



**JERSEY CITY HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS  
335 Washington Street H22-308  
Façade Rehabilitation,  
Local Landmark / National Historic Landmark  
RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD**

**Applicant:**  
335 Washington Realty, LLC  
210 Hudson Street, Suite 400  
Jersey City NJ 07302

**Owner:**  
same

At the December 12, 2022 Regular HPC Meeting, a Certificate of Appropriateness was granted for the rehabilitation of the existing building, façade restoration, and construction of a new, exterior, ADA ramp at the former Butler Brothers Warehouse Boiler Room designed by Jarvis Hunt and constructed between 1904-1915.

The scope and impact of the proposed project represented by the plans were reviewed according to the City of Jersey City Zoning Ordinance § 345-30 entitled *Historic Preservation Review Procedures*, the City of Jersey City Zoning Ordinance § 345-71 entitled *Historic Design Standards* and by the Secretary of the Interior's Standards for Historic Preservation, as adopted by the ordinance.

After reviewing the proposed project, the HPC found that the proposal is consistent with the Secretary of Interior Standards for Rehabilitation, as well as with the Historic Design Standards and Rule & Regulations. . The proposed interior rehabilitation retains the intricacies (specifically the varying floor heights) of the original building are being retained in place with a new floor overlaid to accommodate the building's new use. The proposed exterior rehabilitation is appropriate for the building – the expansion of existing openings to accommodate entry and exit to the building follows similar approvals to like-buildings within the zone, such as the near-by A&P Bakery Building. The addition of an ADA ramp, which is required for use of the building, appears to be appropriate as well. The Commission does not foresee an adverse effect on the building as a result of either proposal.

The HPC recommends approval of a Certificate of Appropriateness and subsequent recommendation for approval to the Jersey City Planning Board with the following conditions:

1. The applicant shall work with HPC Staff to revise the fixed windows at the front facades.
2. This approval does not include the approval of any signage. If window or exterior signage is required or needed, the applicant shall submit a separate application for HPC Staff review.
3. The applicant shall submit shop drawings of the proposed loading dock canopy, windows, and doors to HPC Staff for review and approval prior to the purchase, manufacturing, and installation.
4. The architect, KSS Architects, shall be retained during construction and shall submit as-built, signed and sealed drawings to staff, or a signed and sealed letter representing and noting that site construction was consistent with work approved under this Certificate of Appropriateness before the issuance of a Certificate of Occupancy.

5. Details, Specifications, and Material Submissions not currently submitted to and approved by the HPC under this Certificate of Appropriateness, or changed during the course of construction are remanded back to the HPC.
6. Construction drawings, noting materials and finishes, cross referenced with the material sample board, are to be reviewed by, approved by and signed by the Historic Preservation Officer or HPC Staff for compliance with the issued Certificate of Appropriateness before construction permits are applied for and issued.
7. Any changes or deviations from the approved drawings are to be clearly bubbled on the construction drawings and noted in an accompanying signed and sealed letter from the architect addressed to Staff for review. Depending on the degree of change or deviation, additional review by the HPC may be required.
8. Upon final approval of this Certificate by the HPC, any deviations from the granted approval must be approved by the HPC, except in cases of emergency affecting the public safety, health and welfare, which may be approved by HPC Staff. Any changes or deviations from the approved plans over the course of construction shall be submitted to HPC Staff in writing from the architect of record for approval on an as-needed basis. Changes or deviations that result in new work may require a new application to the HPC for said work.

This Certificate of No Effect is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this Certificate of No Effect, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

**This Certificate Shall be Posted During Construction**

**Certificate of Appropriateness H22-308 Approved 8-0-0 Granted 12/12/2022 Expires 12/12/2023**

**Brian Blazak, Chair    Anthony Sandkamp, Commissioner**



---

**Attest: Margaret A. O'Neill, Historic Preservation Specialist**