft, a mimeograph and letter shop operation. Singer Sewing Company occupied space in the building from the early 1950s until the 1970s.

In 1994, as part of a Red Bank RiverCenter façade-improvement initiative, the building's exterior was rehabilitated to remove mid-century aluminum storefront elements and restore the historic brick character of the façade.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

2062713178

Page 1

☐ (Primary Contact)

69-71 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's commercial and industrial development, particularly its early confectionery and ice-cream manufacturing enterprises, and under Criterion C (Architecture) as a representative example of an early-20th-century Romanesque-influenced commercial building.

**Setting:**

69-71 Broad Street illustrates the evolution of Broad Street from small-scale manufacturing and retail to diversified commercial uses and played a documented role in the coordinated downtown revitalization efforts of the 1990s, led by local business owners, RiverCenter, and civic organizations. Its 1994 façade restoration is directly associated with this period of reinvestment, which contributed to rising property values and renewed economic vitality in Red Bank's downtown.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

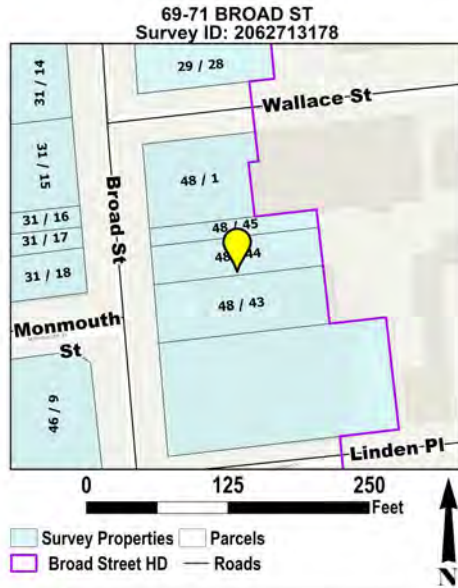
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**2062713178**

Page 2

☐ (Primary Contact)



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892294

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

2062713178

Page 3

## PROPERTY REPORT

Property ID: 2144089055

**Property Name:** WHITFIELD BUILDING  
**Address:** 73-75 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	48	43

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

73 Broad Street is a two-story, three-bay commercial building constructed ca. 1928 and historically known as the Whitfield Building. It is an example of Neoclassical and Beaux-Arts commercial architecture, representing a shift in Broad Street's streetscape from earlier red-brick vernacular buildings to a more metropolitan white masonry aesthetic of the late 1920s. The building was originally clad in limestone or terra cotta. The upper façade is articulated by a decorative frieze featuring bas-relief medallions and floral motifs, capped by a deep projecting cornice and a simple parapet that emphasizes horizontal symmetry. The second story is organized into a rhythmic arrangement of large rectangular window openings that reinforce the building's classical proportions. While the ground-floor storefronts have been modernized with expansive glass and contemporary materials, the building retains its original structural bay spacing and overall monumental scale. Subsequent alterations, including a 1997 remodeling, substantially effaced portions of the building's Classical Revival detailing, diminishing the legibility of its original façade material while retaining its overall massing.

73 Broad Street was constructed circa 1928 to house the store and offices of Howard Whitfield, a Red Bank resident and president of the Whitfield Paper Works of New York. Its location at the intersection of Broad Street and the eastern terminus of Monmouth Street placed it at a strategic commercial crossroads during a period of rapid downtown expansion in the early 20th century. Over time, the building accommodated a wide range of professional, retail, and institutional tenants reflecting the evolving commercial character of Broad Street. Legal offices—including Quinn, Parsons & Doremus in the 1930s and 1940s, and later Ocean-Monmouth Legal Services by 1983-occupied upper floors. Financial institutions also operated at the site, including Provident Mutual in the 1980s and OceanFirst Bank during the 2010s. Retail uses included Acme Market in the 1940s and J. J. Newberry, whose dime store expanded from the adjacent 77-79 Broad Street (later demolished) into the ground floor of the Whitfield Building during the mid-20th century. A 1954 photograph documents J.J. Newberry's at its height, with retractable awnings and a continuous sign band spanning both buildings, and the inscription "Whitfield Building" prominently displayed above the second-story windows.

73 Broad Street contributes to the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's late-1920s commercial expansion and under Criterion C (Architecture) as a representative example of Neoclassical and Beaux-Arts commercial architecture. The building illustrates an important stylistic transition in the downtown streetscape toward architecturally expressive commercial buildings intended to convey modernity. Despite later alterations that reduced the clarity of its original detailing, the Whitfield

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

2144089055

Page 1

Building retains sufficient integrity of location, massing, scale, and design to convey its historic role in the evolution of Red Bank's principal commercial corridor.

**Setting:**

73 Broad Street occupies a prominent corner site within a continuous street wall of attached, zero-lot-line commercial buildings along Broad Street. Its storefront sits flush with a widened brick sidewalk enhanced by landscaping and period street lamps. The building's scale and pale façade reinforce the visual importance of the Broad Street–Monmouth Street intersection, which is defined by multiple crosswalks and remains one of the most active pedestrian nodes in downtown Red Bank. While the whitewashed façade treatment diminishes some streetscape cohesion, the building continues to anchor the intersection and express the layered commercial history of this portion of Broad Street.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

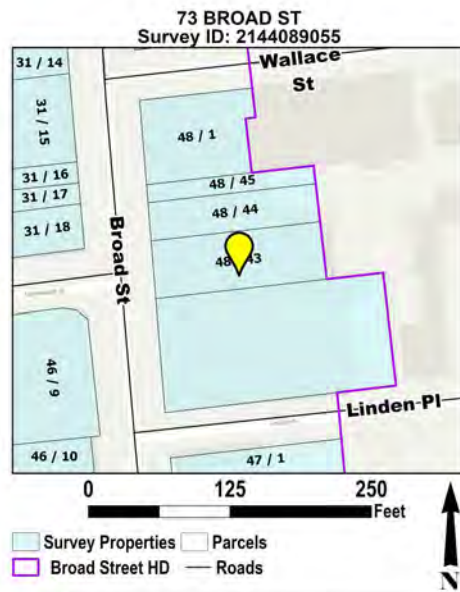
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

2144089055

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Gabrielan, Randall	Red Bank Volume III	1998		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892321

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

2144089055

Page 3

## PROPERTY REPORT

Property ID: 2072167923

**Property Name:** ST. JAMES CHURCH & RED BANK CATHOLIC  
**Address:** 94-100 BROAD ST

**Ownership:** Non-profit  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The St. James & Red Bank Catholic campus is a large, multi-building religious and educational complex occupying multiple parcels along Broad Street, Peters Place, and Drummond Place. The campus developed incrementally from the late 19th century through the early 21st century and is anchored architecturally and symbolically by St. James Roman Catholic Church, a monumental Romanesque Revival stone church.

#### Contributing Buildings:

St. James Roman Catholic Church - 100 Broad Street (1894)  
St. James Roman Rectory - 94 Broad Street (ca. 1930)  
Red Bank Catholic High School & Auditorium - 106 Broad Street (1930)

#### Non-Contributing Buildings:

St. James Elementary School - 30 Peters Place (1960)  
Red Bank Catholic High School Addition - 10 Peters Place (1967)  
St. James Covenant - 25 Drummond Place (1968)  
Red Bank Catholic High School Addition - 112 Broad Street (1988)  
Vincent J. Eck Student Center - 20 Peters Place (2011)

The origins of the St. James parish date to 1856, when the first Catholic congregation in Red Bank organized under Rev. Killeen and constructed a modest church at the corner of Pearl and Wall Streets. Early resistance to Catholic institutions in the town required parishioners to guard construction materials brought by raft along the river, underscoring the social context in which the parish developed. By the 1870s, the parish had grown sufficiently to support a school, initially housed in the church basement and later expanded under Rev. Michael Kane, who envisioned both a permanent school and a monumental new church. In 1887, Kane secured the Sickles property on Broad Street with the intent of building a new Roman Catholic church that would serve the growing Catholic population and assert a permanent institutional presence within the town.

Although Kane died before construction began, his successor carried the project forward. Ground was broken in the autumn of 1893, and the cornerstone of St. James Church was laid on June 17, 1894, during one of the most significant public ceremonies in Red Bank's history. Thousands attended, special trains arrived from New York City, and the event was widely reported in regional newspapers. The completed

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

2072167923

Page 1



church, with seating for approximately 750 congregants, cost \$45,000 and immediately became one of the most prominent landmarks in the borough.

The early 20th century saw continued expansion of parish educational facilities, culminating in the construction of a combined high school and auditorium on Broad Street in 1927–1930, which marked the formal establishment of Red Bank Catholic High School. Subsequent decades brought steady growth, with additional classrooms, athletic facilities, a convent, and later student centers reflecting both rising enrollment and evolving educational models. Despite these changes, the campus remained centered on the original church, which continued to function as the spiritual and symbolic heart of the institution.

The St. James & Red Bank Catholic campus is significant for its architectural, cultural, and institutional importance under Criteria A and C. Under Criterion A (Religion), the campus is directly associated with the development of Red Bank’s Catholic community and the broader social integration of Catholics into the civic life of the borough, reflecting key patterns in local and regional history from the mid-19th century through the 20th century. Under Criterion C (Architecture), St. James Roman Catholic Church is a distinguished and well-preserved example of Romanesque Revival ecclesiastical architecture, notable for its monumental stone construction, high-quality materials, and exceptional craftsmanship; it is widely regarded as architect Joseph Swannell’s magnum opus and one of the most architecturally significant religious buildings in Monmouth County. The associated educational buildings, particularly the 1930 Broad Street high school and auditorium, designed by Vincent J. Eck, further contribute to the campus’s architectural significance as representative examples of Neoclassical institutional design, reinforcing its cohesive historic character.

**Setting:**

The campus occupies a prominent, visually commanding position along Broad Street, with the church set slightly back behind a low stone-and-wrought-iron fence that defines a formal forecourt flush with the brick sidewalk. The massive scale and stone construction of the church intentionally distinguish it from the surrounding commercial streetscape of brick storefronts, reinforcing its role as a spiritual and institutional landmark. The church’s massing largely obscures views of the associated school buildings, which are instead oriented toward Peters Place, Drummond Place, and Monmouth Street. This spatial arrangement creates a distinct institutional enclave within the urban fabric—in Red Bank, but not of it—while maintaining functional and visual connections to the town. The campus remains one of the most prominent and enduring institutional landscapes in Red Bank, its layered development reflecting more than a century of religious, educational, and community life.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

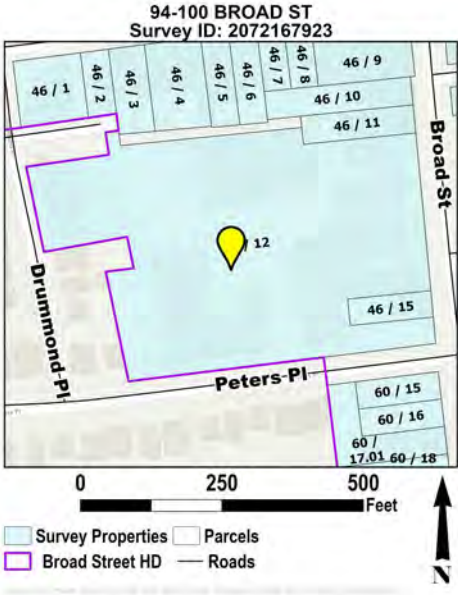
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**2072167923**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank	1995		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1895		
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      3 Building      0 Bridge  
                                         0 Structure      0 Landscape  
                                         0 Object      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892349

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

2072167923

Page 3

## BUILDING ATTACHMENT

**Common Name:** Red Bank Catholic High School

**Historic Name:**

**Present Use:** Institutional, educational

**Historic Use:**

**ConstructionDate:** 1930

**Source:** Red Bank Register

**Construction  
Start Date:** 1927

**Construction  
End Date:** 1930

**Style:** Neo-Classical

☐ Vernacular Style?

**Form:**

**Physical Condition:**

**Type:**

**Remaining Historic Fabric:**

**Roof Finish Materials:**

**Stories:**

**Exterior Finish Materials:**

**Bays:**

### Exterior Description:

The Red Bank Catholic High School and Auditorium at 106 Broad Street is a prominent Neo-Classical institutional building designed by architect Vincent J. Eck and constructed between 1927 and 1930. The three-story structure features a formal, symmetrical façade of dark tan brick accented by white terra cotta trim. A flat roofline is defined by a heavy, continuous entablature with a wide frieze and dentiled cornice, imparting a monumental civic character. Large, regularly spaced window openings with white sills create a rhythmic façade expression typical of early 20th-century educational architecture. A slightly projecting central entry bay serves as the building's focal point and reinforces its role as the historic academic and ceremonial core of the St. James Red Bank Catholic campus.

### Interior Description:

### Alteration Dates:

### Architect/Designer::

**Type:**

**Name:**

**Person/Firm Description:**

Architect

Vincent J. Eck

*Date form completed:*

12/27/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

2072167923

Page 4

## BUILDING ATTACHMENT

**Common Name:** St. James Rectory

**Historic Name:**

**Present Use:** Institutional, religious assembly

**Historic Use:**

**ConstructionDate:** 1930

**Source:**

**Construction  
Start Date:**

**Construction  
End Date:**

**Style:** Colonial Revival

☐ Vernacular Style?

**Form:** Center Hall

**Physical Condition:** Good

**Type:** Other

**Remaining Historic Fabric:** Medium

**Roof Finish Materials:** Asphalt Shingle

**Stories:** 3

**Exterior Finish Materials:** Brick, English Bond

**Bays:** 3

**Exterior Description:**

94 Broad Street is a three-bay, three-story rectory constructed of buff-colored English bond brick and capped by a mansard roof with a pair of projecting hipped dormers. The primary entrance is marked by a semicircular portico supported by two Corinthian columns, above which is a white balustrade with traditionally turned balusters. The entrance door is a large white paneled door with a central glazed opening, flanked by sidelights and topped by a transom; all glazed elements feature decorative leaded or frosted glass. The building's restrained classical detailing and symmetrical composition reflect its institutional function and complement the adjacent church complex.

**Interior Description:**

**Alteration Dates:**

**Architect/Designer::**

**Type:**

**Name:**

**Person/Firm Description:**

*Date form completed:*

12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

2072167923

Page 5

## BUILDING ATTACHMENT

**Common Name:** St. James Roman Catholic Church

**Historic Name:**

**Present Use:** Institutional, religious assembly

**Historic Use:**

**ConstructionDate:** 1894 **Source:** Red Bank Register

**Construction Start Date:** 1893 **Construction End Date:** 1894

**Style:** Romanesque Revival ☐ Vernacular Style?

**Form:** Other

**Physical Condition:** Excellent

**Type:** Other

**Remaining Historic Fabric:** High

**Roof Finish Materials:** Asphalt Shingle

**Stories:** 1

**Exterior Finish Materials:** Stone, Other

**Bays:** 7

### Exterior Description:

Constructed between 1893 and 1894, St. James Roman Catholic Church is a monumental example of Romanesque Revival ecclesiastical architecture and the most architecturally distinguished religious building in Red Bank. Designed by Joseph Swannell, with construction by T.H. Pryor & Son of Trenton, the church is executed entirely in rock-faced Indiana limestone, with smooth-finished stone reserved for door jambs, columns, and architectural trim.

The massive Broad Street façade is organized as a Romanesque temple front, characterized by round-arched openings and deeply recessed portals. The structure rises above a free-standing lower story supported by carved stone columns with molded bases and capitals. The steeply pitched roof is clad in North Bangor slate, with copper flashing and limestone copings throughout.

A dominant square bell tower, positioned on the south elevation, was part of the original Swannell design but not erected until 1911. A porte-cochère on the north elevation further reinforces the building's institutional scale.

### Interior Description:

#### Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1911	to	

#### Architect/Designer::

Type:	Name:	Person/Firm Description:
Architect	Joseph Swannell	

*Date form completed:* 12/1/2025



## ELIGIBILITY WORKSHEET - Properties

Property ID **2072167923**

### History:

### Statement of Significance:

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 2

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**2072167923**

Page 7

## PROPERTY REPORT

Property ID: 693267321

**Property Name:** 105 BROAD ST  
**Address:** 105 BROAD ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	47	13

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

105 Broad Street is a one-story five-bay masonry building constructed in 1930 as the Red Bank Post Office and designed in a restrained Classical style commonly associated with early-20th-century federal architecture. The brick façade is articulated with limestone trim and a continuous stone entablature, and the low hipped roof is clad in slate with three stone dormers centered on the principal elevation. The building retains its overall massing, materials, and formal civic presence, despite significant alterations to fenestration and entrances undertaken around 2007.

The original axial entrance remains centered on the Broad Street façade but has been substantially altered. The paired semi-circular arched window openings flanking the central doorway were altered to accommodate contemporary aluminum-and-glass storefront systems incorporating ornamental corporate design motifs. These alterations replaced historic window-sash and glazing patterns and visually shifted the façade's character from civic to retail. In addition, the end bays on the Broad Street elevation were reconfigured to create separate entryways serving secondary retail tenants, further altering the original fenestration rhythm and symmetry.

The front stair configuration was also modified during this period. The original central stair was replaced with a bifurcated stair system that rises to the left and right, meeting at a shared landing that provides access to the primary entrance and the secondary retail entries. Metal railings and stair construction partially obscure historic basement-level window openings along the façade. While these changes diminished the integrity of original openings and entrance sequencing, the building continues to convey its historic function and federal origins through its retained masonry construction and classical proportions.

Constructed in 1930, 105 Broad Street served as Red Bank's principal post office during a period of expanding federal investment in public infrastructure. The building was erected under the supervision of James A. Wetmore, Acting Supervising Architect of the U.S. Treasury Department, whose office produced standardized yet context-sensitive designs for post offices nationwide. The post office remained in continuous use at this location until November 1965, when postal operations relocated to 171 Broad Street. In the decades that followed, the building was adaptively reused for retail purposes, including a period of occupancy by the Roots clothing store in the 1970s and, more recently, a high-end jewelry store.

105 Broad Street is significant under Criterion A for its association with federal public-works programs of the late 1920s and early 1930s, which sought to stabilize the economy and provide employment through the construction of civic buildings. The building reflects policies enacted under amendments to the Public Buildings Act of 1926, which expanded federal construction activity at the onset of the Great Depression.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

693267321

Page 1

The building is also significant under Criterion C as a representative example of standardized federal post office architecture of the Wetmore era. Its restrained classical detailing, symmetrical massing, durable materials, and dignified civic presence exemplify the architectural approach used by the Treasury Department to convey permanence, order, and federal authority while responding to local scale and context.

**Setting:**

Located at the corner of Broad and Canal Streets, 105 Broad Street occupies a prominent yet visually independent site within the Broad Street Historic District. Unlike the continuous street walls of attached storefronts nearby, the former post office stands as a freestanding civic structure, lending formality and architectural distinction to the intersection. The building's elevated entrances and symmetrical façade continue to anchor this portion of Broad Street as a prominent commercial and institutional node.

Canal Street was historically very low, and Crow Hollow Brook ran through it. Canal Street got its name because, after heavy rains, the street flooded like a canal. The flood waters were from the Crow Hollow Brook, which was piped underground around 1914.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**693267321**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank	1995		
US Postal Service	History of Post Office Construction, 1900-1940	1982		
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892343

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

693267321

Page 3

## PROPERTY REPORT

Property ID: -900818896

**Property Name:** 1 E FRONT ST

**Ownership:** Private

**Address:** 1 E FRONT ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	20

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

1 East Front Street is a two-story, two-bay, painted brick Commercial Italianate building with a distinctive wagon passage at the ground level, a rare surviving element from Red Bank's 19th-century commercial waterfront. The original storefront retains a historic barbershop facade and is surmounted by a pronounced modillion cornice. The flat roof and brick construction exemplify mid-19th-century urban commercial typologies.

