

CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce
Division of City Planning



Interdepartmental Memorandum

DATE: 11/12/2021
TO: Historic Preservation Commission
FROM: Margaret A. O'Neill, Historic Preservation Specialist
CC: Liz Barna, Esq., HPC Counsel
Dario Brito, Applicant and Owner
Jensen Vasil, RA, Architect
/File
RE: Case #H21-437
164.5 Coles Street
Block: 10002, Lot 21
Zone: H / Hamilton Park Historic District

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I. PLANS AND DOCUMENTS REVIEWED

1. Historic Preservation Application, submitted June 2, 2021
2. Architectural Plans prepared by Jensen Vasil Architects entitled *Brito/Ann Residence, 164.5 Coles Street, Jersey City New Jersey 07302* revised and updated October 10, 2021

II. PROJECT & PROPOSAL BACKGROUND

The property has been owned by Dario Brito and Kyounggeun Ann (herein referred to as "The Owner") since January of 2021. The property is currently used as a one-unit residence.

Per the submitted application and plans prepared by Devino Architects + Associates, entitled *Proposed Improvements to the Existing Multi-family Dwelling at 241 3rd Street, Jersey City New Jersey*, the applicant is seeking a Certificate of Appropriateness for a two-story (plus cellar) rear addition with a deck, interior alterations, and site work at an altered, contributing Italianate rowhouse constructed circa 1860 in the Hamilton Park Historic District.

The application and submitted plans were deemed complete by HPC Staff on October 22, 2021.

III. PROPERTY LOCATION & JURISDICTION

164.5 Coles St (herein referred to as "The Property") is located in the Hamilton Park Historic District. The property is located on non-conforming lot fronting Coles between 9th Street and Pavonia Ave. As defined in the City of Jersey City Zoning Ordinance, the property is zoned as H.

The property was designated as a contributing building within the Hamilton Park Historic District on January 31, 1977, as well as on the on the National and State Registers of Historic Places on January 24, 1979 and April 26, 1978, respectively. The HPC's jurisdiction regarding the property is defined per § 345-30, entitled *Historic Preservation Review Procedures*:

- a. *No permit shall be issued or amended nor shall any construction, alteration, minor alteration, ordinary maintenance and repair or demolition be started on a landmark building nor on any sign, building, structure, object, site or landscape feature within a designated historic district, whether or not a construction permit is required, prior to a filing of an application for review by the Historic Preservation Commission or the issuance of either a Certificate of Appropriateness or a Certificate of No Effect.*

Additionally, per 2(a), *"The Historic Preservation Officer shall refer all applications for **new construction, alterations**, relocation or demolition to the Historic Preservation Commission for review."*

Due to the variances associated with the proposed project, this application comes to the HPC as referral from the Zoning Board of Adjustment per 40:55D-110 of the New Jersey Municipal Land Use Law.

IV. REQUIREMENTS AND STANDARDS FOR CONSIDERATION

Staff notes regarding the Powers and Duties of the Historic Preservation Commission:

Per § 345-9, entitled Historic Preservation Commission, Section (B) entitled Powers and Duties of the Historic Preservation Commission, the Commission has the following relevant powers and duties:

(4) To advise and assist City officers, employees, boards and other bodies, including those at County, regional, State and Federal levels, on all matters which have potential impact on the landmark buildings, sites, structures, object or landscape features in the City or on the ambience of a historic district.

(17) To issue Certificates of Appropriateness or Certificates of No Effect in accordance with the rules and standards set forth herein.

The property is subject to following standards during the Board's consideration regarding the application seeking a Certificate of Appropriateness:

1. *Secretary of Interior Standards for the Treatment of Historic Properties*
2. *City of Jersey City Zoning Ordinance § 345-58 entitled H - Historic District*
3. *City of Jersey City Zoning Ordinance § 345-71 entitled Historic Design Standards*
4. *City of Jersey City Historic Preservation Commission Rules & Regulations for Alterations & Additions to Buildings & New Construction in Historic Districts*

V. STAFF RECOMMENDATIONS AND COMMENTS

After reviewing the proposed project, Staff finds that the proposal is somewhat consistent with the Secretary of Interior Standards for Restoration and New Construction, as well as with the *Historic Design*

Standards and Rule & Regulations. The proposed addition, while it requires variances and is an intrusion into the rear yard, clearly matches the existing block paradigm and pattern of development when reviewing the submitted block site plan. The lot is undersized by more than 50%, the rear yard setback appears to be proportional to what would be conforming on a regular lot. The proposed addition and deck rear deck are consistent with modern installations in historic districts. In HPC Staff's opinion, the project as proposed will not cause an adverse effect on the character and/or integrity of the Hamilton Park Historic District. HPC Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. The proposed front façade electrical service shall be finished to visually blend with the front façade.
2. The proposed fence shall be installed as a good neighbor fence.
3. The architect, Jensen Vasil, RA, shall be retained during construction and shall submit as-built, signed and sealed drawings to staff, or a signed and sealed letter representing and noting that site construction was consistent with work approved under this Certificate of Appropriateness before the issuance of a Certificate of Occupancy.
4. No portion of the addition or rooftop equipment shall be visible from any public right of way. If any components of the roof deck, addition, or bulkhead are visible from the public right of way are visible this approval shall be considered null and void.
5. Any proposed planting or landscaping shall conform with the City of Jersey City Forestry Standards.
6. Details, Specifications, and Material Submissions not currently submitted to and approved by the HPC under this Certificate of Appropriateness, or changed during the course of construction are remanded back to the HPC.
7. Construction drawings, noting materials and finishes, cross referenced with the material sample board, are to be reviewed by, approved by and signed by the Historic Preservation Officer or HPC Staff for compliance with the issued Certificate of Appropriateness before construction permits are applied for and issued.
8. Any changes or deviations from the approved drawings are to be clearly bubbled on the construction drawings and noted in an accompanying signed and sealed letter from the architect addressed to Staff.
9. Upon final approval of this Certificate by the HPC, any deviations from the granted approval must be approved by the HPC, except in cases of emergency affecting the public safety, health and welfare. Requests for deviations from this Certificate are to be submitted through written request of the architect.