



Inter-Office Memorandum

**DATE:** January 3, 2024

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

**FROM:** Maggie O'Neill, Senior Historic preservation Specialist  
Grace A. Ragosa, Hunter Research, Inc.

**SUBJECT:** 205 15th Street, Block 7105, Lot 5, Ward E  
Historically Block 257, Lot 30  
BUILD-2023-001068

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After assessing **205 15th Street, Block 7105, Lot 5, Ward E, Historically Block 257, Lot 30**, the building possesses historical significance and integrity to prevent it from demolition.

A 1938 City Tax Assessor's card from the City of Jersey City notes a date of construction of "about 1920," though cartographic and stylistic evidence suggests a slightly earlier construction date of *circa* 1910s. The building first appears on the G.M. Hopkins & Co. *Plat Book of Jersey City and Bayonne, Hudson Co., N.J.* of 1919 as a rectangular-plan, brick building fronting 15th Street. A later map of 1928 labeled the building as a garage. The building was mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985) as a potentially eligible resource within the St. Lucy's neighborhood. The building was described as a two-story, three-bay, brick Italianate-style "coachhouse stable" with "3 2/2 wooden windows" at its second story, "stone lintels and sills," a "wooden stable door in [the] center of [its] first story with 2 entrances at both sides." The survey noted that the building then functioned as an auto repair shop and dated the building to *circa* 1890, suggesting it may have been built as a "coachhouse stable." The building's central bay definitely had a vehicular function, but its materiality and style suggest to us it was used for vehicular storage and repair for the early automobile era, with a construction date in the 1910s. The building is mentioned in the *Jersey City Historic Master Plan Element* (2015) as part of the St. Lucy Historic District.

The building at 205 15th Street is a two-story, three-bay, brick garage that retains much of its original, character-defining ornamentation. The building retains its architectural elements described in the *Phase One New Jersey Historical Sites inventory Survey of the City of Jersey City Inventory* of 1985, and also include a stepped parapet accentuated by decorative brickwork. A photograph attached to the tax card of 1938 shows the building with all of these architectural details and operating as Brown's Service Garage. Material alterations are limited to its first-story window and door openings. Its side-hall entry at its left bay contains a modern plate-glass door (replacing a glazed and paneled door), its central garage bay is shielded by an overhead metal door (replacing paired wood stable doors), and its right window bay has been shielded by a metal security covering (likely replacing a wood sash). These modifications have not significantly diminished the building's historic integrity of design, materials and workmanship, feeling or association, as its architectural function-defining elements remain intact. In its current condition, the building appears to meet the criteria for historic, architectural and cultural significance within the St. Lucy Historic District.

205 15th Street is located on a mixed-use block in between Erie and Grove Streets. The building is just southwest from St. Lucy's Roman Catholic Church Complex (Perpetual Novena of St. Jude Thadeus), which was found to be individually eligible for listing on the New Jersey and National Registers of Historic Places by the New Jersey Historic Preservation Office in January 2000. The church complex, which is an example of Romanesque Revival architecture, occupies the northeastern corner of the intersection of 15th Street and Grove Street. 205 15th Street

also contributes to a streetscape of other brick, Italianate-style buildings that remain on the same block between Erie and Grove Streets. Therefore, the demolition of 205 15th Street would negatively impact the historic, architectural and cultural character of the St. Lucy Historic District, listed in the *Jersey City Historic Master Plan Element* (2015) and the character of the City of Jersey City.

CC: HPC  
File