Constructed circa 1851, 1 East Front Street functioned as a commercial passageway and store integral to Red Bank's riverfront economy. Initially, a store operated at this location under Parker E. Chadwick. Subsequent occupants included Mutual Life Insurance and a barbershop operated by George P. Kuhl. The storefront maintained its commercial function into the mid-20th century, accommodating both a mason and a barber between 1938 and 1950. The building continues to operate as a barbershop, demonstrating exceptional continuity of use. Physical evidence of a former adjacent structure, likely 1 West Front Street, destroyed in the Gill Bakery fire of 1881, remains visible on the west elevation.

1 East Front Street represents a rare surviving commercial structure featuring a wagon underpass and sustained retail continuity. It serves as a key contributing resource to the Broad Street Historic District, meeting Criterion A for its association with Red Bank's riverfront commercial development and Criterion C as a well-preserved example of Italianate commercial architecture. Defining features include the modillion cornice, original brickwork, and historic fenestration.

**Setting:**

Situated at the north side of Front Street, 1 East Front Street occupies a prominent location near the historic intersection of port and commercial activity that influenced early Red Bank. The underpass formerly connected downtown commerce directly to the waterfront, serving as a significant physical reminder of Red Bank's 19th-century emergence as a regional port and trade center.

**Registration and Status**

**National Historic Landmark?:** ☐

**National Register:**

**SHPO Opinion:**

**Dates:**

**New Jersey Register:**

**Local Designation:** 2/8/2024

**Determination of Eligibility:**

**Other Designation:**

**Survey Name:** Broad Street Historic District

**Property ID:**

Page 1

**Surveyor:** Steven Smolyn

☐ (Primary Contact)

**-900818896**

**Organization:** Architectural Heritage Consultants, LLC



**Certification of Eligibility:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Woolman, H.C.	Historical and Biographical Atlas of the New Jersey Coast	1878	
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	

**Additional Information:**

Previously surveyed under Historic Sites Inventory No. 13401-1-6

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892242

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-900818896**

Page 2

## PROPERTY REPORT

Property ID: -400645893

**Property Name:** WEAVER'S BUILDING  
**Address:** 3 E FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	21.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

3 East Front Street is a two-story, three-bay, attached Italianate vernacular commercial building constructed in the 1880s as part of a speculative row developed by James B. Weaver. The building is constructed of brick laid in a running bond and sits flush with the narrow sidewalk along East Front Street. The painted primary façade is vertically organized, with a traditional storefront at the ground floor. The second story is characterized by tall, narrow window openings with segmental-arched heads, cast-iron lintels, and simple projecting masonry sills—hallmark features of late-19th-century Italianate commercial design. A continuous bracketed cornice crowns the façade and aligns with those of adjoining buildings, creating a unified roofline across the block.

The ground-floor storefront has been altered over time with modern display glazing and entry configurations; however, these changes generally respect the original bay widths and historic sign-band zone typical of the period. The overall massing, fenestration pattern, and relationship of solids to voids remain intact. The rear and side elevations are utilitarian in character and reflect incremental alterations associated with continued commercial use.

East Front Street developed in the late 19th century as an important secondary commercial corridor linking Broad Street—Red Bank's primary business spine—to the riverfront and transportation-related activity along the Navesink River. The row of attached commercial buildings, including 3 East Front Street, was associated with James B. Weaver as early as 1873, a prominent local developer who contributed significantly to Red Bank's downtown growth during this period.

Soon after its construction, 3 East Front Street housed a tailor's shop, serving the everyday needs of a growing commercial and residential population. This use reflects the building's role in supporting small-scale retail and service enterprises that complemented the larger department stores and banks located on Broad Street. Throughout the 20th century, the building continued to function as a commercial storefront, adapting to changing economic conditions while maintaining its role as an active street-level business.

By the late 20th century, the property operated as a French bistro, illustrating East Front Street's evolution from a service-oriented commercial street into a mixed-use corridor increasingly associated with restaurants, nightlife, and destination dining. This shift parallels broader trends in downtown Red Bank, where adaptive reuse and reinvestment transformed historic commercial buildings into anchors of a revitalized entertainment district.

3 East Front Street is a contributing resource within the Broad Street Historic District. The building is significant under Criterion A for its association with Red Bank's historic commercial development, particularly the growth of Front Street as a supporting business corridor during the late 19th and early 20th centuries. It is also significant under Criterion C as a representative example of Italianate vernacular

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-400645893

Page 1

commercial architecture applied to a modest-scale storefront building.

Despite alterations to the ground-floor storefront, the building retains sufficient historic fabric to convey its period of significance, including its original massing, brick construction, segmental-arched upper-story window openings, cast-iron lintels, and bracketed cornice. These character-defining features collectively express the design vocabulary and construction practices of late-19th-century commercial architecture in Red Bank and contribute to the district's architectural cohesion.

#### Setting:

The building is located on the north side of Front Street, immediately east of its intersection with Broad Street, within a dense, pedestrian-oriented streetscape of attached two-story brick commercial buildings dating from the late 19th and early 20th centuries. The narrow rectangular lot and zero-lot-line construction reinforce the continuous street wall that defines this portion of the district. Narrow sidewalks, historic lot dimensions, and closely spaced storefronts contribute to the street's intimate scale and urban character. As recently as the 1980s, the building supported a large rooftop advertising billboard—similar to one that remains on a neighboring property to the west—reflecting the commercial visibility historically associated with this corridor. Together with its neighbors, 3 East Front Street helps define the historic commercial character and evolving mixed-use identity of downtown Red Bank.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-400645893**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Beers, F.W.	Atlas of Monmouth County, New Jersey	1873		
Wolverton, Chester	Atlas of Monmouth County, New Jersey	1889		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892291

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-400645893**

Page 3

## PROPERTY REPORT

Property ID: -1019203014

**Property Name:** 5-7 E FRONT ST & 5 WHARF AVE  
**Address:** 5-7 E FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	22

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

5-7 East Front Street and 5 Wharf Avenue comprises two attached commercial buildings forming an L-shaped plan that occupies the northwest corner of East Front Street and Wharf Avenue.

The principal corner building at 5-7 East Front Street (ca. 1905) is a two-story masonry commercial structure exhibiting a restrained Neoclassical vocabulary with lingering late-Italianate influence. Constructed of buff-colored brick laid in running bond and built to the lot line on both streets, the building is unified by a deep pressed-metal cornice that wraps the corner and features closely spaced modillions and a decorative frieze with swags and rosettes. The second story is organized with regularly spaced rectangular window openings capped by flat brick lintels and stone sills, several of which retain their historic proportions and placement.

The ground-floor storefronts on both East Front Street and Wharf Avenue retain substantial historic fabric. Wood-and-glass storefront assemblies include tall display windows, paneled bulkheads, narrow mullions, and portions of the original transom glazing. A distinctive canted-corner storefront anchors the intersection and reinforces the building's prominence in the streetscape. Along Wharf Avenue, a secondary entrance is sheltered by a remnant of a cornice, similar in design to the extant full-width one at 5 Wharf Avenue. Portions of the Wharf Avenue façade have been altered with stucco cladding, painted murals, and utility equipment, but these changes do not obscure the underlying massing or storefront rhythm.

Attached to the north wall of the corner block is the secondary building at 5 Wharf Avenue (ca. 1905), a two-story, two-bay vernacular commercial structure. The upper stories on the Wharf Avenue elevation retain pressed-metal siding embossed with a simulated brick (tin brick) pattern, a characteristic early to mid-20th-century material intended to provide a durable and economical exterior finish. The north elevation has been re-clad in aluminum siding.

The ground-floor storefront is a well-preserved early-20th-century wood-and-glass commercial frontage that retains its traditional proportions and detailing. The storefront is symmetrically organized around a recessed central double-door entrance, framed by slender wood stiles and rails. Flanking display windows are large and vertically proportioned, set above paneled wood bulkheads. The glazing appears to retain historic muntin patterns and trim profiles, reinforcing the original bay rhythm. Above the storefront, a fixed fabric awning covers transom windows below a shallow embossed cornice. The building's modest detailing reflects its utilitarian function and its subordinate role to the more architecturally expressive corner block.

This corner site has been associated with commercial activity since at least the mid-19th century. As early as 1851, the location supported a watch shop and men's store, reflecting East Front Street's emergence as an important secondary retail corridor linking Broad Street to the Navesink River and the working waterfront beyond. By the 1870s, the property was held by the Weaver Estate and F. Allen, Jr., and

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1019203014

Page 1



accommodated a range of small businesses serving Red Bank's growing population.

By the 1890s, 5 East Front Street housed the New Jersey Telegraph & Postal Company, while 7 East Front Street was occupied by a barber shop, underscoring the area's role as a hub for both professional services and everyday commerce. The existing masonry corner building was erected circa 1905, during a period of reinvestment characterized by the replacement of earlier frame structures with more fire-resistant brick construction. Subsequent tenants included H. J. Bailey Co. in the late 1930s, Layton Barber Shop in the mid-20th century, and by 1980, Colonial Flowers with an associated coffee shop, illustrating the building's continued adaptability to changing retail trends. The companion structure at 5 Wharf Avenue was constructed circa 1905 and supported service-oriented uses closely tied to the riverfront economy. Vacant briefly before 1930, it soon housed Loon's Cleaners and later an antiques business. Nearby long-standing enterprises, such as John Galatro Fruit & Produce at 9 Wharf Avenue (1873-1980), reinforce the historic function of Wharf Avenue as a service street supporting both downtown retail and waterfront commerce.

The property is a contributing resource within the Broad Street Historic District and is significant under Criterion A (Commerce) for its direct association with the evolution of Red Bank's downtown retail and service economy along Front Street and Wharf Avenue. It illustrates the layered commercial development that linked the town's primary business district to the riverfront and supported a diverse mix of retail, professional, and service uses over more than a century.

The property is also significant under Criterion C as an intact example of early-20th-century commercial architecture. The circa 1905 corner block embodies characteristic design features of the period, including its masonry construction, pressed-metal cornice, regular fenestration, and largely intact wood storefront proportions, while the circa 1905 Wharf Avenue building preserves its vernacular form and distinctive pressed-metal cladding. Despite later alterations, both buildings retain sufficient integrity of design, materials, craft, feeling, and association to convey their historic character within the district's period of significance.

#### Setting:

Occupying a prominent corner site, the buildings stand zero-setback within a continuous street wall of attached two- and three-story commercial blocks dating from the late 19th and early 20th centuries. East Front Street functions as a pedestrian-oriented retail corridor, while Wharf Avenue slopes gently toward the Navesink River, reflecting its historic role as a service street tied to the waterfront. The corner location, canted entrance, and dual-frontage storefronts reinforce the property's visual prominence and its historic role as a transitional node between Red Bank's primary commercial spine and its riverfront-oriented secondary streets.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1019203014**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892243

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1019203014

Page 3

## PROPERTY REPORT

Property ID: -1535111807

**Property Name:** HENDRICKSON & APPLGATE BUILDING  
**Address:** 8-16 E FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	2

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

8 East Front Street is a substantial three-story, ten-bay commercial building constructed in 1883, occupying a prominent mid-block parcel on the south side of East Front Street. The building measures approximately 90 feet wide and is constructed of red brick laid in running bond, with metal decorative elements. It was designed as a mixed-use commercial block, with retail space at the ground floor and offices historically occupying the upper stories.

The upper façade is characterized by regularly spaced window openings arranged in continuous horizontal rows. Each window opening is articulated by ornamental cast-iron lintels featuring vertical slot detailing, a central medallion, and segmental-arched metal hoods incorporating similar vertical slot motifs, and a shield-shaped keystone ornament at the apex. These highly decorative pressed-metal elements reflect the building's original late-19th-century commercial character.

The existing windows are one-over-one replacement double-hung sash that do not fit the original segmental-arched openings. The original fenestration likely consisted of two-over-two sash with arched upper lights.

Crowning the façade is an elaborate pressed-metal cornice with paired brackets and layered moldings, which establishes a strong horizontal termination and visually unifies the lengthy elevation. The cornice remains largely intact, though the three easternmost bays display a subtly broken cornice line.

The ground floor storefront has been extensively modernized. The current storefront consists of a wood-and-glass assembly set atop a precast concrete sill, with an oversized stucco sign band spanning the façade. Brick has been added to the ground-floor piers; however, historic brickwork remains intact above the storefront level. While the storefront no longer reflects its historic configuration, the original bay rhythm and structural openings remain evident.

Constructed in 1883, 8 East Front Street—historically known as the Hendrickson & Applegate Building—was among the most significant commercial buildings in late-19th-century Red Bank. The structure was developed by Samuel T. Hendrickson and William Applegate, prominent local businessmen and political figures, at a time when East Front Street functioned as a critical commercial corridor linking Broad Street to the Navesink River and its wharves.

The building initially housed Hendrickson & Applegate, a major enterprise selling hardware, furniture, and household goods. Its location—"opposite the Wharf Avenue path to the steamship dock"—was described as arguably the town's most prominent business site during the 1880s, reflecting Red Bank's river-oriented economy and the importance of maritime commerce.

On April 1, 1886, the Red Bank Register relocated to the first floor of the building, where it remained for more than 11 years. By 1889, the ground floor also housed W. H. Knapp Grocers and a post office, which operated there until approximately 1900. During this period, the

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-1535111807

☐ (Primary Contact)

Page 1

upper floors housed the law offices of Hendrickson, Applegate & Conover, reinforcing the building's role as a center of commercial, civic, and professional activity. Hendrickson & Applegate ceased operations around 1946, after which the building was occupied by Kislin's Department Store, founded by Leon Kislin. Kislin's became a well-known regional retailer selling luggage, watches, sporting goods, and general merchandise, earning a reputation as a "one-stop shopping" destination. After Leon Kislin died in 1970, the business was operated for four decades by his daughter, Doris Pinsley, and counted notable customers including Katharine Hepburn and Bruce Springsteen. A late-1990s restoration effort, undertaken during Kislin's occupancy, sought to rehabilitate portions of the historic building fabric. Kislin's closed in 2004, and in 2007 the property was adaptively reused, with the upper two floors converted into ten residential apartments while retaining commercial use at grade.

8 East Front Street is a contributing resource within the Broad Street Historic District, significant under Criteria A and C. Under Criterion A (Commerce), the building is directly associated with Red Bank's late-19th- and early-20th-century commercial growth, particularly its river-related economy and the development of East Front Street as a critical secondary business corridor. Its historic occupants—including Hendrickson & Applegate, the Red Bank Register, the U.S. Post Office, and Kislin's Department Store—underscore its central role in the town's economic, civic, and social life over the course of more than a century. Under Criterion C (Architecture), the building is a notable and well-preserved example of a large-scale late-19th-century commercial block, distinguished by its substantial massing, decorative cast-iron and pressed-metal detailing, and intact upper-story architectural fabric. The ornate lintels, segmental-arched hoods, and elaborate metal cornice collectively represent the architectural ambitions of Red Bank's business elite during its peak period of growth. Despite storefront alterations and window replacement, the building retains sufficient integrity of design, materials, craft, feeling, and association to convey its historic character.

#### Setting:

The building occupies a prominent south-side frontage on East Front Street at the intersection with Wharf Avenue, positioned between the Globe Hotel and Broad Street's commercial enterprises serving riverfront traffic. East Front Street historically functioned as a transitional zone between Broad Street's primary retail corridor and the docks and warehouses along the Navesink River. The western edge of the building is bordered by Combs Alley, which provides access to the rear of the building and to properties along the east side of upper Broad Street.

8 East Front Street remains part of a continuous streetscape of late-19th- and early-20th-century commercial buildings. The Globe Hotel remains immediately adjacent, reinforcing historic spatial relationships. Across East Front Street is a private parking lot, while nearby landmarks include 1 Broad Street and other contributing resources within the historic district. The building's scale, massing, and architectural presence continue to anchor this portion of East Front Street and convey the historic commercial vitality of Red Bank's downtown core.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

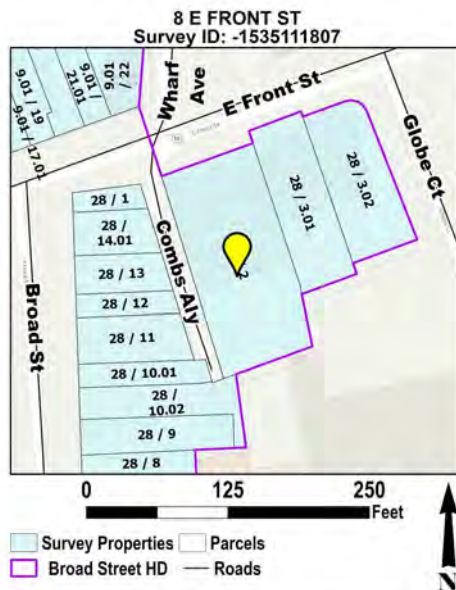
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1535111807**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Asbury Park Press (various)			
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Phillips, Helen C	Red Bank on the Navesink	1977		
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892232

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1535111807**

Page 3



## PROPERTY REPORT

Property ID: 1758820314

**Property Name:** THE GLOBE HOTEL  
**Address:** 20 E FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	28	3.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The Globe Hotel at 20 East Front Street is a heavily altered, reconstructed 2½-story, four-bay, gable-front commercial building whose current appearance dates primarily to a 1990 alteration. The structure is clad in wood clapboard siding above and a stucco-finished first story, and bears only loose stylistic references to the 19th-century tavern and hotel that once stood on the site.

The primary (south) façade is dominated by a full-width second-story porch supported by square wood posts with applied vertical board detailing and a simple balustrade. The porch roof incorporates decorative brackets, one of several contemporary elements intended to evoke late-Victorian vernacular detailing without reproducing specific historic features. The building's roof is front-gabled, reinforcing its visual prominence along East Front Street.

Fenestration on the primary elevation is entirely modern. The first story contains four large picture windows, set within the stucco base and functioning as storefront glazing rather than historic hotel fenestration. Upper-story openings include a mix of half-round and oval accent windows, which allude to historic arched and oculus forms but are clearly contemporary in scale, proportion, and detailing. An oval oculus window is set into the second story of the east bay, while the shallow, oblique west bay features a half-round window at the first story framed by nonfunctional, inverted shutters, a decorative gesture without historic precedent.

The building lacks historic materials, fenestration patterns, massing, or detailing associated with the original Globe Hotel. Its design reflects a late-20th-century interpretive approach, prioritizing symbolic references over architectural accuracy.

20 East Front Street occupies a pivotal place in Red Bank's early development. Around 1840, Robert Hart built a residence on the site. By 1844, the house had been acquired by Tobias Hendrickson, who converted it into the Globe Hotel, marking one of the earliest transitions of Front Street from a residential area to a commercial corridor.

Within a few years, Hendrickson sold the property to his sons, Samuel T. Hendrickson and J. Holmes Hendrickson, who greatly enlarged and improved the hotel. The Globe ultimately expanded to approximately 65 rooms and became one of Red Bank's most prominent 19th-century inns. It functioned as a popular resort for vacationers and social clubs, hosting political gatherings, including both Democratic and Republican primaries, and serving as a social and political hub for the region.

Over time, as Red Bank's resort economy evolved and competition increased, the Globe's prominence diminished. By the early 20th century, it increasingly housed long-term and permanent residents, reflecting broader shifts in the town's economy and demographics. On December 19, 1936, much of the Globe Hotel was destroyed by a catastrophic fire. Contemporary newspaper accounts described the "rambling, three-story landmark" as a long-recognized fire hazard due to its construction. The blaze, which began in the ground-floor kitchen, sent flames fifty feet above the roof; when extinguished, the building was left largely in ruins. Only portions of the rear kitchen and

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1758820314

Page 1

☐ (Primary Contact)

dining room remained standing, and these were subsequently razed.

The Globe Hotel was rebuilt shortly thereafter, but the replacement structure was architecturally undistinguished and bore only a faint resemblance to the historic hotel. In 1990, the existing building underwent a significant alteration by architect Stephen Raciti, incorporating fluted columns, saloon-type windows, and a river-view porch intended to recall the scale and atmosphere of the historic Globe loosely rather than faithfully reconstruct it. The property has since operated as a restaurant and tavern.

