

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



Inter-Office Memorandum

**DATE:** March 24, 2025 revised May 14, 2025

**TO:** Raymond Meyer, Construction Code Official  
Tanya Marione, Acting Zoning Official

**FROM:** Michael Achimov, Senior Historic Preservation Specialist *MA*  
Carly Adler, Hunter Research, Inc.

**SUBJECT:** 1051 Garfield Avenue, Block 19703, Lot 33, Ward F  
Historically Block 1947, Lot J1  
B-25-0007

After assessing **1051 Garfield Avenue, Block 19703, Lot 33, Ward F; Historically Block 1947, Lot J1**, the building possesses historical significance and integrity that prevents its demolition.

1051 Garfield Avenue is the location of an electrical substation of the Public Service Enterprise Group (PSE&G) formerly operating under Public Service Electric Co. a subsidiary of the Public Service Corporation (PSC).

A 1938 City Tax Assessor's card was not available for this property, though cartographic evidence confirms the building's date of construction *circa* 1907. The property first appears on the Sanborn Map Company fire insurance map of 1910 as the "Public Service R'Y Transforming Station," a one-to-two-story brick, semi-fireproof, concrete roof, industrial building at the corner of Garfield Avenue and Harmon Street. A deed dated July 1, 1910, includes the Garfield Ave property in a sale from the Public Service Railway Co. to the Public Service Electric Co. However, a later deed dated December 31, 1923, indicates that the property was not owned by Public Service Railway Co. and the property was rather owned by Hudson County Gas Co. from whom Public Service Electric Co. obtained it. Hudson County Gas Co. was later acquired by the Public Service Corporation (PSC).

Today, the building continues to operate as the Public Service Electric & Gas (PSE&G) Company's Garfield Substation. 1051 Garfield Avenue (listed as 1063 Garfield Avenue) was identified as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City* (1985). The survey notes the building as "utilitarian mill style" with a small stone cornice, "decorative bonds of brick work," a Palladian window, and "paneled double wooden doors." The *Phase Two Survey Recommended List of Properties and Districts Eligible for the National Register* (1986) further expanded on the significance of the building: "Few such structures have survived in the city, from the early decades of this century and, even fewer have survived in such good, workable condition." As such the *Phase Two* identifies the property as eligible for inclusion on the National Register on the basis of Criteria A and C. 1051 Garfield Avenue was mentioned as a particular subject in the *Jersey City Historic Preservation Master Plan Element* (2024). It is not individually identified as eligible or listed for inclusion on the National, State, or Municipal Historic Registers.

1051 Garfield Avenue is a one-to-two-story, seven-bay, L-plan, reddish-brown painted brick, Renaissance Revival-style industrial building with a low-pitched, front-gabled roof over the northernmost bays; a flat roof over the southernmost bays; metal copping; a pedimented gable with layered brick trim and dentil detail; plain brick pilasters between window bays; an in-filled, arched Palladian window with a dentilated hood ornament under a circular emblem flanked by two arched window openings with hoods of the same kind; rectangular

window openings in the southernmost bays; cast stone sills; two nested square ornaments flanking a service entrance with a bronze gate and rosette decorated transom; and a wood paneled secondary entrance. A system of exposed transformers is located to the south of the building. Although most of the windows have been in-filled, the building appears to have retained the majority of its architectural details, largely serves its historic function and exhibits high historic integrity of design, materials, workmanship, feeling and association.

The building is located at the southernmost corner of Garfield Avenue and Harmon Street, approximately 100-feet northwest of the Morris Canal (National Register Listed: October 1, 1974) and 250-feet southwest of the Bergen Hill Historic District (National Register Eligible: August 9, 1989). Its historic integrity of setting has diminished with the presence of modern intrusions and the recent redevelopment of lots in the immediate vicinity, including the apartment building directly across Harmon Street and the demolition of row houses directly across Garfield Avenue. However, as the former transforming station of the Public Service Electric Company, the property has potential to yield significant historical data. Overall, 1051 Garfield Avenue appears to meet the criteria for historical, architectural or cultural significance. Any removal of the industrial building at 1051 Garfield Avenue would negatively affect the historic character of Jersey City.

CC: Dan Wrieden, Historic Preservation Officer  
Maggie O'Neill, Historic Preservation Specialist  
HPC  
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