



Inter-Office Memorandum

**DATE:** December 10, 2025  
**EXPIRES:** December 10, 2026  
**TO:** Joseph Severini, Acting Construction Code Official  
Tanya Marione, Acting Zoning Official  
**FROM:** Michael Achimov, Senior Historic Preservation Specialist  
Agatha Sloboda, Hunter Research, Inc.  
**SUBJECT:** 252 Central Avenue, Block 4404, Lot 3, Ward D  
Historically Block 743, Lot 18A  
B-25-1294

A red handwritten signature, likely of Michael Achimov, is written over the 'FROM' field.

After assessing **252 Central Avenue, Block 4404, Lot 3, Ward D; Historically Block 743, Lot 18A**, the building possesses historical significance and integrity that prevents its demolition.

The 1938 City Tax Assessor's card notes a date of construction of "abt. 1903," though cartographic evidence suggests a slightly later construction date of *circa* 1909. The building first appears in the Sanborn fire insurance atlas of 1910 as an attached one-story, two-unit, brick commercial building with recessed lightwells on the rear side elevations. 252 Central Avenue is not individually mentioned as a particular subject in the *Jersey City Historic Preservation Master Plan Element*; however, it is located within the proposed Central Avenue Historic District area of study. As noted by the Ward D Phase 1 Survey (2022), 252 Central Avenue is located on an intact historic streetscape, though it was not flagged for Phase 2 individual analysis. The property is not individually identified as listed or eligible for inclusion on the National, State or Municipal Historic Registers.

252 Central Avenue is a one-story, three-bay, flat-roof, brick commercial building with recessed lightwells on the rear side elevations; a parged front elevation; a glazed storefront comprising a centered entry door flanked by three-pane picture windows and surmounted by a sloped fabric awning and commercial signage; ornamental wood or pressed metal banding with scrolled acanthus leaves and dentils below the cornice; and a molded wood or metal cornice with acanthus-leaf modillions. The photograph attached to the 1938 tax card is illegible; however, cartographic and stylistic evidence suggests the building's alterations include parging the brick exterior; modern replacement of the storefront exterior and fenestration; and remodeling of the interior to combine two commercial units into one. Overall, the building retains several of its original features and characteristics, including its form, massing, commercial use and ornamentation. While the building's integrity of materials and workmanship have been somewhat diminished by replacement materials and covering of the brick exterior, most alterations are typical of storefront properties on historic commercial corridors. The building retains integrity of design, feeling and association. To the best of our knowledge, the property individually has no significant historical associations with important people or events, nor potential to yield significant historical data.

252 Central Avenue is located on the commercial block between Hutton Street and Franklin Street. The property contributes to the historic Central Avenue commercial corridor which has continuously functioned as a "main street" for the surrounding neighborhood since the late 19th century. The surrounding neighborhood includes the Sherman Place Residential Historic District (NJHPO Opinion of Eligibility:

8/15/2024), whose east end is approximately 170 feet to the northwest of the property. Although some buildings along this immediate Central Avenue streetscape have been replaced or undergone exterior material alterations, particularly at the street level which is typical of commercial corridors, the block retains most of its late 19th- and early 20th-century buildings and contributes to the property's high integrity of setting. Some examples of particularly well-preserved nearby buildings include 249, 250, 265 and 266 Central Avenue. Because of its presence on the block and contributing visual character to the proposed Central Avenue Commercial Historic District area of study, the demolition of 252 Central Avenue would negatively impact the cultural character of Jersey City and the Hudson City South neighborhood. Overall, 252 Central Avenue meets the criteria for historic, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist  
HPC  
File