20 East Front Street is a contributing resource within the Broad Street Historic District under Criterion A. The property is significant for its strong historical association with Red Bank's 19th-century commercial and waterfront-related development. The Globe Hotel played a formative role in establishing Front Street as a commercial corridor and served as a major social, political, and hospitality center during the town's resort era. The New York Times' 1890 reference to the politically influential "Globe Hotel ring" underscores the building's importance in local civic life.

#### Setting:

Historically, the Globe Hotel occupied a commanding position on East Front Street, looking down Wharf Avenue toward the steamboat docks, and symbolized the early commercial encroachment into what had previously been a residential street. Its location made it a critical link between Broad Street's commercial core and Red Bank's riverfront transportation network. 20 East Front Street sits within a dense streetscape of significant 19th- and early-20th-century commercial buildings. It is located immediately east of the Hendrickson & Applegate Building and west of a contemporary restaurant property, with narrow alleys separating the buildings. While the current structure lacks architectural integrity, the site continues to function as a social gathering place, echoing—at a symbolic level—the historic role of the Globe Hotel in Red Bank's downtown.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

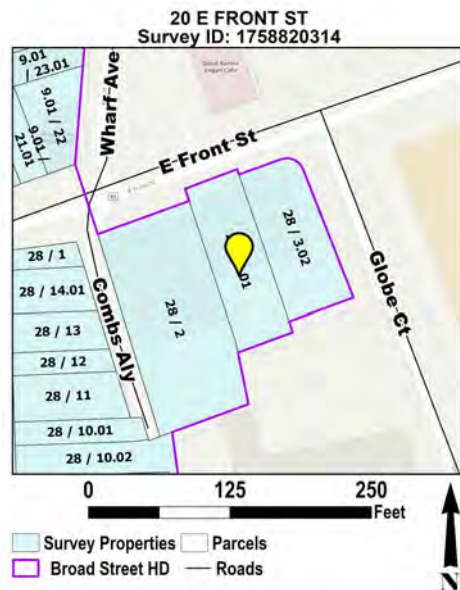
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:



#### Site Map:

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

1758820314

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	The New York Times (various)			
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Gabrielan, Randall	Lost Monmouth County	2021		
Lightfoot, Jesse	Map of Monmouth County	1851		
McMahon, T.J.	Red Bank Graphic 1870-1970. A Presentation in Words and Pictures of the Town of Red Bank	1970		
(None Listed)	Red Bank Register (various)			
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892226

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1758820314

Page 3

## PROPERTY REPORT

Property ID: 1252367244

**Property Name:** 8-10 WEST FRONT STREET  
**Address:** 8-10 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	5.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

8-10 West Front Street comprises an attached pair of late-Victorian commercial buildings from the early 1880s, now unified by a combined first-story storefront. The buildings share materials, detailing, and overall composition but differ in height, creating a visually legible two-part façade.

The eastern building at 10 West Front Street is a three-story, two-bay structure with a painted running-bond brick façade capped by a deep, projecting sheet-metal cornice. The cornice features a wide fascia, coved soffit, closely spaced blocky brackets or modillions, and short end returns, imparting strong vertical emphasis. Upper-story window openings are segmental-arched and contain undersized one-over-one replacement sash, particularly at the third story, where the proportions no longer fully occupy the original masonry openings. Window crowns vary by level: the second story retains pressed-metal hoods with broken segmental pediments and oval cartouches framed by acanthus scrollwork, while the third story features simpler molded caps with denticulated or beaded faces and small block consoles.

The western building at 8 West Front Street is a two-story, three-bay painted-brick façade with a more restrained roof termination. It is capped by a chiseled stone coping beneath a shallow sheet-metal edge and a broad paneled frieze composed of recessed rectangular tablets, framed by stepped, corbelled brick brackets. Below the frieze, twin stringcourses and a continuous dogtooth brick dentil band articulate the transition between stories. Second-story openings are segmental-arched and fitted with one-over-one replacement sash. Window crowns consist of pressed-metal hoods with oval cartouches, set above a narrow apron of vertical slot panels suggestive of Eastlake-influenced detailing.

The ground stories of both buildings have been substantially altered. The present storefront incorporates contemporary glazed folding doors, patterned ceramic-tile cladding, paired aluminum-and-glass entry doors, fixed canvas awnings, and modern signage and lighting. A continuous storefront cornice spans both façades, though recent work exaggerates the scale of the brackets. Historic photographs indicate that the original storefronts included a west-side stair entrance to the upper floors and a symmetrical recessed shop entry with medium-height bulkheads and tall display windows.

The site originated as Morford & Wooley's lumber yard in 1829 and continued to function as a lumber yard as late as 1851. By 1873, the property was associated with J. B. Grover, reflecting the gradual commercial intensification of West Front Street. Following the Gill Bakery fire of 1881, which prompted widespread rebuilding along the north side of Front Street, the present brick blocks at 8 and 10 West Front Street were built in the early 1880s as a coordinated commercial pair. Their shared materials and complementary detailing suggest a unified development effort consistent with post-fire modernization and fire-resistant construction trends. Early tenants included J. J. Finkenstein and Roth & Co. Market by 1904, illustrating the buildings' long association with neighborhood-

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1252367244

Page 1

serving retail uses. In recent decades, the first stories were remodeled and combined to accommodate restaurant use, while the upper façades retained their 19th-century brickwork and pressed-metal ornament.

8-10 West Front Street is a contributing resource within the Broad Street Historic District under Criterion C. Despite extensive first-story alterations and replacement window sash, the buildings retain sufficient integrity of massing, materials, craft, and design at the upper stories to convey their significance as representative examples of late-19th-century commercial architecture. The Italianate-influenced cornice work, segmental-arched fenestration, and distinctive pressed-metal window crowns exemplify the architectural vocabulary used in Red Bank's post-1881 rebuilding period.

As a coordinated two-part composition erected during the district's period of significance, the buildings reinforce the historic scale, rhythm, and material continuity of West Front Street and contribute meaningfully to the district's architectural character and streetscape cohesion.

#### Setting:

Located mid-block on the north side of West Front Street, the buildings stand zero-lot-line at the sidewalk within a continuous street wall of attached late-19th- and early-20th-century masonry commercial buildings. Their contrasting heights and unified detailing enhance the block's visual rhythm and reflect the incremental, fire-driven redevelopment that shaped this section of Red Bank.

Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

1252367244

Page 2



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892339

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1252367244

Page 3

## PROPERTY REPORT

Property ID: 326891998

**Property Name:** 12 W FRONT ST  
**Address:** 12 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	12

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

12 West Front Street is a two-story, two-bay masonry commercial building, erected circa 1880. The painted brick façade, laid in running bond, is organized into a traditional storefront level surmounted by a single upper story. A shallow corbelled and bracketed brick cornice caps the façade.

The second story contains two tall, narrow rectangular window openings, currently fitted with one-over-one replacement sashes that do not fully reflect the proportions of the original windows. Original stone or cast sills have been removed or obscured. Each opening is surmounted by an Italianate molded hood with a shallow segmental profile supported on small console blocks, providing the building's primary decorative expression.

The ground-floor storefront retains a traditional recessed central entry flanked by large display windows, maintaining the historic storefront configuration. Bulkheads, framing, and glazing are modern replacements, and the sign band has been refitted, though it remains within the historic storefront zone.

The lot formed part of Morford & Wooley's lumber yard, established in 1829, reflecting the early industrial and commercial use of Front Street. By 1851, Allaire & Borden are recorded at the site, and a 1878 map identifies a Concert Hall occupying the parcel, indicating early entertainment and assembly functions along the corridor.

From approximately 1900 through 1943, the building housed Hesse's Ice Cream, a well-known local establishment remembered for its taxidermy displays. Through the latter twentieth century, the building continued to support small-scale retail and service uses, including a barbershop, with periodic storefront updates reflecting changing commercial needs.

12 West Front Street is a contributing resource within the Broad Street Historic District under Criterion A (Commerce) for its long-standing association with retail and service activity along West Front Street, dating from the early commercial development of the district, and Criterion C (Architecture) as a representative example of a vernacular Italianate commercial storefront building from the late nineteenth century.

Despite altered storefront fabric and replacement window sash, the building retains sufficient integrity of location, design, materials, feeling, and association through its two-story massing, brick envelope, Italianate window hoods, and intact historic storefront configuration to convey its significance within the district's period of significance.

### Setting:

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

326891998

Page 1

☐ (Primary Contact)

12 West Front Street occupies a narrow rectangular parcel on the north side of West Front Street, continuing a continuous streetwall of attached one- to three-story commercial buildings dating from the nineteenth and early twentieth centuries. Its scale, setback, and rhythm reinforce the historic pedestrian-oriented character of West Front Street and the broader Broad Street Historic District.

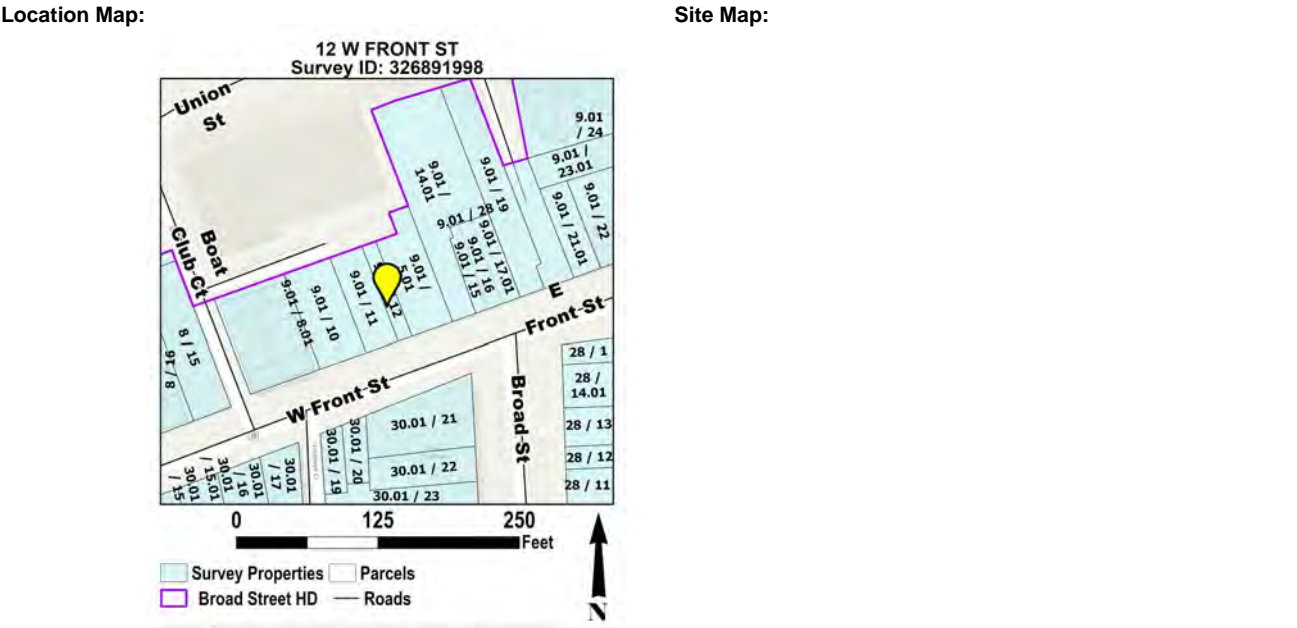
Registration and Status  
Dates:

National Historic Landmark?: ☐  
National Register:  
New Jersey Register:  
Determination of Eligibility:  
Certification of Eligibility:

SHPO Opinion:  
Local Designation: 2/8/2024  
Other Designation:  
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

Additional Information:

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building

0 Structure

0 Object

0 Bridge

0 Landscape

0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

## PROPERTY REPORT

Property ID: 1533791600

**Property Name:** 14 W FRONT ST  
**Address:** 14 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	11

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

14 West Front Street is a three-story, three-bay masonry commercial block, constructed ca. 1890. The planar brick façade, now painted, is capped by a flat roof with a rebuilt parapet; any original cornice or decorative window hoods have been removed or obscured. The upper stories are organized in a regular three-bay vertical rhythm, with paired one-over-one replacement sashes set within rectangular, flat-headed openings with stone sills. Fenestration is evenly spaced and vertically aligned, reinforcing the building's utilitarian commercial character.

The ground floor retains a traditional recessed central entry, flanked by large display windows set within the original storefront bay widths. The storefront has been repeatedly modernized, with contemporary framing, glazing, and a continuous sign band replacing earlier fabric. The eastern party wall slightly overlaps the adjacent building at 12 West Front Street, indicating that 14 W Front Street post-dates its neighbor.

The building is documented by the early twentieth century and is characteristic of the 1890s–early 1900s infill wave that intensified development along West Front Street as Red Bank's commercial core expanded. Early uses included a saloon and barber shop, reflecting the street's service-oriented commercial mix.

Around the turn of the century, the building operated as the Monmouth Hotel, responding to increased demand for downtown lodging associated with the borough's growing transportation links and commercial activity. The property soon reverted to mixed use, with ground-floor retail—including a liquor dealer and barber—and upper-story rented rooms. In subsequent decades, the storefront underwent periodic refittings, though the building's overall massing, height, and lot pattern remained intact.

14 West Front Street is a contributing resource within the Broad Street Historic District under Criterion A (Commerce) for its association with West Front Street's historic role as a corridor of small-scale commerce, hospitality, and personal services; and Criterion C (Architecture) as a representative example of a late-19th-/early-20th-century vernacular commercial block, retaining its three-story scale, brick envelope, bay rhythm, and recessed storefront configuration.

Although original ornamentation, such as the cornice, has been removed and the storefront modernized, the building continues to convey the integrity of location, design, setting, feeling, and association within the district's period of significance.

### Setting:

The building is located on the north side of West Front Street, occupying a rectangular parcel within a continuous streetwall of attached late-

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1533791600

Page 1

☐ (Primary Contact)

19th- and early-20th-century commercial structures. Its scale, zero setback, and active storefront contribute to the cohesive pedestrian character of the downtown corridor, situated a short distance from the Navesink River.

Registration  
and Status  
Dates:

National Historic Landmark?: ☐  
National Register:  
New Jersey Register:  
Determination of Eligibility:  
Certification of Eligibility:

SHPO Opinion:  
Local Designation: 2/8/2024  
Other Designation:  
Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980	
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981	
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	

#### Additional Information:

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892221

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1533791600

Page 2



## PROPERTY REPORT

Property ID: -2132500019

**Property Name:** MONMOUTH APARTMENTS  
**Address:** 16 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	10

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

16 West Front Street is a three-story, attached masonry commercial block, constructed in ca. 1895. The building presents a flat-roofed brick façade laid in running bond, capped by a plain parapet with a narrow corbel course. The façade reflects a 1930s commercial refacing, replacing an earlier late-19th-century hotel structure on the site.

The upper stories are organized in a regular three-by-three fenestration pattern, with rectangular window openings fitted with 20th-century replacement sash, simple stone or cast-stone sills, and flat lintels. The uniform spacing and restrained detailing emphasize the building's utilitarian commercial character following its conversion from hotel to mixed-use retail and residential space.

The ground floor is divided into two storefront bays, each with recessed entries and large display windows. These bays are unified by a continuous sign band and metal canopy, introduced during a 20th-century modernization and subsequently altered. Recent alterations include repainting and later stripping of paint from the brick façade, along with successive contemporary storefront refittings.

The site was historically occupied by the Germania Hotel, shown on the 1895 Sanborn map as a seven-bay, three-story frame hotel with a masonry street façade. The building was designed by Joseph Swannell, a prominent Red Bank architect, and represented a significant phase of late-19th-century hospitality development along West Front Street. During World War I, the hotel was renamed the Monmouth Hotel.

Early proprietors included Jacob Degenring in the early 20th century and August Kleinschmidt by 1925. By the mid-1930s, shifting economic conditions and declining demand for small downtown hotels prompted significant alterations. In 1936, the Daily Register reported a substantial remodeling that converted the former hotel into two modern storefronts with apartments above, a pattern repeated throughout Red Bank during the Depression era.

The present brick street façade and two-storefront configuration date to this 1930s conversion, with later incremental alterations reflecting evolving retail needs.

16 West Front Street is a contributing resource within the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's downtown hospitality and retail evolution, documenting the transition from late-19th-century hotel use to mid-20th-century commercial storefronts with residential space above; and Criterion C (Architecture) as a representative example of a 1930s commercial refacing and adaptive reuse, retaining its three-story massing, brick envelope, regular upper-story fenestration, and two-bay storefront rhythm.

Despite later storefront alterations and canopy modifications, the building maintains integrity of location, design (particularly at the upper

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-2132500019

Page 1

☐ (Primary Contact)

stories), materials, feeling, and association within the district's period of significance.

#### Setting:

Located on the north side of West Front Street, 16 West Front Street forms part of a continuous streetwall of attached late-19th- and early-20th-century commercial buildings. The corridor features narrow sidewalks, on-street parking, and active ground-floor retail, with offices or apartments above. The Navesink River waterfront lies a short distance to the north, reinforcing the area's historic connection between downtown commerce and the riverfront.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**-2132500019**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen	Nineteenth Century Red Bank	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1895		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892223

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-2132500019**

Page 3

## PROPERTY REPORT

Property ID: -523702103

**Property Name:** 17 W FRONT ST  
**Address:** 17 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	20

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

17 West Front Street is a two-story, three-bay vernacular commercial building erected circa 1883. The building is constructed of brick, now entirely clad in stucco, which obscures original masonry detailing. The façade is capped by a simple bracketed cornice incorporating four narrow rectangular recessed panels beneath the eave, a restrained interpretation of late-19th-century Italianate commercial design. The second floor contains three evenly spaced window openings fitted with one-over-one replacement sashes. Original lintels and sills have been simplified or concealed by stucco. A projecting blade sign mounted at the second-story level is a mid-20th-century addition. The ground-floor storefront retains a recessed entry set slightly off center, flanked by large display windows with high bulkhead sills. This configuration is proportionate to historic storefront layouts but reflective of later alterations. Above the display windows are opaque stuccoed transom panels, currently concealed by fixed fabric awnings. The lower façade was altered circa 2010, when PermaStone cladding—likely installed during a late-1960s or 1970s modernization—was removed, returning the storefront to a more simplified masonry expression. A 1915 postcard indicates the façade was historically a light color.

17 West Front Street was constructed in the immediate aftermath of the Child's Bakery Fire of November 5, 1882, a major conflagration that destroyed multiple commercial buildings along West Front Street. Contemporary accounts describe how the fire spread rapidly from Child's barn to adjacent commercial structures, prompting swift rebuilding in masonry. The building was erected prior to 1889, most likely circa 1883, during this reconstruction phase.

From the 1880s through the turn of the 20th century, the building housed a meat shop, followed by a Chinese laundry by circa 1908, and a fruit stand and jewelry store by 1914. These uses reflect the diverse, service-oriented commercial character of West Front Street during Red Bank's late-19th- and early-20th-century growth. By 1981, the storefront was occupied by the Sealtest Luncheonette, continuing the building's long association with food service, which continues to this day.

17 West Front Street is a contributing resource to the Broad Street Historic District under Criterion A (Commerce) for its long-standing association with small-scale downtown retail and service uses following the post-1882 rebuilding of West Front Street. Although the façade has undergone substantial alterations, including stucco cladding, storefront refitting, and the loss of original window fabric, the building retains the integrity of its location, massing, lot pattern, and commercial function. It continues to convey its historical role within the district's period of significance.

