



Inter-Office Memorandum

DATE: August 22, 2024

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

FROM: Maggie O'Neill, Historic Preservation Specialist *mon*
Carly Adler, Hunter Research, Inc.

SUBJECT: 2748 John F. Kennedy Boulevard, Block 12101, Lot 10, Ward C
Historically Block 1846, Lot J2
B-24-1093

After assessing **2748 John F. Kennedy Boulevard, Block 12101, Lot 10, Ward C; Historically Block 1846, Lot J2**, the building possesses historical significance or integrity that prevents its demolition.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction "abt. 1906", though cartographic evidence suggests a slightly later construction date *circa* 1910. The property first appears on the Sanborn Map Company fire insurance map of 1911 as a 2 ½-story, stucco-cladded wood-frame (second floor) and brick (first floor) dwelling with a projecting bay window and a full-width open front-porch. 2748 John F. Kennedy Boulevard was mentioned as a particular subject in the historic resource inventory of the *Jersey City Historic Preservation Master Plan Element* (2024).

2748 John F. Kennedy Boulevard is a 2 ½-story, three-bay, Queen Anne-style, wood-frame, stucco (upper floors) and brick (first floor) dwelling consisting of a side-gable roof; three-bay, combination center-gabled and flat-roof dormer with an original wooden cornice and a bracketed eave; two-story projecting bay window with a gabled roof and matching wood cornice; second and half-story single and paired rectangular two-over-two horizontally glazed sash windows; first-story single and paired rectangular vinyl picture windows with wide surrounds and stone lintels; a full-width, open front-porch with a hipped roof and modern metal supports on brick piers; and a raised, off-center entrance flanked by sidelights and fluted pilasters. A photograph attached to the tax card of 1938 confirms the building has retained its historic form and fenestration pattern. The dwelling's original lintels, sills and brackets at the porch roof have since been removed. Current replacement exterior materials include vinyl sashes (replacing wood sashes); metal porch supports (replacing paired Doric columns); and a modern door. Although these alterations have slightly diminished the building's historic integrity of materials and workmanship, 2748 John F. Kennedy Boulevard has retained its integrity of design, feeling and association. To the best of our knowledge, the building has no significant historic associations with important events or people, or potential to yield significant historical data. Overall, the dwelling appears to meet the criteria for historic, architectural or cultural significance.

2748 John F. Kennedy Boulevard is located on the generally residential block between Bond Street and Stuyvesant Avenue, approximately 500-feet west of the Van Wagenen House (National Register Listed: August 16, 2006), 640-feet south of the Engine Company Number 15 Firehouse (National Register Eligible: June 12, 1980) and The Sevilla (National Register Eligible: December 28, 1993), and approximately 1 ½-blocks northwest of the Old Bergen Church (National Register Listed: August 14, 1973) and Cemetery (National Register Eligible: May 11, 2018). Although the historic integrity of setting has slightly diminished by modern intrusions, many of the surrounding buildings have retained their historic characters, including the

neighboring Classical Revival-style dwelling at 2752 John F. Kennedy Boulevard. To this extent, any removal of 2748 John F. Kennedy Boulevard would negatively affect the historic character of Jersey City and the surrounding neighborhood.

CC: HPC
File