



Inter-Office Memorandum

DATE: February 18, 2025

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

FROM: Michael Achimov, Senior Historic Preservation Specialist *MA*
Agatha Sloboda, Hunter Research, Inc.

SUBJECT: 1123 Summit Avenue, Block 805, Lot 11, Ward D
Historically Block 887, Lot 7
B-24-2696

After assessing **1123 Summit Avenue, Block 805, Lot 11, Ward D; Historically Block 887, Lot 7**, the building possesses historical significance or integrity that prevents its demolition.

The 1938 City Tax Assessor's card notes a date of construction of "abt. 1900," though cartographic evidence suggests an earlier construction date of *circa* 1890. The building first appears on the Sanborn fire insurance map of 1896 as a two-and-one-half-story, rectangular-plan, peaked-roof, wood-frame dwelling with a shallow projection at the front, left-hand bay and set back from the street. 1123 Summit Avenue was mentioned in the *Jersey City Historic Preservation Master Plan Element* (2024), though it is not individually identified as eligible or listed for inclusion on the National, State or Municipal Historic Registers. According to the Ward D Phase 1 Survey (2022), 1123 Summit Avenue is located on an intact historic streetscape, though not in a historic district or proposed area of study. The property was flagged for Phase 2 individual analysis for having an identifiable architectural style and integrity.

1123 Summit Avenue is a two-and-one-half-story, three-bay, wood-frame, rectangular-plan, Queen Anne-style dwelling with a two-story, left-hand-side, projecting bay surmounted by a gable with a raking cornice; a pent roof at the first-story with a gable over the entry bay; partial-width open front porch with metal posts; peaked wall dormers on the side elevations; faux-wood vinyl siding; one-over-one vinyl or aluminum windows; and original, one-light, paneled wood, double entry doors. A photograph attached to the tax card of 1938 shows the single-family dwelling to be consistent in form, massing and fenestration pattern with the present day. Currently, the dwelling's exterior materials comprise replacements, including faux-wood vinyl siding (replacing wood shingle siding on the front and wood board siding on the sides); vinyl or aluminum windows (replacing wood sashes and frames); and metal porch roof supports (replacing turned wood posts). Overall, however, the building retains several of its original features, including its form, massing, fenestration pattern and entry doors. While the building's integrity of materials and workmanship have been somewhat diminished by replacement materials, it is clear that some of these alterations, such as the faux-wood vinyl siding, have been completed with consideration to the building's original stylistic details. The building retains integrity of design, feeling and association. To the best of our knowledge, the property has no significant historical associations with important events or people, or potential to yield significant historical data.

1123 Summit Avenue is located on the mixed-use residential and small-scale commercial block of Summit Avenue between North Street and Irving Street. The late 19th-century, Queen Anne-style dwelling, and its identical neighbor at 1125 Summit Avenue, are two of the oldest buildings on the street and are in the immediate setting of buildings dating from the turn of the 20th century to the 1920s. Notably, this intact streetscape includes the Gothic-influenced, two-story apartments with patterned brickwork at 1122-1128 Summit Avenue; the Italianate-style, brick, mixed-use building with Queen Anne-style influences at 1129 Summit Avenue; the vernacular, Italian Renaissance-style, brick apartments at 1130-1132 Summit Avenue; and the attached, three-story, Italianate-style, mixed-use, brick buildings anchoring the northeast corner of the street at 1131-1135 Summit Avenue. Because of its presence on the block and contributing visual character to the surrounding

neighborhood, the demolition of 1123 Summit Avenue would negatively impact the cultural character of Jersey City and the Hudson City North neighborhood. Overall, 1123 Summit Avenue meets the criteria for historic, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist
HPC
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