### Setting:

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-523702103

Page 1

Located on the south side of West Front Street between Emanuel Court and Broad Street, 17 West Front Street stands flush with the sidewalk. 19 West Front Street flanks it to the east and, with a small gap between, the more imposing three-story Natelson's Building to the east, which visually dominates the block. Together, these buildings illustrate the varied scale and density characteristic of West Front Street's late-19th-century commercial development.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**-523702103**

Page 2



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Red Bank Register (various)			
Kathleen, Murray J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892260

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-523702103

Page 3

## PROPERTY REPORT

Property ID: -373043680

**Property Name:** FRED D. WIKOFF BUILDING  
**Address:** 19 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	19

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

19 West Front Street is a two-story, three-bay commercial building constructed in 1883, of brick construction and now clad in an irregular skip-trowel stucco finish. The façade is organized with a traditional storefront at grade and an upper story of evenly spaced window openings. Second-story windows are fitted with one-over-one replacement sashes, though they were likely two-over-two originally. Each opening is capped by an ornamental scrolled pediment with applied foliate detailing, while simple rectangular sills with small end lugs remain intact.

The building is crowned by a projecting Italianate sheet-metal cornice featuring a medium-height fascia, coved soffit, closely spaced modillions, and short end returns, all characteristic of late-19th-century commercial vernacular architecture. The Emanuel Court (west) elevation features four second-story window openings, a blocked first-floor opening, and two plain door openings; these secondary elevations lack significant historic detailing and are not character-defining.

The ground-floor storefront retains a symmetrical center entry with a glazed transom, flanked by tall show windows that wrap around interior cast-iron columns resting on a tall bulkhead sill. A simple denticulated storefront cornice spans the façade. While the storefront's overall configuration appears to preserve historic fabric, the textured cladding (peanut brittle) applied around it dates to a mid-20th-century modernization. The building's appearance has changed little since the 1960s, with the stucco coating functioning as a long-standing cosmetic alteration rather than a recent intervention.

19 West Front Street was erected in 1883 on the site of a building destroyed during the Child's Bakery Fire of November 5, 1882. This major conflagration reshaped West Front Street and prompted widespread masonry rebuilding. Contemporary accounts report that sparks from the nearby Weis chimney may have ignited hay stored in Child's barn, rapidly spreading fire to adjacent structures, including property owned by Mrs. E. Weis, who was insured for \$1,000 - funds that likely contributed to reconstruction.

Following reconstruction, the building housed Mrs. Weis's Millinery Shop from 1883 to 1894. In the early 20th century, Fred D. Wikoff established a satellite location here for his hay, coal, and feed business, supplementing his primary operation at Maple Avenue and Bergen Place and capitalizing on proximity to the downtown shopping district. Wikoff remained at this location until approximately 1970.

By 1981, the storefront was occupied by Peterson's Clocks, followed soon after by Horner Williams Custom Jewelers. Horner Williams, a respected local craftsman who apprenticed at Seldin's Jewelry Store beginning at age 11, relocated his custom jewelry business here in 1983, after operating elsewhere in Red Bank since 1957. In more recent decades, tenants have included clothing and food retail.

The building's continuity of small-scale retail use reflects the broader transformation of Red Bank following the late-19th-century fires, which replaced modest frame structures with the two- and three-story masonry commercial blocks that continue to define the downtown

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-373043680

Page 1

streetscape.

19 West Front Street is a contributing resource to the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's post-fire commercial redevelopment and its long-standing role as a downtown retail storefront; and Criterion C (Architecture) as a representative example of a late-19th-century Italianate vernacular commercial building, retaining key features including its massing, storefront configuration, decorative window pediments, and bracketed cornice. Although altered by stucco cladding and mid-20th-century storefront materials, the building retains sufficient integrity of location, design, materials (at upper story), feeling, and association to convey its significance within the district's period of significance.

#### Setting:

Located on the south side of West Front Street, 19 West Front Street sits aligned with the sidewalk and forms part of a continuous historic streetwall with attached storefronts to the east. The building anchors the northeast corner of Emanuel Court, a narrow pedestrian lane linking English Plaza to West Front Street. Emanuel Court's recent improvements—including brick paving and a public mural—create a distinctive pedestrian approach and enhance the storefront's visibility and commercial viability, reinforcing its historic role as a neighborhood-oriented retail space within Red Bank's downtown core.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

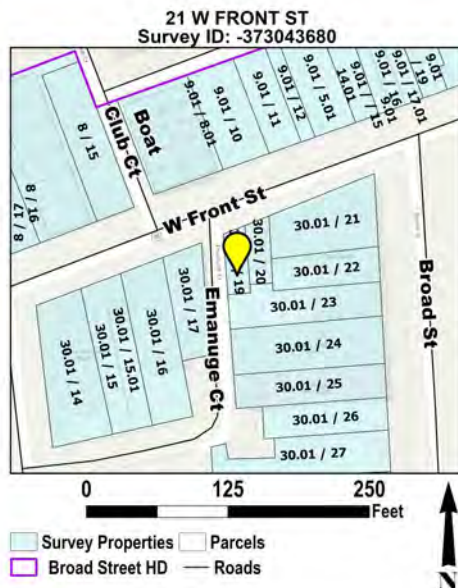
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-373043680**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank in the Twentieth Century	1997		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Telonidis, Julia	Business and Industry in Monmouth County: The Evolution of Manufacturing and Retail Exhibit of the Monmouth County Archives	2023		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

<input type="checkbox"/> Building	<input type="checkbox"/> Bridge
<input type="checkbox"/> Structure	<input type="checkbox"/> Landscape
<input type="checkbox"/> Object	<input type="checkbox"/> Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

**Conversion Problem?** ☐ **ConversionNote:** 99892262

**Date form completed:** 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-373043680**

Page 3

## PROPERTY REPORT

Property ID: 1857178729

**Property Name:** 21 W FRONT ST  
**Address:** 21 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	17

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

21 West Front Street is a two-story, five-bay masonry commercial building erected in 1883 following the destruction of earlier frame structures in the Child's Bakery Fire of November 1882. The building is constructed of brick, now painted, and sits flush with the sidewalk. The flat roof is capped by a projecting Italianate cornice with closely spaced modillions beneath the eave, a feature that appears largely unchanged from early- to mid-20th-century photographs.

The upper façade is finished in painted brick and organized into five window bays, including a center bay that is no longer evident in the current façade articulation. Historic photographs from the 1940s document five second-story windows, each capped by segmental-arched Italianate window hoods. The windows were historically within taller openings with two-over-two sashes. The present façade retains only four window openings, all fitted with one-over-one replacement sashes. A projecting sign is mounted between the third and fourth bays. The ground-floor storefront has been substantially altered but is well documented in 1940s photographs, which depict a deeply recessed central entry bay flanked by canted display windows. The historic storefront featured prismatic glass transoms, and a continuous sign band extended across the full width of the façade, visually unifying the storefront. The lower façade at that time was also painted brick at the ends, with the storefront occupying the central bays.

The storefront has been altered with a contemporary aluminum-and-glass system, and brick cladding has been applied over much of the original fabric. The current storefront exhibits asymmetrical bulkhead heights, with a low sill on the east side and a higher sill on the west, likely reflecting incremental alterations. Brick piers flank the storefront, and a lower cornice with applied modillions spans between them, echoing the historic detailing without replicating it. Despite these changes, the historic storefront bay widths and recessed entry configuration remain partially legible.

21 West Front Street occupies a parcel on the eastern edge of the block between Emanuel Court and English Plaza, an area heavily impacted by the Child's Bakery Fire of November 6, 1882. Contemporary accounts describe how the fire began in Child's barn, spread to an addition behind Weis' millinery on West Front Street, and then leapt across what is now Emanuel Court, destroying a dense cluster of commercial and mixed-use buildings before being halted near the Throckmorton property.

The present building was erected in 1883 and initially housed S. Sabath's stove, range, heater, roofing, and plumbing business, which remained in operation here until shortly before 1914. By the mid-20th century, the building supported a succession of food-related and service uses, including Schneider's Market in 1938 and, by 1946, a combination of hotel-related services, a restaurant meat supply company, and a framing business.

A later and particularly notable chapter occurred with the establishment of Victory Market, which operated here before relocating to 31–33

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1857178729

Page 1



West Front Street in 1944. In 1984, Wayne Fisler, formerly associated with Victory Market, opened Wayne's Market at 21 West Front Street, which preceeded several clothing and food retail businesses.

21 West Front Street is a contributing resource to the Broad Street Historic District under Criterion A (Commerce) for its association with Red Bank's late-19th- and 20th-century commercial development following the Child's Bakery Fire, and its long history of retail, food, and service uses; and Criterion C (Architecture) as a representative example of a post-fire Italianate vernacular commercial building, retaining its two-story massing, five-bay rhythm, brick construction, and modillioned cornice.

Although the storefront has been substantially altered and the upper-story window covered, the building retains sufficient integrity of location, massing, setting, feeling, and association to convey its significance within the district's period of significance.

#### Setting:

Located on the south side of West Front Street, 21 West Front Street anchors the eastern edge of the block between Emanuel Court and English Plaza and forms part of a continuous streetwall of attached late-19th-century commercial buildings built flush to the sidewalk. The building directly abuts Emanuel Court, now a pedestrian-only lane protected by bollards and enhanced with brick paving, public art, and outdoor seating. This narrow passageway links English Plaza to West Front Street and provides a distinctive pedestrian environment that reinforces the historic commercial character of the block while supporting contemporary retail activity.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

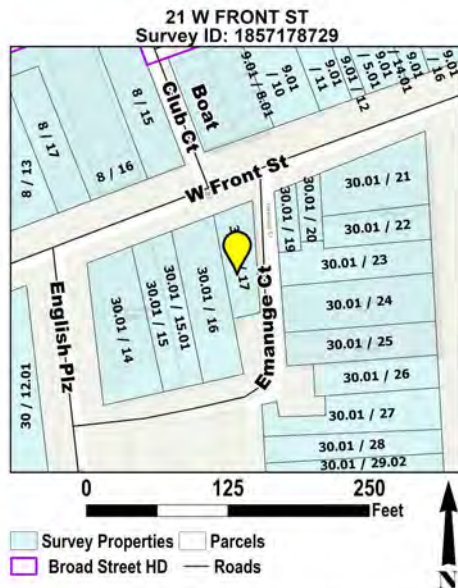
Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:



#### Site Map:

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

1857178729

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Gabrielan, Randall	Red Bank Volume II	1996		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892264

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1857178729

Page 3

## PROPERTY REPORT

Property ID: -29687004

**Property Name:** 23-25 W FRONT ST  
**Address:** 23-25 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

23-25 West Front Street is a two-story, four-bay vernacular commercial building constructed of painted running-bond brick, erected circa 1883 following the destruction of earlier frame buildings in the Child's Bakery Fire of November 5, 1882. The building is constructed to the sidewalk, with party walls on both sides, and forms part of a continuous late-19th-century commercial street wall on the south side of West Front Street between English Plaza and Emanuel Court.

The façade is capped by a projecting Italianate sheet-metal cornice with a narrow fascia and closely spaced modillions beneath the eave. The cornice profile and scale closely resemble that of 21 West Front Street immediately to the east, suggesting coordinated rebuilding of the block following the fire. The upper façade is painted brick, while the lower façade historically consisted of painted brick piers framing the storefront openings, which are now covered by stucco.

The second story is organized into four evenly spaced window openings fitted with undersized two-over-two replacement sash that do not fully occupy the original masonry openings. Historic mid-20th-century photographs indicate that by the 1940s, the original window lintels or hoods had already been removed or simplified, leaving plain masonry surrounds. The present configuration preserves the historic fenestration rhythm and spacing, though not original sash proportions.

The ground floor storefront has been substantially altered. Historic photographs from the 1940s depict a traditional late-19th-century storefront with two recessed entrances, each flanked by canted display windows, a continuous sign band extending across the full width of the façade, and glazed transoms, likely including prismatic glass. This configuration emphasized transparency and symmetry typical of Italianate-era commercial storefronts.

The present storefront dates primarily to a 2013 alteration and consists of two retail bays, each with an entry justified to the east side of the bay, flanked by large plate-glass display windows within a contemporary metal-and-glass storefront system. The storefront rests on a stucco-clad bulkhead sill, and a modillioned lower cornice now supports a full-width sign band capped by a shallow standing-seam metal roof.

The site of 23-25 West Front Street was occupied by frame commercial structures prior to November 5, 1882, when the Child's Bakery Fire swept through much of the block between present-day English Plaza and Emanuel Court. Contemporary newspaper accounts describe the fire spreading from Child's barn across Dugan Alley (now Emanuel Court) to Leighton Hall, which stood on this site and housed multiple businesses, including meat markets, feed stores, and saloon uses on the upper floor. The fire destroyed the entire block, prompting rapid rebuilding in brick.

The present building was erected shortly thereafter, prior to 1889, as part of a broader transition from combustible frame construction to fire-resistant masonry commercial buildings that reshaped Red Bank's downtown in the late 19th century. Over time, the building

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-29687004

Page 1

accommodated a wide variety of tenants, including a music shop, bowling alley, liquor store, bicycle shop, harness shop, and clothing store. By the 1940s, the building housed a furniture business. In 1974, Love Lane Tuxedos relocated to 23-25 West Front Street, where it operated for approximately three decades, becoming a destination for formalwear before moving to Broad Street in 2004. Following a period of vacancy, the building was altered in 2013 for new retail tenants.

23-25 West Front Street is contributing to the Broad Street Historic District under Criterion A for its association with the rebuilding and long-term commercial development of West Front Street following the Child's Bakery Fire of 1882, an event that fundamentally reshaped Red Bank's commercial core. The building reflects the transition from small-scale frame construction to durable brick commercial blocks. The property is also contributing under Criterion C as a representative example of a late-19th-century Italianate vernacular commercial building, retaining its historic two-story massing, masonry construction, cornice line, and fenestration rhythm. Although the ground-floor storefront has been significantly altered and historic window details have been lost, the building retains sufficient architectural integrity at the upper stories to convey its period of construction and its role in the cohesive post-fire streetscape.

**Setting:**

23-25 West Front Street is on the south side of West Front Street, within a dense, pedestrian-oriented corridor characterized by attached late-19th- and early-20th-century commercial buildings constructed flush to the sidewalk. The building forms part of a continuous street wall that extends between English Plaza and Emanuel Court, a narrow pedestrian lane linking West Front Street to adjacent commercial spaces. The surrounding setting retains strong visual continuity through consistent scale, materials, cornice lines, and fenestration patterns, reinforcing the historic character of this portion of Red Bank's downtown. Despite modern storefront interventions, the building continues to contribute to the historic streetscape and to the understanding of West Front Street as a commercial corridor shaped by fire, rebuilding, and long-term economic adaptation.

**Registration  
and Status  
Dates:**

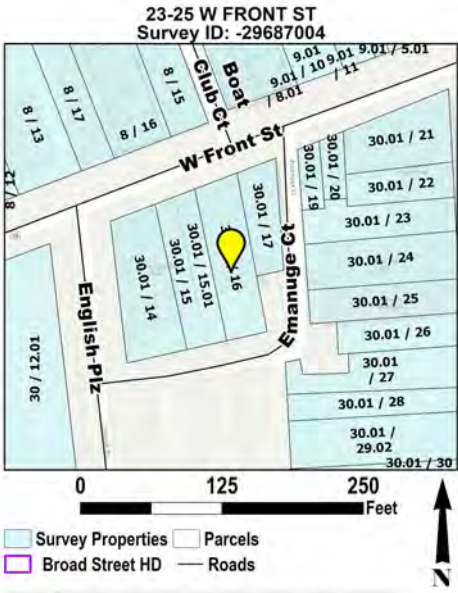
**National Historic Landmark?:** ☐  
**National Register:**  
**New Jersey Register:**  
**Determination of Eligibility:**  
**Certification of Eligibility:**

**SHPO Opinion:**  
**Local Designation:** 2/8/2024  
**Other Designation:**  
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892266

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-29687004**

Page 3



## PROPERTY REPORT

Property ID: -1530535149

**Property Name:** 26-28 W FRONT ST  
**Address:** 26-28 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	8	15

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

26-28 West Front Street is a three-story, five-bay Commercial Vernacular building occupying a corner parcel at the intersection of West Front Street and Boat Club Court (formerly Wharf Avenue). The building presents approximately 35 feet of frontage on West Front Street and extends roughly 130 feet northward along Boat Club Court toward the Navesink River. The building likely originated circa 1870 as two attached late-19th-century commercial blocks, subsequently unified beneath a single front-gabled roof by 1908, giving the structure its current consolidated form.

The primary West Front Street façade is organized into regular vertical bays, reflecting its 19th-century commercial origins. Second-story windows are tall, narrow rectangular openings, historically fitted with six-over-six wood sash, though replacement sashes have been installed over time. The fenestration rhythm, spacing, and proportions remain legible and continue to define the building's historic scale and vertical emphasis. The third story is integrated within the gabled roof form, reinforcing the building's transitional character between two- and three-story commercial construction.

The exterior cladding of the primary façade has undergone multiple significant alterations over the past century. Historic photographs from 1908 depict an exposed-brick façade with multiple ground-floor shop entrances and display windows. By the mid-2000s, the façade was covered in horizontal wood planking, later returned to exposed brick around 2013, and subsequently reclad by 2017 with composite shingle siding, which remains in place today. Despite these material changes, the historic massing, bay rhythm, roof form, and fenestration pattern continue to convey the building's 19th-century origins.

The ground floor historically accommodated multiple storefronts with individual entries and display windows. These have been repeatedly reconfigured to suit changing commercial uses, including restaurant and entertainment functions in the late 20th and early 21st centuries. While storefront fabric is largely non-historic, openings generally remain within their historic widths.

The rear and north portions of the parcel, extending down Boat Club Court, have distinct development histories. Initially occupied by lumber sheds and yards, these areas evolved into one- and two-story masonry garages between 1914 and 1950, associated with early automotive service and storage. In the late 20th century, these rear buildings were substantially altered and expanded to three stories, resulting in a complex, layered assemblage that contrasts with the more legible historic form of the West Front Street façade.

The site of 26-28 West Front Street originated as part of Throckmorton's Lumber Yard, one of Red Bank's major mid-19th-century industrial and commercial enterprises tied to river-based trade. The 1873 Beers Map depicts a structure at the southeast corner of the lumber yard near the present footprint, while the 1889 Sanborn Map shows paired buildings fronting West Front Street.

By 1908, the West Front Street buildings had been unified and housed W. N. Worthley's wholesale coal and wood business, along with a

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1530535149

Page 1

paint and wallpaper shop, uses that closely aligned with the site's lumber-yard origins. A 1908 photograph confirms the unified gabled roofline, brick façade, multi-bay storefront arrangement, and traditional sash windows. Shortly thereafter, Frank M. Chambers advertised a wallpaper business at the location (1909), and by 1918, Harry Belgrade operated a shoe repair shop, signaling a shift toward smaller-scale retail and service uses.

While the streetfront supported retail, the rear of the property transitioned during the early 20th century from lumber sheds to automobile-related uses, reflecting broader changes in transportation and commerce. By 1922, a one-story masonry garage occupied the rear; by mid-century, it had been expanded into two-story masonry structures. These buildings continued to evolve independently of the Front Street façade, accommodating garages, storage, and service functions.

In the late 20th century, 26-28 West Front Street became associated with restaurant and nightlife uses, during the 1990s and 2000s, capitalizing on proximity to the river and the emerging entertainment economy of downtown Red Bank.

26-28 West Front Street is contributing to the Broad Street Historic District under Criterion A for its association with Red Bank's commercial and working-waterfront economy, illustrating the site's evolution from lumber yard operations to retail trade, automobile-related services, and ultimately hospitality and entertainment uses. This layered history reflects broader economic transitions in Red Bank from river-oriented industry to a diversified downtown commercial core.

The property is also contributing under Criterion C as a representative example of a late-19th-century Commercial Vernacular building. Although exterior materials and rear sections have been heavily altered, the building retains sufficient integrity at its primary West Front Street elevation—including massing, roof form, bay rhythm, and fenestration proportions—to convey its historic design and construction. Its scale and form reinforce the historic streetscape continuity of West Front Street during the district's period of significance.

#### Setting:

26-28 West Front Street occupies a key transitional corner site on the north side of West Front Street at Boat Club Court, a narrow side street approximately 35 feet wide that descends steeply toward the Navesink River. The building anchors the shift from the dense, continuous downtown storefront corridor of West Front Street to the more utilitarian waterfront service zone below.

