

CITY OF JERSEY CITY

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



Interdepartmental Memorandum

DATE: 10/04/2021
TO: Historic Preservation Commission
FROM: Margaret A. O'Neill, Historic Preservation Specialist
CC: Elizabeth Barna, Esq., HPC Counsel
Jeff Jordan, RA, Applicant
219-221 Warren Street LLC, Owner
/File
RE: Case #H21-232
219-221 Warren Street
Block: 14202, Lot 20
Zone: H / Paulus Hook Historic District

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I. PLANS AND DOCUMENTS REVIEWED

1. Historic Preservation Application, submitted May 18, 2021
2. Architectural Plans by Jeff Jordan Architects LLC entitled *219-221 Warren Street Jersey City NJ 07302*, most recently revised September 16, 2021
3. Material Specifications by Jeff Jordan Architects, dated September 15, 2021

II. PROJECT & PROPOSAL BACKGROUND

The property has been owned by 219-221 Warren Street LLC (herein referred to as "The Owner") since March 31, 2021. The property is the former site of the Bromirski Funeral Home.

Per the submitted application and plans prepared by by Jeff Jordan Architects LLC entitled *219-221 Warren Street Jersey City NJ 07302*, most recently revised September 16, 2021, the applicant is seeking a Certificate of Appropriateness for the restoration and partial reconstruction of the front façade, interior renovations, and construction of a three-story rear addition (that is visible from the public right of way) at 219-221 Warren Street, an altered, contributing, transitional Italianate Townhouse constructed circa 1870.

The application and submitted plans were deemed complete by HPC Staff on September 16, 2021.

III. PROPERTY LOCATION & JURISDICTION

219-221 Warren Street (herein referred to as "The Property") is located in the Harsimus Cove Historic District. The property is located on an oversized lot fronting Warren Street between Sussex

Street and Grand Street. 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 Paulus Hook Historic District on February 1, 1977, as well as on the on the National and State Registers of Historic Places on June 20, 1982. 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."*

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

The scope and impact of the proposed project represented by the plans were reviewed according to the City of Jersey City Zoning Ordinance § 345-30 entitled Historic Preservation Review Procedures, the City of Jersey City Zoning Ordinance § 345-71 entitled Historic Design Standards and by the Secretary of the

Interior's Standards for Historic Preservation, as adopted by the ordinance. HPC Staff finds the application to be mostly consistent with the Secretary of the Interior's Standards for Historic Preservation. While the new addition is larger than what we typically see proposed, it appears to follow the existing block paradigm and is consistent with the rear yard additions at the adjacent buildings. Per the submitted plans, the addition will be visible through the empty corner lot, however the existing rear yard additions are currently visible through the same lot, albeit from a slightly different perspective. In HPC Staff's opinion, the project as proposed will not cause an adverse effect on the character and/or integrity of the Paulus Hook Historic District. HPC Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. The applicant and their architect shall prepare mock ups of the new front door pediment for HPC Staff review and approval.
2. All light fixtures at the top floor rear deck, rear stairs, rear balconies, and at the rear façade shall be downcast in nature and not exceed .5 foot candles at the property line, per § 345-69(B)(6)(B).
3. The architect, Jeff Jordan 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. Shop drawings shall be provided to HPC Staff for review and approval prior to the manufacture, purchase, or installation of the new front doors.
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. All material samples and specifications shall be submitted to HPC Staff for review and approval prior to the submission of construction documents for permitting.
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 for review. Depending on the degree of change or deviation, additional review by the HPC may be required.