

# CITY OF JERSEY CITY

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



Interdepartmental Memorandum

DATE: 8/14/2023  
TO: Historic Preservation Commission  
FROM: Maggie O'Neill, Senior Historic Preservation Specialist  
CC: Jonathan Rekstad, Esq., HPC Counsel  
James Cornell, Architect and Owner  
/File  
RE: Case #H22-438  
144 Erie Street  
Block: 10105, Lot 36  
Zone: H / Hamilton Park Historic District

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## I. PLANS AND DOCUMENTS REVIEWED

1. Historic Preservation Application, submitted 10/21/22
2. Architectural Plans entitled *Cornell residence 144 Erie St, Jersey City, New Jersey 07302* by James Cornell Architect, most recently revised April 21, 2023.

## II. PROJECT & PROPOSAL BACKGROUND

The property has been owned by James Cornell and Annisia Cialone (herein referred to as "The Owner") since April 2012. The property is currently used as a one-family residence.

Per the submitted application and plans entitled *Cornell residence 144 Erie St, Jersey City, New Jersey 07302* by James Cornell Architect, most recently revised April 21, 2023, the applicant is seeking a Certificate of Appropriateness for the construction of a deck at the rear façade at a contributing, altered, brick and brownstone trimmed, transitional Greek Revival-Italianate Vernacular Variant rowhouse constructed circa 1860.

## III. PROPERTY LOCATION & JURISDICTION

144 Erie Street (herein referred to as "The Property") is located in the Hamilton Park Historic District. The property is located on a 19'4" x 75 lot (irregular) fronting Erie Street between Pavonia and 8th Streets. As defined in the City of Jersey City Zoning Ordinance, the property is zoned as H.

The property was designated within the Hamilton Park Historic District on February 1, 1977, as well as on the on the National and State Registers of Historic Places on January 25, 1979. 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.”*

As this proposal requires the approval of a C variance (rear yard setback), 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. Per this provision, the Historic Preservation Commission “... may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing of the application and to explain any written report which may have been submitted.”

#### **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 consistent with the Secretary of Interior Standards for Restoration and New Construction, as well as with the Historic Design Standards and Rules & Regulations. Per the proposed block plan, the proposed rear yard deck is consistent with the existing paradigm of the block and fall within the vernacular traditions of the neighborhood. The deck aligns with the other additions and decks that are on this block of Erie Street.

In HPC Staff's opinion, the project as proposed will not cause an adverse effect on the character and/or integrity of the historic resource, proximate resources or the Hamilton Park Historic District. HPC Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. The architect, James Cornell, shall be retained during construction and shall submit a signed and sealed letter representing and noting that site construction was consistent with work approved under the final Certificate of Appropriateness before the issuance of a Certificate of Occupancy.
2. Details, Specifications, and Material Submissions not currently submitted to and/or approved by the HPC are to be submitted to and approved by the HPO prior to purchase and installation. Any materials approved under this Certificate of Appropriateness that are to be changed during the course of construction are remanded back to the HPC.
3. Any proposed planting or landscaping shall conform with the City of Jersey City Forestry Standards.
4. The proposed fence shall be installed as a good neighbor fence.
5. All lighting on the proposed deck shall be downcast in nature. Any fixtures proposed for this area shall be included in the submission of construction documents to be reviewed by HPC staff.
6. 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 for compliance with the issued Certificate of Appropriateness before construction permits are applied for and issued.
7. 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 to staff. Depending on the degree of change or deviation, additional review by the HPC may be required.
8. 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 are to be submitted through written request of the architect. Depending on the degree of deviation, additional review by the HPC may be required.