Surrounding development consists of attached late-19th- and early-20th-century commercial buildings constructed flush to the sidewalk, with consistent scale, narrow lot widths, and pedestrian-oriented storefronts. Modern streetscape elements—wide sidewalks, on-street parking, lighting, and signage—coexist with historic building forms, allowing 26–28 West Front Street to continue functioning as a visual and physical link between Red Bank's historic commercial core and its riverfront setting.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1530535149**

Page 2

☐ (Primary Contact)

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			
Beers, F.W.	Atlas of Monmouth County, New Jersey	1873		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892224

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-1530535149**

Page 3

## PROPERTY REPORT

Property ID: -1273056925

**Property Name:** 27-29 W FRONT ST  
**Address:** 27-29 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough			30.01	15.01
MONMOUTH	Red Bank borough		Long Branch	30.01	15, 15.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

27-29 West Front Street is a three-story, five-bay masonry commercial building constructed in 1883. The façade is composed of running-bond brick and retains a high degree of integrity at the upper stories, appearing largely unchanged from its appearance in early 20th-century photographs.

The building is capped by a projecting Italianate bracketed cornice featuring six large paired brackets aligned with the five bays, with three smaller modillions between each bracket set. Below the cornice, each bay is articulated by a recessed rectangular panel, creating a rhythmic frieze zone characteristic of late-19th-century commercial Italianate design.

The second and third stories are organized in a regular five-bay vertical rhythm. Window openings are segmental-arched, fitted with ornamental cast-iron hoods featuring molded profiles and central medallions. Window sills are also cast iron, distinguished by small tapered brackets beneath each end. The existing windows are one-over-one replacement sashes set within rectangular frames that do not fully infill the original segmental arches.

The ground floor has been substantially altered. Two contemporary storefronts occupy the entire width of the façade, each flush with the sidewalk and lacking historic detailing or proportions, with signs of previously painted brick on either side. Entry doors are positioned at opposite ends of the storefront zone, while a central glazed door with a fixed transom provides access to the upper floors.

27-29 West Front Street was built in 1883 as part of Red Bank's post-fire rebuilding campaign, following a series of devastating 19th-century fires that prompted a shift from frame to masonry construction. The building was erected by William McMahon, a plumber who recognized both the need for fire-resistant construction and the commercial opportunity presented by Red Bank's efforts to modernize its infrastructure. Contemporary reporting described the project as forward-looking and technically sophisticated. McMahon constructed a three-story brick building with two ground-floor stores—one reserved for his plumbing business—and upper-floor residential apartments equipped with hot and cold water, ranges, sinks, water closets, and a roof-mounted water tank designed to connect easily to a future municipal water system. The building was explicitly marketed as "first-class" in its construction and amenities, reflecting Red Bank's transition from a village to a modern town.

In 1906, the building entered a new phase when J. Edgar Brower, a hotelier, acquired the property and established the Liberty Hotel. Under Brower's ownership, the building housed a well-appointed hotel with a first-class bar, a lunch counter serving hot and cold meals, and a restaurant on the second floor. The Liberty Hotel was promoted as one of Red Bank's better hostleries and became a notable presence on West Front Street. Brower sold the hotel in 1910 to Henry R. Windish of Long Branch.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1273056925

Page 1



By 1913, ownership had reverted to a plumbing professional—William O'Brien—who leased the hotel to Charles W. Jones. Jones undertook extensive renovations, including repainting, repapering, new metal ceilings, updated electric wiring, and the installation of a new storefront with large plate-glass display windows, modernizing the building to suit early 20th-century commercial tastes. The Liberty Hotel ceased operation by mid-century, disappearing from the Sanborn maps by 1950. The building later experienced financial decline, appearing in a 1975 Sheriff's Sale notice, after which it transitioned into a succession of retail uses. Tenants over the late 20th and early 21st centuries included a clothing store, a bicycle shop, and a barbershop.

27-29 West Front Street is contributing to the Broad Street Historic District under Criterion A for its association with Red Bank's post-fire rebuilding, commercial development, and hospitality history, particularly its role as the former Liberty Hotel and as an early example of infrastructure-ready commercial construction anticipating municipal water service. The building is also significant under Criterion C as a well-preserved example of late-19th-century Italianate commercial architecture. Despite the loss of historic storefront fabric, the building retains a high degree of integrity at the upper stories, including its brick massing, five-bay composition, ornate cast-iron window hoods and sills, and bracketed Italianate cornice. These features clearly convey its period of construction and architectural intent, making it one of the more visually dominant and architecturally refined structures on this portion of West Front Street.

Setting:

27-29 West Front Street is located on the south side of West Front Street, within the block bounded by English Plaza and Emanuel Court, and forms part of a continuous street wall of attached 19th-century commercial buildings built flush to the sidewalk. At three stories, it visually dominates adjacent two-story storefronts, reinforcing its historic role as a mixed-use commercial and lodging building. The surrounding streetscape is characterized by wider lot widths and active ground-floor retail, with modern signage and storefront alterations layered onto historic building forms.

Registration  
and Status  
Dates:

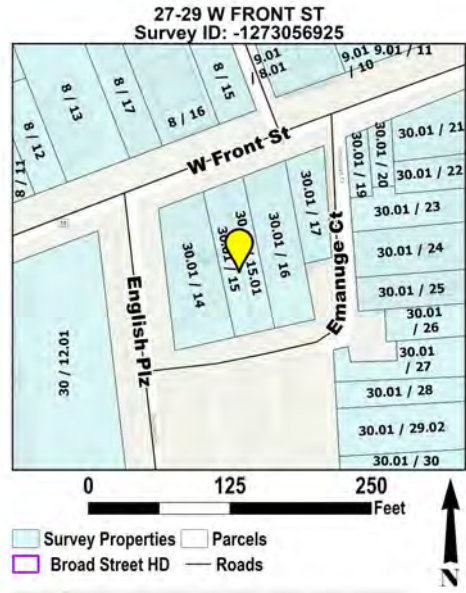
National Historic Landmark?: ☐  
National Register:  
New Jersey Register:  
Determination of Eligibility:  
Certification of Eligibility:

SHPO Opinion:  
Local Designation: 2/8/2024  
Other Designation:  
Other Designation Date:

☐ Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:





**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank	1995		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892268

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**-1273056925**

Page 3

## PROPERTY REPORT

Property ID: 282577120

**Property Name:** 30-32 W FRONT ST  
**Address:** 30-32 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	8	16

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

30-32 West Front Street is a two-story, five-bay attached Commercial Vernacular masonry building constructed circa 1908 and built flush to the sidewalk with party walls on both sides. The primary façade is painted brick laid in running bond, organized by shallow, rusticated brick pilasters that divide the elevation into five vertical bays. These pilasters frame recessed wall planes and rise to corbelled brick caps, providing subtle vertical articulation typical of early 20th-century commercial design.

The façade is crowned by a projecting bracketed cornice with a molded bed and crown profile. The cornice appears to be original and remains one of the building's most visually prominent character-defining features, anchoring the structure firmly within the Commercial Vernacular tradition of the period.

Second-story window openings retain their historic rectangular proportions and are evenly spaced across the façade. Windows are fitted with one-over-one replacement sashes, set beneath textured stone lintels and on stone sills, preserving the original fenestration rhythm and alignment despite sash replacement.

The ground floor retains its original storefront bay widths and a three-part sign band across the façade. The current storefront infill consists of a contemporary storefront with medium-height bulkheads and recessed entries, including end doors serving individual bays. While non-historic, the storefront configuration respects the original structural rhythm and does not obscure the upper façade.

A significant alteration in the early 21st century altered the roofline. The original shallow hipped roof was replaced with a steeper side-gable roof incorporating three gable-front dormers. The dormers are clad in composite materials and contain arched multi-light casement windows. These elements are clearly non-historic, are largely confined to the roof plane, and do not substantially detract from the building's primary façade at the pedestrian level.

The site at 30-32 West Front Street reflects Red Bank's evolution from a river-oriented industrial economy to an early automotive and recreational marine center. An 1851 map identifies a carpenter's shop on or near the site, and by 1878, the property was owned by J. A. Throckmorton, whose extensive lumber yard stretched from West Front Street northward to the Navesink River. This yard remained a dominant presence into the early 20th century, supplying building materials to the rapidly developing town.

In 1908, the current brick building was erected by Jacob B. Rue, replacing earlier structures and signaling a decisive shift in land use. The new building—approximately 50 by 128 feet—was constructed to house an automobile and yacht dealership, advertised as accommodating up to 50 automobiles. This use illustrates Red Bank's early embrace of the automobile age and its growing role as a regional center for pleasure boating and marine services.

By 1922, mapping documents reveal a complex of related uses extending deep into the lot: a two-story cement-block garage, machine

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

282577120

Page 1

shop, boat works, a large wood-truss-span structure, and a detached riverfront launch, collectively associated with Red Bank Yacht Works. Through the 1920s and 1930s, occupants included Red Bank Yacht Works, Harry Quinn's Garage, and operations identified with the Frank M. Chambers Building, underscoring the property's continued association with transportation, repair, and waterfront industries. As Red Bank's economy diversified in the mid-20th century, the building transitioned to more conventional commercial and service uses, while retaining its overall massing, façade composition, and role within the Front Street commercial corridor.

30-32 West Front Street is contributing to the Broad Street Historic District under Criterion A for its association with Red Bank's commercial and waterfront-related development, particularly its early role in the automobile and yacht economy that supplanted the town's 19th-century lumber and riverport industries.

The building is also significant under Criterion C as a representative example of early-20th-century Commercial Vernacular architecture. Character-defining features include the brick pilaster organization, corbelled detailing, projecting bracketed cornice, historic second-story fenestration pattern, original storefront bay rhythm, and continuous sign band. Despite later storefront infill and a non-historic roof alteration, the building retains sufficient integrity of location, design, materials, feeling, and association to convey its historic function and period of construction clearly.

**Setting:**

30-32 West Front Street is located on the north side of West Front Street within Red Bank's commercial core. The building sits flush to the sidewalk adjacent to two lower structures. Historically, the deep lot extended toward the Navesink River, with rear service access supporting industrial, automotive, and marine uses—a relationship that remains legible in the building's elongated footprint. To the east, the streetscape descends toward Boat Club Court and the waterfront, while to the west it transitions to lower-scale semi-detached buildings.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**



**Site Map:**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
(None Listed)	Red Bank Register (various)			
Gabrielan, Randall	Red Bank	1995		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892222

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

282577120

Page 3

## PROPERTY REPORT

Property ID: 528815761

**Property Name:** 31-33 W FRONT ST  
**Address:** 31-33 W FRONT ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	14

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

31-33 West Front Street is a two-story, six-bay Commercial Vernacular masonry building, erected circa 1883 following the Child's Bakery Fire. The building is constructed of brick and built flush to the sidewalk, starting a late-19th-century commercial street wall on the south side of West Front Street.

The primary façade is currently clad at the ground floor with mid-20th-century PermaStone. Three contemporary aluminum-and-glass storefront systems are set within the historic bay widths, reflecting periods when up to three separate retail tenants occupied the building. A lower storefront cornice, likely present historically, has been removed, leaving the storefront visually disconnected from the upper façade. The second story is faced in painted brick and is organized into six evenly spaced rectangular window openings, each fitted with one-over-one replacement sashes. Openings are unadorned and straightforward, reflecting vernacular Italianate construction rather than high-style detailing.

The façade is crowned by an elaborate Italianate bracketed cornice, which remains the building's most character-defining feature. The cornice consists of four large brackets supporting a projecting eave. Between these brackets are three bays of closely spaced, smaller modillions, with dentils and a layered fascia beneath, creating a richly articulated roofline typical of post-fire commercial rebuilding in Red Bank during the 1880s. This upper cornice appears largely intact and closely matches historic photographs.

The west (side) elevation, facing English Plaza, is painted common-bond brick and features two simple second-story window openings. This elevation historically lacked ornamental detailing.

31-33 West Front Street was constructed in the aftermath of the Child's Bakery Fire of November 5, 1882, a catastrophic event that destroyed much of the block between present-day English Plaza and Emanuel Court. Contemporary newspaper accounts describe how the fire originated in Child's barn, spread behind Weis' millinery, leapt across Dugan Alley (now Emanuel Court), and consumed multiple shops, saloons, and residences before being halted near the Throckmorton property. The rebuilding that followed replaced small frame structures with more fire-resistant two- and three-story brick commercial buildings, fundamentally reshaping Red Bank's business district. By 1889, the present building was standing and occupied by a rotating cast of 19th-century service and retail tenants, including launderers, barbers, saloon keepers, jewelers, and tailors. Its six-bay width allowed for multiple storefronts, a flexibility that characterized the building's long commercial life.

Victory Market relocated to 33 West Front Street in 1944 after operating earlier at 21 West Front Street. Victory Market became a well-known neighborhood grocery and anchor at the western end of the block. In the mid- to late-1970s, the business and building were sold, and the market operation eventually evolved into Wayne's Market, which reopened in 1984 at 21 West Front Street.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

528815761

Page 1



31-33 West Front Street is contributing to the Broad Street Historic District under Criterion A for its association with Red Bank's post-fire commercial redevelopment and its long history of neighborhood-serving retail, food, and service uses from the late 19th century through the present.

The building also contributes under Criterion C as a representative example of late-19th-century Commercial Vernacular architecture. While the ground floor has been substantially altered through permastone cladding, storefront replacement, and loss of the lower cornice, the building retains critical character-defining elements at the upper façade, including its six-bay rhythm, historic window pattern, and especially its elaborate Italianate bracketed cornice. These features convey the scale, proportions, and architectural intent of the 1880s rebuilding era and maintain sufficient integrity of location, design, materials (upper façade), feeling, and association to support contributing status.

#### Setting:

31-33 West Front Street occupies the western edge of the block on the south side of West Front Street, between English Plaza and Emanuel Court. The building sits flush with the sidewalk and starts a continuous street wall of attached 19th-century commercial buildings, characterized by narrow to moderate bay widths, zero setbacks, and active ground-floor storefronts. The building's west elevation directly addresses English Plaza, a surface parking lot that links West Front Street to adjacent downtown areas.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**528815761**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		
Murray, Kathleen J	Red Bank: A Study of the Nineteenth Century Commercial Architecture in the Downtown Business District of Red Bank, New Jersey	1981		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892271

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

528815761

Page 3

## PROPERTY REPORT

Property ID: -1116831875

**Property Name:** SWIFT BUILDING  
**Address:** 6-8 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	18

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

6-8 Monmouth Street, also addressed 74 Broad Street, is a three-story Beaux-Arts-influenced commercial building constructed circa 1900 of buff running-bond brick. The building occupies the northwest corner of Broad and Monmouth Streets and is prominently sited with four bays fronting Broad Street, a single chamfered corner bay, and nine bays along Monmouth Street. The original design featured an angled ground-floor corner entrance, consistent with the chamfered bay treatment and the articulation of the upper floors.

The ground floor has been substantially altered and now consists of multiple storefronts with tall bulkhead sills, large glazed display windows, and recessed entries. The storefronts along Monmouth Street, while altered, generally retain proportions and rhythms that echo early-20th-century commercial configurations. A later corner storefront projection associated with a former bank tenancy extends into the sidewalk, disrupting the historic corner geometry; this alteration is incompatible with the building's original design and detracts from the corner's architectural clarity. The metal fire escape and drain leader on the Monmouth Street elevation are later additions.

Between the first and second stories runs a discontinuous decorative brick band, composed of a zig-zag soldier course flanked by two courses of textured brick, visually separating the commercial base from the upper office floors.

The second and third stories are unified by a regular fenestration pattern of rectangular window openings fitted with one-over-one sashes. Each opening is crowned by a simple corbelled brick hood incorporating textured brick keystones and brownstone lintels. Historic photographs indicate that the larger second-story windows originally featured three-part divisions with operable transoms, an arrangement typical of turn-of-the-century commercial buildings designed to maximize light and ventilation.

The building is capped by an ornate pressed-metal cornice, one of its most character-defining features. The cornice includes large brackets enriched with acanthus-leaf detailing, a broad fascia decorated with swags of draped floral garlands and oval cartouches, and five smaller modillions between the larger brackets supporting a pronounced overhanging eave. The cornice remains largely intact and conveys the building's Beaux-Arts aspirations.

6-8 Monmouth Street was erected circa 1900 on land purchased by Arthur F. Swift from Dr. Charles Hubbard. The building was designed by architect Robert D. Chandler and constructed by local mason-builder Alonzo C. Dennis, both of whom were active figures in Red Bank's turn-of-the-century development. From its inception, the building was conceived as a prominent corner commercial block marking the transition between Broad Street's primary retail corridor and Monmouth Street's more eclectic, bohemian character.

Early tenants included the Knickerbocker Pharmacy, an important neighborhood institution, and Nat's Jewelers, a long-standing presence on Broad Street. By 1914, Sanborn maps document a distinct storefront configuration at 6 & 8 Monmouth Street, indicating early subdivision of the ground floor into multiple retail spaces. Over the mid-20th century, the building was acquired by Riverview Hospital, which owned the

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1116831875

Page 1

property through much of the 1970s, reflecting a period when institutional ownership supplanted small private landlords in parts of downtown Red Bank. A bank occupied part of the ground floor until vacating the building in 2018.

6-8 Monmouth Street is contributing to the Broad Street Historic District under Criterion A for its association with Red Bank's early-20th-century commercial expansion and its long history of pharmacy, jewelry, banking, and small-scale retail uses at a critical downtown intersection.

**Setting:**

6-8 Monmouth Street occupies a prominent corner site at one of Red Bank's busiest intersections, where Broad Street's formal commercial corridor meets the narrower, more eclectic Monmouth Street. The building forms part of a continuous street wall of attached storefronts along both streets.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1116831875**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1901		
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
Clark, Pamela L	Red Bank Downtown Historic Building Survey	1980		
Gabrielan, Randall	Red Bank	1995		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892327

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1116831875

Page 3



## PROPERTY REPORT

Property ID: -1453471532

**Property Name:** 10 MONMOUTH ST  
**Address:** 10 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	19

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

10 Monmouth Street is a two-story, two-bay commercial building constructed circa 1905. The structure is built to the sidewalk and executed in buff running-bond brick, reflecting early-20th-century commercial construction along Monmouth Street. The building exhibits Beaux-Arts influences, expressed through its masonry detailing and ornamental cornice, while remaining modest in scale relative to the neighboring corner building.

The upper façade is composed of two large rectangular window openings fitted with one-over-one double-hung sashes. The windows are framed by cast-stone lintels and sills, which subtly contrast with the buff brick wall surface and provide restrained classical articulation.

Fenestration proportions and spacing remain intact and convey the building's original design intent.

Crowning the façade is an intact pressed-metal Beaux-Arts-style cornice, a defining architectural feature. The cornice includes end brackets and two intermediate brackets, enriched with egg-and-dart molding and a low-relief floral fascia, lending refinement to the otherwise simple elevation.

The ground-floor storefront has been significantly altered. It now features a mansard-style asphalt shingle roof element, glazed entry door, and tall bulkhead sill, all of which are non-historic. A secondary side entry on the west (left) side provides access to the upper floor. While the storefront no longer conveys its original early-20th-century appearance, the historic bay width and general storefront opening remain legible beneath later alterations.

10 Monmouth Street emerged during a period of steady commercial infill along Monmouth Street in the early 20th century. By 1907, the newly constructed two-story brick building housed a hardware store, signaling the street's growing role as a secondary retail corridor supporting Broad Street's commercial core. By 1914, Sanborn maps indicate the presence of a tailor shop and a telegraph office, consistent with Monmouth Street's service-oriented character.

During the 1920s and 1930s, the building housed a real estate firm; from the 1940s through the 1960s, a beauty shop; and later, a bootery, illustrating the property's adaptability to changing retail demands over time. The building achieved local prominence through Steven Napolitani, who in the mid-20th century sold the first pizza-by-the-slice in Monmouth County from this location.

10 Monmouth Street contributes to the Broad Street Historic District under Criterion C as a representative example of a small-scale Beaux-Arts-influenced commercial building, retaining key character-defining features, including its buff brick façade, cast-stone window trim, and pressed-metal cornice. Although the ground-floor storefront has been substantially altered, the upper façade retains sufficient integrity of design, materials, craft, and feeling to convey its period of construction and architectural character within the historic district.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1453471532

Page 1

**Setting:**

10 Monmouth Street forms part of a continuous zero-lot-line street wall of attached storefronts along Monmouth Street, all of which sit flush with the sidewalk. The block retains a strong pedestrian orientation, reinforced by closely spaced storefronts typical of Red Bank's historic downtown fabric.

**Registration  
and Status  
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
(None Listed)	Red Bank Register (various)			

**Additional Information:**More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892289

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

**-1453471532**☐ (Primary Contact)

Page 2

## PROPERTY REPORT

Property ID: 1720450136

**Property Name:** WEIS BUILDING  
**Address:** 12-14 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	20

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

12-14 Monmouth Street is a two-story, two-bay commercial building constructed ca. 1910 and executed in buff running-bond brick, set zero-lot-line to the sidewalk along Monmouth Street. The building's modest scale and restrained detailing are characteristic of secondary commercial blocks developed just off Broad Street during this period.

The second-story façade is distinguished by a pair of shallow bay window groupings, each composed of multi-light window units set within slightly projecting masonry bays. The window lintels are expressed as cut-brick masonry arches with rough-textured keystones, closely related in material and detailing to those found at 6–8 Monmouth Street, suggesting contemporaneous construction or shared design vocabulary. Metal trim caps the lintel zone, visually tying the bays together. These shallow bays introduce depth and articulation to an otherwise planar façade and remain one of the building's most character-defining features.

Above, the façade is terminated by a pressed-metal cornice, an important surviving historic element. The cornice is organized with two large end brackets and two smaller intermediate brackets, dividing the elevation into three bays. Each bay contains a rectangular framed fascia panel with vertical texturing, while the leftmost and rightmost panels are further embellished with small floral medallions, providing restrained Beaux-Arts-influenced ornament. The cornice appears largely intact and consistent with early-20th-century commercial construction in Red Bank.

The ground-floor storefront has been substantially altered. It now features stone cladding across the sign band and bulkhead sill, with large plate-glass display windows flanking a deeply recessed central entry. This recessed zone provides access to two separate retail tenancies and the upper floor, reflecting the building's long-standing mixed-use function. While the storefront no longer reflects its historic configuration, the original bay widths and general storefront proportions remain legible.

In 1910, the Weis Building at 12-14 Monmouth Street assumed a significant civic role when it became the third home of the Red Bank Public Library, which had been founded as the Mutual Library Association of Red Bank. The library relocated here due to overcrowding at its second location in the Childs Building. Owned by members of the prominent Weis family, the building accommodated the library on its second floor from 1910 until 1932, when continued growth necessitated another move further down Monmouth Street. Following the library's departure, the building returned to strictly commercial use. By the early 21st century, its storefronts reflected Red Bank's shift toward niche retail and destination businesses.

12-14 Monmouth Street contributes to the Broad Street Historic District under Criterion C as a representative early-20th-century commercial building that retains key character-defining features, including its buff brick masonry, shallow second-story bay windows with cut-brick

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1720450136

Page 1

☐ (Primary Contact)

lintels, and an ornamental pressed-metal cornice. Although the ground-floor storefront has been altered, the upper façade retains sufficient integrity of design, materials, craft, and feeling to convey its architectural character and period of significance.

#### Setting:

12-14 Monmouth Street forms part of a continuous zero-lot-line street wall of attached storefronts along Monmouth Street, all of which sit flush with brick sidewalks recently installed as part of streetscape improvements. The building's scale and massing are consistent with neighboring early-20th-century commercial structures, though its second-story bay windows set it apart visually from adjacent flat-front façades.

#### Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

#### Location Map:

#### Site Map:



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Ellis, Franklin	History of Monmouth County	1885		
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892293

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1720450136

Page 3



## PROPERTY REPORT

Property ID: -457318066

**Property Name:** 15-17 MONMOUTH ST  
**Address:** 15-17 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	8

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

15-17 Monmouth Street is an unusual hybrid commercial-residential building consisting of a one-story storefront (ca. 1910) constructed in front of an earlier two-story dwelling (ca. 1895), resulting in a layered façade that clearly expresses multiple phases of development. The building sits flush with the sidewalk on the south side of Monmouth Street, but is detached from adjacent structures by driveways on both sides.

The upper portion of the building is dominated by a front-facing gable with flared eaves, clearly visible above the storefront roofline. The gable is clad in stucco and articulated with decorative half-timbering, evoking late-19th- or early-20th-century domestic revival detailing. Fenestration consists of paired and grouped rectangular windows. This upper story retains the scale, form, and proportions of a house rather than those of a commercial block.

The ground-floor storefront is constructed of painted running bond brick. It is organized into two retail bays flanking a deeply recessed central entry. Large plate-glass display windows serve each retail bay, with simple, modern signage bands below a soldier-course lintel.

The development of Monmouth Street as a commercial corridor in the late 19th and early 20th centuries was primarily driven by Robert Allen, Jr., who controlled much of the land through which the street ran and facilitated its widening and subdivision. Early attempts to sell residential lots along Monmouth Street met limited success, but by the turn of the century, commercial demand increased rapidly, and the block west of Broad Street became increasingly desirable for commercial use.

By 1885, a two-story wood-frame dwelling stood on the site of 15-17 Monmouth Street. In 1889, the property was owned by Mrs. Noble, and by 1908, the dwelling had acquired a porch, consistent with its continued residential use. By 1922, Sanborn maps indicate that a two-story masonry building housing three stores occupied the site, suggesting the construction of storefront space in front of or partially enveloping the earlier house. By 1950, the property contained one store and a telegraph office, reflecting the consolidation of commercial uses over time.

15-17 Monmouth Street is contributing to the Broad Street Historic District under Criterion A for its association with the incremental commercial development of Monmouth Street, particularly the early 20th-century practice of adapting residential buildings for storefront use rather than demolishing and replacing them outright.

15-17 Monmouth Street is a distinct structure on the south side of the street. Unlike the continuous lot-line street walls that characterize much of the block, this building is separated from its neighbors by driveways, creating visual breaks in the streetscape. Its deeply recessed entrance, freestanding appearance, and visible residential gable set it apart from adjacent storefront buildings.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-457318066

Page 1

**Setting:**

The building's configuration—a store-in-front-of-house design—is now relatively rare along Monmouth Street, where most dwellings were either fully replaced or thoroughly obscured by later commercial construction. As such, 15-17 Monmouth Street serves as a visual reminder of the street's eclectic and transitional development history, illustrating how economic pressures and commercial demand reshaped the corridor while occasionally preserving fragments of its residential past.

**Registration  
and Status  
Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

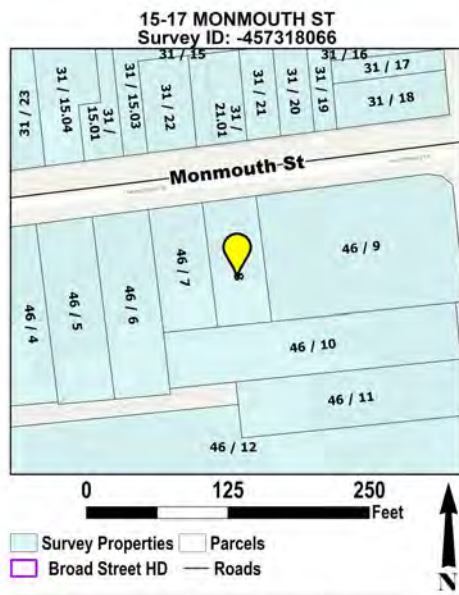
Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	
Gabrielan, Randall	Red Bank Volume III	1998	
Gabrielan, Randall	Red Bank	1995	

**Additional Information:**More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892330

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)**-457318066**

Page 2

## PROPERTY REPORT

Property ID: -689526394

**Property Name:** NAVESINK LODGE  
**Address:** 16 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	21

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

16 Monmouth Street is a three-story, three-bay masonry commercial building constructed in 1909 as a purpose-built fraternal hall with ground-floor commercial space. The building is flush with the sidewalk and constructed of running-bond brick, described initially as an artistic gray-finished brick façade but subsequently refaced in yellow brick, likely during the mid-20th century. During this refacing, the Odd Fellows dedication plaque—initially positioned above the eastern bay—was relocated to the center bay.

The façade is organized vertically with a deeply recessed primary storefront at the first story. The storefront retains a configuration consistent with early-20th-century commercial design: a recessed double-leaf entry flanked by tall display windows, a tiled threshold, and a lower storefront cornice with brackets at each end. An auxiliary recessed entry at the west bay provides access to the upper floors; this entry features dentil molding, a wood door with a tall bottom rail and medium-width stiles, and a sidelight—elements suggestive of original fabric. Upper-story fenestration consists of rectangular window openings with simple painted masonry lintels and sills. Most windows retain one-over-one replacement sashes with transoms above. Two openings have been altered to accommodate swing doors leading to a metal fire escape, a later addition likely associated with assembly use of the upper floors.

The building is capped by an ornate pressed-metal cornice, one of its most character-defining features. The cornice incorporates large end brackets with acanthus-leaf detailing, a richly ornamented fascia with swags of draped floral garlands, egg-and-dart molding, and a row of modillions supporting a projecting eave. The 1922 Sanborn map confirms the presence of a metal cornice.

16 Monmouth Street was erected in 1909 at a reported cost of \$17,000 by the Navesink Lodge of the Independent Order of Odd Fellows, a non-political, non-sectarian fraternal organization founded locally in 1846. As the façade plaque records, the building was dedicated in 1909, with formal celebrations held on November 29, 1909, shortly after the lodge vacated its former quarters on the third floor of the Navesink Bank Building at Broad and Mechanic Streets.

Contemporary newspaper accounts described the structure as a modern three-story brick building, purpose-designed to accommodate multiple uses: automobile-related commercial space on the first floor, banquet hall and offices on the second floor, and a lodge room on the third floor. This mixed-use arrangement reflects both the prosperity of Red Bank in the early automobile era and the important civic role fraternal organizations played in the town's social life.

The Odd Fellows remained in the building at least through 1922, sharing space with commercial tenants including a piano company. Over the latter 20th and early 21st centuries, the building housed a variety of cultural and commercial uses and is currently undergoing renovation.

16 Monmouth Street is contributing to the Broad Street Historic District under Criterion A for its association with fraternal, social, and

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-689526394

Page 1

☐ (Primary Contact)

commercial development in early-20th-century Red Bank, particularly the role of organizations such as the Odd Fellows in shaping civic and cultural life.

The building is also contributing under Criterion C as a well-preserved example of an early-20th-century Commercial Vernacular building with Beaux Arts influences, distinguished by its scale, massing, intact upper-story fenestration, and especially its highly ornamented pressed-metal cornice. Despite alterations to the storefront and the addition of a fire escape, the building retains sufficient integrity of design, materials, craft, feeling, and association to convey its original function and period of construction.

**Setting:**

16 Monmouth Street is within a continuous lot-line street wall of attached storefront buildings along the north side of Monmouth Street. Brick sidewalks and recent streetscape improvements reinforce its pedestrian-oriented setting. The building is taller than most adjacent structures, making it visually prominent within the streetscape. Together with its neighbors to the east, 16 Monmouth Street contributes to the architectural continuity of Monmouth Street

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

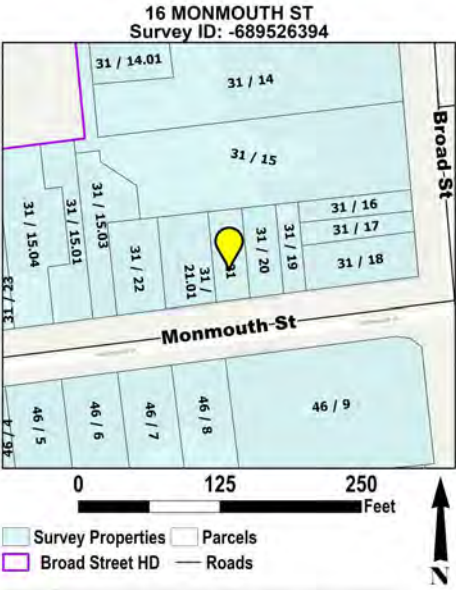
**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**



**Site Map:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**-689526394**

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892295

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-689526394

Page 3



## PROPERTY REPORT

Property ID: 1571717284

**Property Name:** 19-21 MONMOUTH ST  
**Address:** 19-21 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	7

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

19-21 Monmouth Street is a two-story hybrid wood-masonry building whose original residential form is largely concealed behind a later brick commercial façade. The structure is set at the lot-line and represents a classic "store-in-front-of-house" configuration, a recurring and distinctive building type along Monmouth Street during its early-20th-century commercial transition.

The primary façade presents as masonry, masking the underlying frame construction. The second story has rectangular window openings fitted with one-over-one replacement sash set beneath narrow brick soldier-course lintels. A continuous brick parapet defines the roofline. The first story is divided into two storefront bays. At 19 Monmouth Street, the storefront is an all-glass configuration, not harmonious with the historic district. The entrance is centered within a glazed plane and marked by a pedimented door surround that appears more like a caricature than a thoughtful architectural element.

At 21 Monmouth Street, the storefront is more restrained, with a large display window and off-center entry. Both storefronts are framed by brick piers and capped by a continuous sign band, with projecting metal sign brackets mounted above.

By 1885, a two-story wood-frame dwelling stood on the site of 19-21 Monmouth Street. By 1889, the property was owned by W. Hubbard, likely William D. Hubbard, and continued to function as a residence into the early 20th century. Sanborn maps from 1908 and 1922 confirm its ongoing residential use during a period when Monmouth Street was increasingly transitioning from a residential to a commercial corridor. Broader real estate forces drove this transformation following the opening of Monmouth Street east of Broad Street. As early as the 1890s, the street was laid out by Robert Allen, Jr., who anticipated—but initially overestimated—their commercial value. Contemporary accounts note that lots offered at \$800 found few buyers, only to appreciate dramatically within a generation as Monmouth Street became a desirable business address.

By 1950, the house at 19–21 Monmouth Street had been adapted for commercial use, with two storefronts constructed in front of the dwelling, accommodating an office and a drugstore. This approach—adding shops without demolishing the underlying house—became a practical and economical solution for property owners responding to rising commercial demand.

19-21 Monmouth Street is contributing to the Broad Street Historic District under Criterion A for its association with Monmouth Street's early-20th-century residential-to-commercial transformation. The building illustrates a pragmatic pattern of development in Red Bank, in which existing houses were incrementally adapted to new economic realities rather than replaced outright.

### Setting:

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1571717284

Page 1

☐ (Primary Contact)

19-21 Monmouth Street is located on the south side of Monmouth Street. The building forms a partial street wall with the structure to the west, while a driveway separates it from 15-17 Monmouth Street to the east. Despite this physical separation, the buildings are historically linked: both exemplify the store-in-front-of-house approach that defined Monmouth Street's early commercial evolution. Together, they reinforce the eclectic and incremental character of the street, where residential origins remain visible beneath later commercial adaptations.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**



**Site Map:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**1571717284**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Gabrielan, Randall	Red Bank	1995	
Gabrielan, Randall	Red Bank Volume III	1998	
(None Listed)	Red Bank Register (various)		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889	
Sanborn	Insurance Maps of Red Bank, New Jersey	1950	
Sanborn	Insurance Maps of Red Bank, New Jersey	1908	
Sanborn	Insurance Maps of Red Bank, New Jersey	1922	

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892335

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1571717284

Page 3

## PROPERTY REPORT

Property ID: -1960487020

**Property Name:** ALLEN HOUSE  
**Address:** 30 MONMOUTH ST

**Ownership:** Private  
**Apartment #:** **ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	15.04

**Property Photo:**



**Old HSI Number:** MON-1340-032

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

The Allen House at 30 Monmouth Street is a relocated three-story wood-frame structure clad in clapboard, flush siding, and shingles, and rests on a brick foundation. The primary elevation presents a symmetrical three-bay façade with an additional bay, surmounted by a distinctive mansard roof with dormer windows. Characteristic Second Empire elements include paired decorative brackets beneath the eaves, iron crestwork, and a prominent Doric-order columned portico framing a round-headed entryway with double doors featuring art glass. A projecting bay window accentuates the first floor.

Constructed between 1835 and 1860 as a Greek Revival residence on Broad Street, the house was relocated twice as Red Bank's commercial district expanded: first to Broad Street near Wallace Street, and finally in 1908 to its current location at 30 Monmouth Street following the street's extension. During these relocations, the structure was modified to incorporate the Second Empire style, reflecting the rising status of Red Bank's merchant class. By 1971, the building had been adaptively reused for commercial purposes and currently houses the Dublin House Restaurant and Pub.

The Allen House represents a rare surviving example of mid-19th-century residential architecture in Red Bank and demonstrates the town's shift from a residential to a commercial center. The property is significant under Criterion A for its association with urban growth and transportation expansion. Its adaptive reuse and multiple relocations exemplify the evolving economic geography of the town.

**Setting:**

The building is situated in a prominent and visually distinctive location on Monmouth Street, set back from the zero-lot-line street wall typical of its commercial neighbors. Its recessed siting, wraparound porch, and mansard roof contrast with the more vertical, flat-roofed storefronts flanking it, creating a striking visual interval in the Monmouth Street streetscape and reinforcing the district's mixed-use legacy.

**Registration and Status**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-1960487020

Page 1

☐ (Primary Contact)

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F.W.	Map of Monmouth County, New Jersey	1860		
Gabrielan, Randall	Red Bank	1995		

#### Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-32

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99071223

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1960487020

Page 2



## PROPERTY REPORT

Property ID: 1714943554

**Property Name:** 30 MONMOUTH ST  
**Address:** 30 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	15.03

### Property Photo:



**Old HSI Number:** **NRIS Number:** **HABS/HAER Number:**

### Description:

30 Monmouth Street is a one-story, single-bay brick commercial building constructed 1910, and set flush with the sidewalk on the north side of Monmouth Street. The building is modest in scale but architecturally expressive, exhibiting Beaux-Arts detailing that aligns it stylistically with nearby early-20th-century masonry buildings, including the Odd Fellows Lodge at 16 Monmouth Street.

The primary façade is constructed of buff running-bond brick and capped by a low gabled roof clad in red clay tile, an unusual and visually prominent feature for Monmouth Street. Brick end chimneys with stone caps frame the roof and rest on a decorative bracketed cornice incorporating regularly spaced modillions and dentil molding beneath a projecting fascia. This cornice establishes a strong horizontal termination and is among the building's most character-defining features.

The ground-floor storefront has a deeply recessed central entry, flanked by canted display windows set on low painted bulkhead panels. The original configuration of the building was two semi-circle arched openings with a double-door entry with classical pedimented surrounds on the left (west) and fixed display window on the right (east). The storefront's recessed entry, angled display windows, and continuous sign band reflect a mid-20th-century alteration.

30 Monmouth Street was constructed by George Hance Patterson, immediately adjacent to his residence—today a bar—which he had previously relocated from Broad Street. While it was common on Monmouth Street in the late 19th and early 20th centuries to construct storefronts in front of existing houses, 30 Monmouth Street is notable as an example of a freestanding commercial building erected within a residential side yard, rather than directly in front of a dwelling.

The building was of significant civic importance as the Red Bank Post Office until 1922, reinforcing Monmouth Street's growing role as a secondary commercial corridor east of Broad Street.

Following the post office's departure, the building housed a Western Union Telegraph Office, a printer, and by mid-century a paint store. Later tenants included hardware and music stores, as well as a restaurant.

30 Monmouth Street is contributing to the Broad Street Historic District under Criterion A for its association with Monmouth Street's early-20th-century commercial development, including its important role as the Red Bank Post Office from 1910 to 1922. Its sequence of uses - postal service, telegraph office, retail, hardware, music store, and restaurant - illustrates the evolving service economy of downtown Red Bank beyond Broad Street.

The building is also contributing under Criterion C as a well-preserved example of a small-scale early-20th-century masonry commercial building. Character-defining features include its brick construction, tiled gable roof, bracketed cornice, and historic storefront configuration.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1714943554

Page 1



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume III	1998		
Gabrielan, Randall	Red Bank	1995		
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building      0 Bridge  
                                         0 Structure      0 Landscape  
                                         0 Object      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐  
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892308

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

1714943554

Page 3

## PROPERTY REPORT

Property ID: 1122250685

**Property Name:** NEW YORK TELEPHONE COMPANY

**Ownership:** Private

**Address:** 32 MONMOUTH ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	23

**Property Photo:**



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

32 Monmouth Street is a three-story, three-bay Beaux Arts building constructed in 1912 of yellow brick laid in English bond pattern. The flat-roofed structure is capped by a robust pressed-metal cornice incorporating a classical entablature with a molded crown, egg-and-dart enrichment, a band of closely spaced modillions, and a deep projecting eave—the most refined early-20th-century cornices on Monmouth Street.

The upper façade is rigorously ordered and symmetrical. Rectangular window openings are set within subtly articulated brick surrounds featuring brick soldier-course heads and stone or cast-stone lintels and sills. Decorative diamond-shaped brick insets appear between the third- and second-floor windows, reinforcing the Beaux Arts emphasis on surface articulation and classical proportion. The upper windows are double-hung replacement sashes with integral non-historic muntins. The east elevation, fronting the 30 Monmouth courtyard, preserves many original window openings fitted with pintle hinges, indicating the former presence of exterior shutters.

At street level, the façade is organized around a formal entrance framed by a monumental classical surround with pilasters, entablature, and molded trim, contrasting with a more utilitarian recessed entry from an elevated loggia to the east.

Sanborn maps detail 32 Monmouth Street as fireproof construction, with brick bearing walls, terra-cotta and concrete floors, and a roof carried on protected steel beams—advanced construction methods for Red Bank at the time and consistent with its original telecommunications function.

**Setting:**

32 Monmouth Street sits on the north side of Monmouth Street. To the west, it forms a continuous street wall with an adjoining contemporary building; to the east, the street wall's rhythm is interrupted by the open courtyard and setback of the neighboring Second Empire building. This condition allows side access to the raised main entrance and enhances visibility of the façade. The juxtaposition of dense commercial frontage, a civic-scaled Beaux Arts building, and adjacent open space creates one of the most distinctive pedestrian environments in the district.

**Registration and Status** **National Historic Landmark?:** ☐

**Dates:** **National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

1122250685

Page 1

**Certification of Eligibility:**

**Other Designation Date:**

☒ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clark, Pamela L	National Register Of Historic Places Inventory -- Nomination Form: Shrewsbury 'Township Hall' and Red Bank 'Borough Hall.	1980	
Gabrielan, Randall	Red Bank in the Twentieth Century	1997	
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892309

Date form completed: 12/1/2025

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**1122250685**

Page 2



## ELIGIBILITY WORKSHEET - Properties

Property ID **1122250685**

### History:

32 Monmouth Street was constructed in 1912 by the New York Telephone Company as Red Bank's new central telephone exchange. According to contemporary accounts, the transition from the prior facility occurred in just 35 seconds—remarkable for a town of Red Bank's size. Although Broad Street was initially preferred, Monmouth Street was selected as the second-most-desirable business address due to cost considerations and its growing commercial prominence.

The building remained a key piece of Red Bank's communications infrastructure through the mid-20th century. In 1958, the Borough of Red Bank relocated its municipal offices to 32 Monmouth Street, where they remained until 1998. This civic reuse reinforced the building's institutional role and ensured its continued maintenance and relevance. Since the late 20th century, the building has accommodated a mix of commercial and professional uses.

### Statement of Significance:

32 Monmouth Street is a key contributing resource to the Broad Street Historic District under Criterion A (Communications) for its association with Red Bank's early telecommunications infrastructure and Criterion C (Architecture) as an excellent local example of early-20th-century Beaux Arts-influenced institutional architecture, distinguished by its refined brickwork and prominent classical cornice. The building retains a high degree of integrity of location, design, materials, workmanship, feeling, and association, making it one of the most architecturally and historically intact institutional buildings on Monmouth Street.

Eligibility for New Jersey and National Registers: ☒ Yes ☐ No

National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Level of Significance: ☒ Local ☒ State ☐ National

### Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

### Narrative Boundary Description:

Date Form Completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**1122250685**

Page 3

## PROPERTY REPORT

Property ID: 1892179975

**Property Name:** 37-43 MONMOUTH ST  
**Address:** 37-43 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

37-43 Monmouth Street is a two-story, four-bay commercial building constructed circa 1910 of red brick laid in running bond, with contrasting yellow brick used selectively for ornamentation. The upper façade exhibits restrained early-20th-century commercial detailing. Second-floor windows are set in rectangular openings articulated by yellow-brick half-round arches with expressed keystones, creating a subtle Romanesque Revival influence. A continuous horizontal yellow-brick datum visually links the window heads across the façade. Above, the façade terminates in a corbeled brick cornice. Historic photographs from the 1970s indicate that a simple brick cornice also extended above the storefronts; this element is now concealed by an aluminum fascia that visually compresses the façade. The ground floor consists of four storefront bays corresponding to the upper-floor rhythm. While all storefronts have been altered over time, the original cadence of bays, recessed entries, and display window proportions remains discernible. Entrances are set back from the sidewalk, a typical feature of early-20th-century commercial storefronts intended to provide shelter and display depth. Despite later materials and signage, the building's underlying massing and storefront organization remain intact. The west elevation is also brick and features infilled window openings and original railroad-apartment-style light recesses.

The site at 37-43 Monmouth Street was occupied in 1908 by a two-story wood-frame building that housed a wallpaper business. By 1914, that structure had been removed and replaced by the present brick commercial building, erected as Monmouth Street transitioned decisively from a mixed residential corridor to a fully commercial streetscape.

The new building was conceived as a multi-tenant structure with four storefronts, strategically located adjacent to the YMCA and within close proximity to Town Hall, ensuring steady foot traffic and civic visibility. In 1953, Monmouth Stamp and Coin established itself in two storefronts on Monmouth Street, where it continues to operate—one of the longest-running commercial tenants on Monmouth Street. The western storefronts have housed a succession of professional and specialty businesses, including a real estate firm and Schultz & M. Blaustein Furs, reflecting the building's ongoing adaptability to changing commercial uses.

In 2014, a significant structural issue brought renewed attention to the building's physical history. The approximately 80-foot-long sidewalk vault in front of the building—supported by cellar beams extending beneath the public right-of-way—was demolished after those beams deteriorated. This sidewalk had been the last remaining stretch on Monmouth Street to retain vault lights, flat walk-on glass panels that once admitted daylight into basement spaces. These features, common in late-19th-century commercial districts, became obsolete with the widespread adoption of electric lighting.

37-43 Monmouth Street is contributing to the Red Bank Historic District under Criterion A (Commerce) for its long-standing association with

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

1892179975

Page 1

☐ (Primary Contact)

Monmouth Street's development as a secondary commercial corridor serving nearby civic, institutional, and retail destinations, and for its continuity of commercial use from the early 20th century to the present. While altered at the storefront level and partially obscured by modern fascia, the building retains sufficient integrity of design, materials, craft, feeling, and association to convey its historic role within the district.

**Setting:**

37-43 Monmouth Street is on the south side of Monmouth Street. It forms a continuous street wall with the building to the east, where a modern frieze attempts to align disparate façades visually. To the west, the streetscape opens to 45 Monmouth Street, setback from the street as the YMCA building had been.

Beyond this setback lies Red Bank's former Borough Hall that anchors the western end of the block and serves as a focal point of the Monmouth Street streetscape. Within this varied context, 37-43 Monmouth Street serves as a stabilizing mid-block element, reinforcing the historic commercial character of the corridor.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**1892179975**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
(None Listed)	Red Bank Register (various)			
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892334

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**1892179975**

Page 3

## PROPERTY REPORT

Property ID: -426547650

**Property Name:** 45 MONMOUTH ST  
**Address:** 45 MONMOUTH ST

**Ownership:** Private  
**Apartment #:** **ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	2

**Property Photo:**



**Old HSI Number:** MON-1340-033

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

45 Monmouth Street is a single-story, L-shaped stainless-steel diner comprised of several prefabricated units, delivered in 1959 on a concrete pad. The structure retains a distinctive horizontal cornice, visually supported by vertical struts located between multi-bay continuous windows. A vestibule addition with a front-gabled roof was constructed in 2006. Factory-built in Belleville, New Jersey, the diner was delivered in two sections. The building exemplifies the streamlined, modern aesthetic typical of mid-century diners.

The current structure replaced a 1941 diner on the site that accommodated 47 patrons. The 1959 building, with a seating capacity of 97, was constructed during the peak era of stainless steel diners. It operated as the Palace Diner from 1941 into the 1990s, followed by a brief period as a Chinese restaurant. Between 1996 and 2014, it was known as the Broadway Diner. Since 2015, it has operated as Toast, a breakfast and lunch establishment.

The building is significant under Criterion A for its role in the history of mid-20th-century American dining and commercial development, and under Criterion C for its rare surviving stainless steel diner form. It exemplifies a once-common typology that is now rapidly disappearing. Its continuous operation as a diner enhances its integrity of use and function. Although it post-dates the district's defined period of significance, its distinctive form, historic associations, and architectural integrity warrant its inclusion as a contributing resource.

**Setting:**

Located on the south side of Monmouth Street, adjacent to the imposing old Town Hall, 45 Monmouth Street contributes to the district's commercial character and represents a distinctive post-war layer of architectural and cultural history.

**Registration and Status** **National Historic Landmark?:** ☐

**Dates:** **National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:** Identified Individual

**Other Designation Date:** 1/1/1984

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

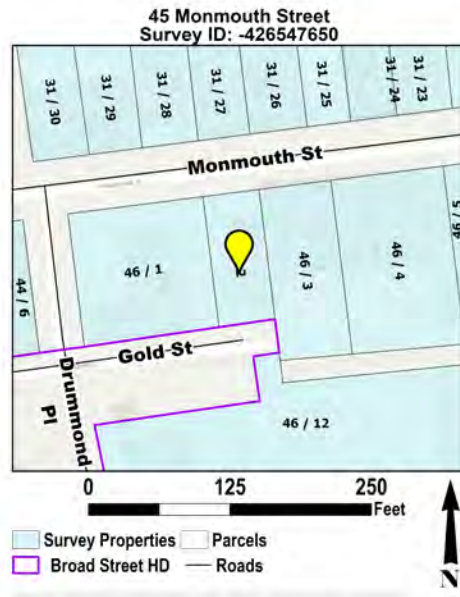
**Property ID:**

-426547650

Page 1

☐ (Primary Contact)



**Location Map:****Site Map:****BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Samborn	Insurance Maps of Red Bank, New Jersey	1922		

**Additional Information:**

Previously surveyed under Historic Sites Inventory No. 1340-033

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99076151

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-426547650

Page 2

## PROPERTY REPORT

Property ID: 876606677

**Property Name:** 48-50 MONMOUTH ST  
**Address:** 48-50 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	28

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

48-50 Monmouth Street is a two-and-a-half-story, wood-frame residential building constructed circa 1900, sheathed in vinyl siding and capped by a front-facing gable roof. The building is rectangular in plan, with a symmetrical primary façade facing Monmouth Street. Fenestration consists of regularly spaced rectangular window openings with simple trim, reflecting late-19th- to early-20th-century vernacular residential construction typical of Red Bank prior to widespread commercialization of the corridor.

A defining feature is the full-width wraparound porch extending across the front façade and continuing along the west elevation. The porch is elevated above grade, accessed by a central stair, and supported by slender posts with simple capitals. A low railing encloses the porch. The porch roof is independent of the main roof mass and is articulated by a shallow pitch consistent with turn-of-the-century residential design.

The building's massing, gable orientation, and porch detailing distinguish it clearly from the attached masonry storefront blocks that dominate Monmouth Street today. While altered to accommodate multi-unit residential use and a ground-floor professional office, the structure retains its essential residential form, scale, and materials, allowing it to continue to read as a house rather than a commercial building.

The house at 48-50 Monmouth Street was constructed circa 1900, during the final years of Monmouth Street's predominantly residential phase. Sanborn maps, early photographs, and secondary sources document that Monmouth Street—now one of Red Bank's most active commercial corridors—was once lined with closely spaced houses similar in scale and character to this surviving example.

A 1915 newspaper account provides critical context for this transformation. In the 1890s, the eastern portion of Monmouth Street, from Maple Avenue to Broad Street, was formally laid out through the efforts of Robert Allen, Jr., who owned much of the land and facilitated its creation by donating the right-of-way. Early lots attracted limited interest, but within a few decades, property values increased dramatically as civic and commercial functions clustered along the corridor. Between approximately 1900 and 1920, Monmouth Street underwent rapid commercialization, often through the construction of storefronts in front of existing houses or the replacement of residences with purpose-built commercial blocks.

Despite this pressure, 48-50 Monmouth Street remained a freestanding residential building throughout the transition period. Unlike many neighboring properties, it was neither demolished nor obscured by storefront additions. Its survival reflects both the piecemeal nature of Monmouth Street's redevelopment and the adaptability of residential structures in an evolving urban environment.

48-50 Monmouth Street is contributing to the Red Bank Historic District under Criterion A (Community Development) for its association with

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

Page 1

☐ (Primary Contact)

876606677

Monmouth Street's transformation from a residential street to a commercial corridor and for illustrating a surviving residential property that adapted to commercial pressures without losing its fundamental character. The building retains integrity of location, design, feeling, and association, particularly in its massing, porch form, and setback relationship to the street.

**Setting:**

48-50 Monmouth Street is set back on the north side of Monmouth Street, with its white picket fence flush with the sidewalk. This setback creates a small forecourt that sharply contrasts with the zero-lot-line storefronts to the east and west. Its residential architectural vocabulary—gable-front massing, wood siding, and wraparound porch—stands in deliberate visual opposition to the masonry commercial façades that dominate the block.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

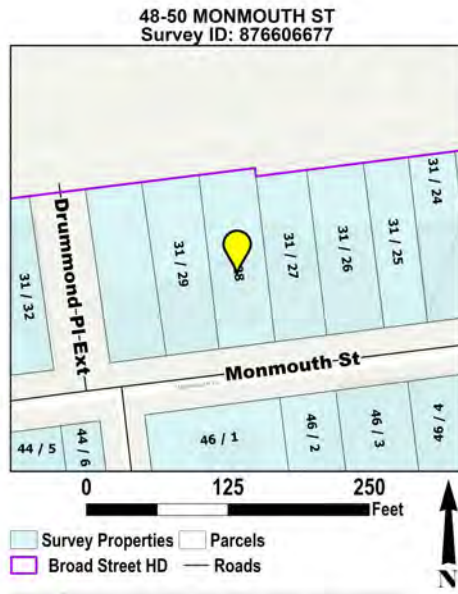
**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**876606677**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1901		
Gabrielan, Randall	Red Bank Volume III	1998		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

**More Research Needed?** ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

**Attachments Included:**

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	0	Industry

**Historic District ?** ☒

**District Name:** Broad Street Historic District

**Status:** Contributing

**Associated Archeological Site/Deposits?** ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892315

Date form completed: 12/1/2025

---

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

**876606677**

Page 3

## PROPERTY REPORT

Property ID: 866930917

**Property Name:** SHREWSBURY TOWNSHIP HALL

**Ownership:** Non Profit

**Address:** 51 MONMOUTH ST

**Apartment #:**

**ZIP:**

**PROPERTY LOCATION(S):**

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	46	1

**Property Photo:**



**Old HSI Number:** MON-1340-034

**NRIS Number:**

**HABS/HAER Number:**

**Description:**

Constructed in 1892, this two-and-a-half-story Richardsonian Romanesque former township hall is a prominent civic landmark on Monmouth Street. It is built of red brick with a complex roof, including a hipped roof intersected by gables, and topped by a tall, square clock tower with arched, louvered openings and a domical roof. A slate roof with brick corbelling and round-arched fenestration reinforces its Romanesque style. Key features include decorative brickwork, a grand round-arched entry portico, and a distinctive four-faced clock installed after a community fundraising drive. The clock tower, designed with timber framing and scalloped metal sheathing, includes a bell dated 1892. Although some window openings have been altered or bricked in, the structure retains much of its integrity, including original courtroom windows and tower details.

Designed by architect R.D. Chandler and built by O.E. Davis for \$16,160, the building initially served as Shrewsbury Township Hall. After Red Bank's incorporation in 1908, it became Red Bank Borough Hall and later housed the Red Bank Police Department from 1958. It has served many civic functions, including the Mayor's office, council chambers, courtroom, and community meeting space. Congregation B'Nai Israel held its earliest services here in the 1920s, highlighting the building's role in the community. A firehouse addition was built in 1913-14, and jail cells were added in 1977. The building was listed on the National Register of Historic Places in 1980 and underwent major renovations in 1986, including restoration of the tower clock.

51 Monmouth Street is significant under Criterion A for its association with local government and civic development in Red Bank, and under Criterion C for its architectural merit as one of the finest surviving examples of late 19th-century public architecture in Monmouth County. The building's stylistic detail and civic prominence, including its clock tower and long municipal function, make it a key resource in the Broad Street Historic District. It is individually listed on the National Register of Historic Places.

**Setting:**

Located at the corner of Monmouth, Drummond, and Gold Streets, 51 Monmouth Street reflects Red Bank's emergence as a civic and commercial center in the late 19th century. It was erected during a period of town-building energy that accompanied Red Bank's separation from Shrewsbury Township. Its institutional presence and enduring visibility in the downtown landscape reinforce the district's historical identity as a civic and economic hub.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

866930917

Page 1



Registration  
and Status  
Dates:

National Historic Landmark?: ☐

National Register: 12/8/1980

New Jersey Register: 10/10/1980

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

#### BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Clark, Pamela	Shrewsbury Township Hall, National Register of Historic Places Nomination Form	1980	10478

#### Additional Information:

Previously surveyed under Historic Sites Inventory No. 1340-34

More Research Needed? ☐ (checked=Yes)

#### INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 524492

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

Property ID:

☐ (Primary Contact)

866930917

Page 2

## PROPERTY REPORT

Property ID: -280329919

**Property Name:** 73-75 MONMOUTH ST  
**Address:** 73-75 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	44	3

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

73-75 Monmouth Street is a two-story, seven-bay brick commercial building constructed ca. 1885 and ca. 1918, and built flush to the sidewalk at the south side of Monmouth Street. The façade is executed in running bond red brick at the first floor, with the second floor finished in stucco framed by English bond brick pilasters and brick window surrounds, reflecting early-20th-century efforts to modernize storefront blocks while maintaining masonry construction.

The second story is organized into seven evenly spaced window openings set in simple rectangular openings with brick surrounds and brick sills. A shallow brick belt course separates the first and second floors. The parapet rises above the roofline in a restrained, shaped profile, centered by a small diamond-shaped brick inset, providing modest ornamentation consistent with Commercial Vernacular construction of the period.

The ground floor consists of two asymmetrical storefronts that retain their original bay rhythm but have been altered over time. The western storefront features a broad display window beneath a fabric awning, while the eastern storefront is narrower, with a more compact display window.

The building's massing and materials clearly distinguish it from the residential structure to which it was attached. At the same time, the rear elevation—visible from Gold Street—reveals its hybrid "store-in-front-of-house" construction type.

The property at 73-75 Monmouth Street was once owned by Robert Allen, the attorney and developer who laid out and promoted Monmouth Street as a new east-west thoroughfare in the late 19th century. The original residential frame dwelling was constructed circa 1885. The brick building was erected between 1914 and 1922, not as a full replacement for the earlier frame dwelling on the lot, but as a commercial frontage attached to it. By this time, the western block of Monmouth Street had become increasingly desirable for retail uses, and it was common practice to construct storefronts directly in front of existing houses to capitalize on the street's growing commercial activity. This hybrid construction reflects the pragmatic evolution of Monmouth Street during its period of rapid commercialization. A pedestrian on Monmouth Street would have experienced the building as a conventional two-story commercial block, while the residential portion of the structure remained visible only from Gold Street to the rear.

73-75 Monmouth Street is contributing to the Red Bank Historic District under Criterion A (Community Development and Commerce) for its direct association with the early-20th-century commercialization of Monmouth Street and for illustrating the widespread practice of attaching storefronts to earlier residential buildings as the corridor evolved into a business district.

The building retains integrity of location, feeling, and association, despite alterations to storefront infill.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-280329919

Page 1

☐ (Primary Contact)

**Setting:**

Located on the south side of Monmouth Street, 73-75 Monmouth Street sits at the zero-lot line, flush with the sidewalk. It contributes to the continuous street wall that defines this portion of the block west of Broad Street. Although modest in scale and ornamentation, its masonry façade, recessed entries, and storefront rhythm are consistent with the historic commercial character of Monmouth Street.

The building's hybrid nature - commercial frontage masking an earlier residential structure - adds depth to the streetscape narrative. While visually indistinguishable from other small commercial blocks at street level, its relationship to Gold Street reveals the layered development history of Monmouth Street and reinforces its role as a physical record of Red Bank's transition from residential neighborhood to secondary business district.

**Registration and Status****Dates:**National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation: 2/8/2024

Other Designation:

Other Designation Date:

☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****Survey Name:** Broad Street Historic District**Surveyor:** Steven Smolyn**Organization:** Architectural Heritage Consultants, LLC**Property ID:**☐ (Primary Contact)**-280329919**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		
Sanborn	Insurance Maps of Red Bank, New Jersey	1889		
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐      ConversionNote: 99892285

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-280329919**

Page 3

## PROPERTY REPORT

Property ID: -1402499231

**Property Name:** 74-76 MONMOUTH ST  
**Address:** 74-76 MONMOUTH ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	31	35

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

74-76 Monmouth Street is a two-story six-bay brick commercial building constructed ca. 1905 and set flush to the sidewalk on the north side of Monmouth Street. The building exhibits characteristics of late Italianate-influenced Commercial Vernacular architecture typical of Red Bank's early-20th-century secondary business streets.

The upper façade is executed in brick and retains its historic masonry detailing, including a pronounced soldier course above the second-story window heads, brick quoins at vertical transitions, and a projecting corbeled brick cornice with layered courses and patinated surface finish. These elements provide visual richness and articulate the roofline, distinguishing the building from later, more utilitarian infill structures. The second-story window openings retain their historic rectangular proportions, though the sashes have been replaced. The ground floor has undergone significant alteration in recent years. Historic storefront infill was replaced with floor-to-ceiling glass set in black metal framing, creating a contemporary retail frontage. A row of retro-style metal gooseneck sconces spans the storefront zone, visually reinforcing the façade's horizontal datum. Despite the modern materials, the storefronts respect the original bay rhythm and maintain recessed entries, preserving the historic commercial pattern of transparency and pedestrian engagement. The restoration campaign explicitly avoided stucco cladding, preserving the exposed brickwork and historic cornice that define the building's architectural character.

The property at 74-76 Monmouth Street was originally part of a larger tract of land between Broad Street and Maple Avenue owned and developed by Robert Allen, whose efforts were instrumental in laying out and promoting Monmouth Street in the late 19th century. Like much of the street, the parcel began as residential but transitioned to commercial use as Monmouth Street evolved into a secondary business corridor in the early 20th century.

Between 1901 and 1912, a two-story brick building was erected on the site, replacing or obscuring earlier residential improvements. The building initially housed a plumbing business, which operated there until sometime between 1922 and 1950. By mid-century, the structure had been fully adapted for retail use, containing two storefronts at street level—a configuration that remains legible today, even as those storefronts now accommodate three separate businesses.

74-76 Monmouth Street is contributing to the Red Bank Historic District under Criterion A (Commerce and Community Development) for its association with the early-20th-century commercialization of Monmouth Street and its long history of small, locally owned service and food businesses that reflect Red Bank's neighborhood-scale economy and Criterion C (Architecture) as a representative example of a modest Italianate-influenced commercial building retaining significant masonry detailing, cornice treatment, and historic massing despite storefront

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1402499231

Page 1



alterations.

The building retains integrity of location, design, materials (particularly above the storefront level), feeling, and association. The recent façade restoration, while incorporating contemporary storefront systems, demonstrates a conscious effort to respect and highlight historic fabric rather than obscure it.

#### Setting:

74-76 Monmouth Street is the first building east of Maple Avenue on the north side of the street, occupying a prominent gateway position within the Monmouth Street corridor. It sits at the lot line and forms a short but cohesive street wall with the two-story commercial building immediately to the east. The west elevation's highly visible mural has become a recognizable landmark and informal wayfinding element.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

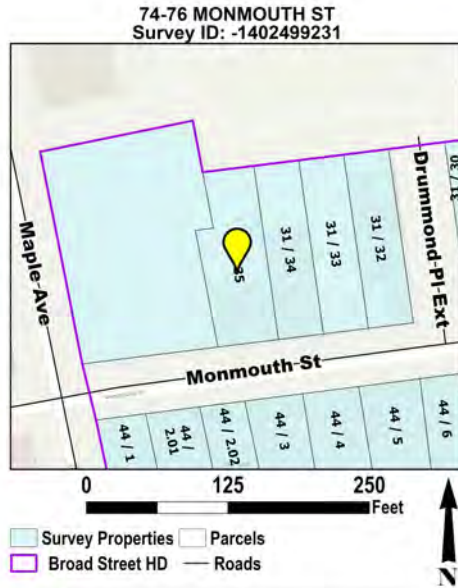
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

☐ (Primary Contact)

**-1402499231**

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Gabrielan, Randall	Red Bank Volume III	1998		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
Sanborn	Insurance Maps of Red Bank, New Jersey	1901		
Sanborn	Insurance Maps of Red Bank, New Jersey	1914		
Sanborn	Insurance Maps of Red Bank, New Jersey	1922		
Sanborn	Insurance Maps of Red Bank, New Jersey	1950		

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                      0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892326

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1402499231

Page 3

## PROPERTY REPORT

Property ID: -358876255

**Property Name:** 79-81A MONMOUTH ST  
**Address:** 79-81 MONMOUTH ST

**Ownership:** Private  
**Apartment #:** -A  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	44	2.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

79-81 Monmouth Street is a two-story eight-bay commercial building occupying a lot-line parcel on the south side of Monmouth Street. The structure originated as a two-story wood-frame building constructed circa 1895 and was later refaced in brick, likely during the 1930s. The present façade is red brick laid in English bond, with Beaux-Arts-influenced detailing. The second story is articulated by a regular rhythm of tall rectangular window openings capped by shallow segmental-arched brick heads with contrasting masonry infill panels. A projecting metal cornice with evenly spaced brackets defines the roofline. The ground floor storefronts are substantially altered but retain the original bay rhythm and recessed entries; modern roll-up garage doors and contemporary storefront glazing span the façade.

The building stands on land once owned by Robert Allen, a key figure in the development of Monmouth Street. By 1901, the building housed a mix of small commercial and light industrial uses, including a tailor, a cobbler, an office, and a milk depot. By 1908, tenants included a candy store, a confectioner, and a hand-printing operation, which transitioned to mechanized printing by 1914 with the advent of electricity. The surrounding area near Maple Avenue attracted trades such as plumbing and auto-related businesses in the early 20th century, shifting toward auto sales by 1922. Between 1922 and 1950, the building's brick façade was added, and by mid-century, the first restaurant occupied 79 Monmouth Street. Since 2001, the building has been associated with Jamian's, which expanded its footprint in 2018 and adapted the storefronts to accommodate restaurant use.

The building is contributing under Criterion A for its association with the commercial evolution of Monmouth Street—from mixed trades and light industry to mid-century dining and entertainment—and under Criterion C as a representative example of a modest Italianate-influenced commercial façade retaining its upper-story masonry detailing and cornice despite alterations at the storefront level.

### Setting:

79-81 Monmouth Street sits flush to recently installed brick sidewalks and forms part of a continuous street wall of attached storefronts on the south side of Monmouth Street. Its scale, materials, and retained detailing contribute to the streetscape's cohesiveness.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐  
**National Register:**  
**New Jersey Register:**  
**Determination of Eligibility:**

**SHPO Opinion:**  
**Local Designation:** 2/8/2024  
**Other Designation:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-358876255

Page 1

☐ (Primary Contact)

**Certification of Eligibility:****Other Designation Date:**☐ Eligibility Worksheet included in present survey?☐ Is this Property an identifiable farm or former farm?**Location Map:****Site Map:****BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn	Insurance Maps of Red Bank, New Jersey	1950	
Sanborn	Insurance Maps of Red Bank, New Jersey	1895	
Sanborn	Insurance Maps of Red Bank, New Jersey	1901	
Sanborn	Insurance Maps of Red Bank, New Jersey	1908	
Sanborn	Insurance Maps of Red Bank, New Jersey	1914	
Sanborn	Insurance Maps of Red Bank, New Jersey	1922	

**Additional Information:**More Research Needed? ☐ (checked=Yes)**INTENSIVE-LEVEL USE ONLY:**

Attachments Included: 0 Building 0 Bridge  
0 Structure 0 Landscape  
0 Object 0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote: 99892236

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

**-358876255**

Page 2

## PROPERTY REPORT

Property ID: -236348394

**Property Name:** SHREWSBURY HOTEL  
**Address:** 9 WHARF AVE

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	9.01	23.01

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

9 Wharf Avenue is a three-story, three-bay masonry commercial building set flush to the sidewalk along the east side of Wharf Avenue. The façade is constructed of painted brick laid in running bond and organized in a simple vertical composition characteristic of mid-19th-century commercial architecture. The upper stories are articulated by evenly spaced rectangular window openings with double-hung sash, capped by shallow, segmental-arched brick lintels with contrasting brick voussoirs. Window sills are simple masonry blocks. The building is crowned by a projecting bracketed cornice with paired modillions and a shallow frieze, providing a strong horizontal termination at the roofline. The ground-floor storefront has been preserved for at least a century with a traditional configuration of a recessed central entry flanked by large display windows and a transom band above. A fabric awning spans the storefront. The building's massing, fenestration pattern, and upper-story detailing remain intact, conveying its 19th-century origins.

The building at 9 Wharf Avenue is among the older surviving structures associated with Red Bank's historic riverfront district. Although no precise construction date has been documented, its form, materials, and location strongly suggest a mid-19th-century origin, likely between the 1840s and 1870s, coinciding with Red Bank's development as a regional port. During this period, Wharf Avenue functioned as the town's primary interface with the Navesink River, lined with docks, warehouses, taverns, and commercial buildings supporting maritime trade and passenger travel.

The Old Union House Hotel, previously located adjacent at 11–13 Wharf Avenue, was established in 1791 and rebuilt in the early 19th century, serving travelers, sailors, and laborers. Within this bustling port environment, 9 Wharf Avenue likely served as a mercantile building—possibly a chandlery, a small warehouse, or a service-oriented commercial establishment catering to river traffic. Red Bank's port thrived through the mid-19th century, particularly during the era of steamboat travel and coastal trade, before the gradual shift toward rail-based transportation reduced Wharf Avenue's commercial prominence.

Despite this decline, buildings such as 9 Wharf Avenue remained in active use well into the 20th century. By the late 20th century, the riverfront began a gradual transition toward cultural and recreational uses. In 1987, Carol Lynn and Donald Chetkin established the Chetkin Gallery at 9 Wharf Avenue, selecting the building specifically for its historic character and riverfront setting. The gallery brought international fine art to the site, representing a new chapter in the building's long commercial life.

9 Wharf Avenue is significant under Criterion A for its association with Red Bank's 19th-century maritime commerce and riverfront development, and under Criterion C as a well-preserved example of a mid-19th-century commercial masonry building. Its scale, simple brick detailing, and traditional storefront configuration distinguish it from later commercial buildings and reinforce its association with the port era.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

-236348394

Page 1

☐ (Primary Contact)



As one of the relatively few surviving buildings directly tied to Wharf Avenue's historic function, it contributes important context to Red Bank's early economic history

#### Setting:

The building stands on Wharf Avenue within Red Bank's historic riverfront area, immediately east of West Front Street and within walking distance of the Navesink River. It sits flush to the sidewalk, forming a modest street wall with neighboring historic structures, including the former Union House Hotel site and nearby marine-related institutions such as the Monmouth Boat Club. The narrow street, mature street trees, and proximity to the river reinforce the building's historic maritime setting. Although surrounding development has evolved, 9 Wharf Avenue continues to anchor the historic character of Wharf Avenue and serves as a tangible reminder of Red Bank's origins as a working port town.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

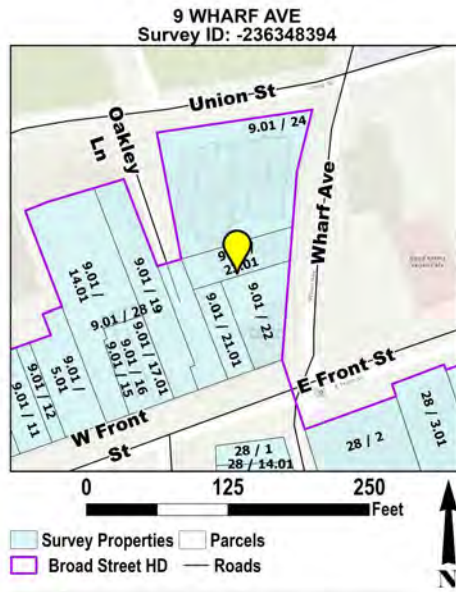
**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**

**Site Map:**



**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-236348394**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Beers, F.W.	Atlas of Monmouth County, New Jersey	1873		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

---

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

---

Conversion Problem? ☐ ConversionNote: 99892218

Date form completed: 12/1/2025

---

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-236348394

Page 3

## PROPERTY REPORT

Property ID: -1857316282

**Property Name:** LIBERTY HOSE FIRE COMPANY  
**Address:** 40 WHITE ST

**Ownership:** Private  
**Apartment #:**  
**ZIP:**

### PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30	43

### Property Photo:



**Old HSI Number:**

**NRIS Number:**

**HABS/HAER Number:**

### Description:

The former Liberty Hose Company firehouse at 40 White Street is a two-story masonry building constructed of red brick laid in Flemish bond, erected in 1909, and designed by William A. Shoemaker. The façade is symmetrical, utilitarian, and shows a late influence of Richardsonian Romanesque style. It is organized into three vertical bays on the second story, articulated by tall rectangular window openings capped by shallow segmental brick arches. Above the central window bay is a plaque set within a semicircular brick arch, reading "No. 2 Liberty," identifying the company for which the building was constructed.

The roofline is defined by a stepped parapet, a characteristic feature of early firehouses that allowed for hose drying and visually distinguished the structure as a civic building. The parapet, capped with interlocking terracotta coping, is constructed of brick in a common bond pattern, indicating it was likely reconstructed at some point. A wide apparatus bay with a large vehicular opening dominates the ground floor. Based on historical photographs and the brickwork in this area, the apparatus bay was originally a half-round arch, typical of the Richardsonian Romanesque style. It was originally fitted with a pair of hinged, arched wooden doors with divided upper lites to accommodate hose wagons and, later, motorized equipment. To the left (west) of the apparatus bay was likely an arched or round window originally, now infilled with brick. To the right (east) of the apparatus bay is an entrance set within a round-arched opening, now fitted with a replacement door. The building's side and rear elevations are utilitarian in character. The rear yard originally accommodated a 65-foot steel fire tower, also designed by William A. Shoemaker, as is documented on early Sanborn maps and building contracts. Overall, the building retains its historic massing, materials, and defining features, clearly conveying its original firehouse function.

The Liberty Hose Company No. 2 was organized on February 11, 1880, during a period when Red Bank's rapidly growing commercial core and residential neighborhoods required increasingly sophisticated fire protection. The company initially met and operated out of a wood-frame structure on Mechanic Street, later sharing quarters with other companies at the Davis Building on White Street. By the early 20th century, advances in firefighting technology and the town's expansion necessitated purpose-built facilities. In 1909, the Borough of Red Bank constructed the brick firehouse at 40 White Street to serve as the permanent home of the Liberty Hose Company. The building was already documented on an October 1908 Sanborn map, which detailed its equipment and operations: a 60-foot belfry or hose tower at the rear, multiple hose carts, chemical fire extinguishers, 2,500 feet of hose, and stabling for horses that pulled the wagons. The building housed two hose companies—Independent No. 2 and Liberty No. 2—and supported a force of approximately 70 men, reflecting the scale of firefighting required in a dense, railroad-divided town.

The Liberty Hose Company played a critical role in protecting Red Bank's northern section, including large portions of the downtown business district, Monmouth Street, the riverfront, marinas near Marine Park, major hotels, and surrounding residential neighborhoods.

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

☐ (Primary Contact)

**Property ID:**

-1857316282

Page 1

Members of the company also held leadership roles within the town's fire service; notably, Edward Longstreet, a Liberty Hose Company member, served as Red Bank's Fire Chief in 1905 and 1906.

As firefighting became increasingly centralized and modernized in the late 20th and early 21st centuries, the borough reorganized its fire department. In 2014, the Borough sold the White Street firehouse, and the Liberty Hose Company relocated to the Red Bank First Aid Squad building on Spring Street.

The former Liberty Hose Company firehouse at 40 White Street is significant under Criterion A for its association with the development of municipal fire protection and public safety in Red Bank during the late 19th and early 20th centuries, and under Criterion C as a well-preserved example of an early-20th-century civic firehouse. Its brick construction, apparatus bay, company identification plaque, and stepped parapet embody the architectural and functional characteristics of purpose-built firehouses from the horse-drawn era of firefighting. The building is also directly associated with the Liberty Hose Company, one of Red Bank's historic volunteer fire companies.

#### Setting:

40 White Street occupies a lot-line site, with its façade set flush against a concrete apron that slopes gently toward the street. The building stands largely alone along this stretch of White Street, visually distinct amid later commercial and institutional development. Nearby structures, such as the Count Basie Center cinema complex and former retail buildings, are separated from the firehouse by driveways and differences in scale, age, and use. As a result, the former Liberty Hose Company firehouse reads as a self-contained civic landmark, its historic form and materials clearly legible and evocative of Red Bank's early-20th-century municipal infrastructure.

**Registration  
and Status  
Dates:**

**National Historic Landmark?:** ☐

**National Register:**

**New Jersey Register:**

**Determination of Eligibility:**

**Certification of Eligibility:**

**SHPO Opinion:**

**Local Designation:** 2/8/2024

**Other Designation:**

**Other Designation Date:**

☐ Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

**Location Map:**



**Site Map:**

**Survey Name:** Broad Street Historic District

**Surveyor:** Steven Smolyn

**Organization:** Architectural Heritage Consultants, LLC

**Property ID:**

**-1857316282**

☐ (Primary Contact)

Page 2

**BIBLIOGRAPHY:**

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Phillips, Helen C	Red Bank on the Navesink	1977		
Sanborn	Insurance Maps of Red Bank, New Jersey	1908		
(None Listed)	Red Bank Register (various)			

**Additional Information:**

More Research Needed? ☐ (checked=Yes)

**INTENSIVE-LEVEL USE ONLY:**

Attachments Included:      0 Building                      0 Bridge  
                                         0 Structure                      0 Landscape  
                                         0 Object                         0 Industry

Historic District ? ☒

District Name: Broad Street Historic District

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐      ConversionNote: 99892235

Date form completed: 12/1/2025

Survey Name: Broad Street Historic District

Surveyor: Steven Smolyn

Organization: Architectural Heritage Consultants, LLC

☐ (Primary Contact)

Property ID:

-1857316282

Page 3