



Determination of Significance at Applicant's Request

**DATE:** July 12, 2022

**TO:** Stephen Joseph Esq., Applicant

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

**SUBJECT:** 791-793 West Side Avenue, Block 14705, Lot 010, Ward B  
Historically Block 1661, Lots 373-375  
DS22-107

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After assessing **791-793 West Side Ave, Block 14705, Lot 010, Ward B; Historically Block 1661, Lots 373-375**, the building does not possess historical significance or integrity.

The 1938 City Tax Assessor's card was not available at the time of review, though cartographic evidence suggests a date of construction of *circa* 1897-1910. The buildings at 791-793 West Side Avenue first appear on the Sanborn Map Company fire insurance map of 1911 as a one-story, wood-frame, rectangular-plan storefront with a small detached, wood-frame back building (No. 791), and a three-story, wood-frame saloon with a one-story rear bay (No. 793). The buildings were generally mentioned as part of West Side Avenue in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985). The survey notes that "this street was formerly a mixed commercial and residential area. Many of the buildings have been demolished."

The building at 791 West Side Avenue, currently known as West Side Grocery and Halal Meat, is one-story, wood-frame, vernacular commercial building with brick veneer and a large overhanging eave that extends through the entirety of 793 West Side Avenue. The property at 793 West Side Avenue, or Kidz Academy, is a three-story, three-bay, wood-frame, rectangular, mixed residential and commercial building with a second and third-floor emergency exit, and a first-story exterior modern children's mural. The buildings at 791-793 West Side Avenue are old-in-form only and retain no historic architectural characteristics or details of note. The exterior materials are comprised of replacements, including vinyl siding (likely replacing wood shingles and siding at No. 793), modern doors, and the addition of first-story modern storefront windows set vinyl frames. The immediate setting is comprised of vacant lots and mixed-use buildings of no significant detail. In their current condition, the buildings at 791-793 West Side Avenue do not meet any of the criteria for historical, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist  
Tanya Marione, Director of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC  
File



**Determination of Significance at Applicant's Request**

**DATE:** July 12, 2022

**TO:** Stephen Joseph Esq., Applicant

**FROM:** Maggie O'Neill, Senior Historic Preservation Specialist

*man*

Rachel Craft, Hunter Research, Inc.

**SUBJECT:** 795-797 West Side Avenue, Block 14705, Lot 9, Ward B  
Historically Block 1660, Lots 450-451  
DS22-108

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After assessing **795-797 West Side Avenue, Block 14705, Lot 9, Ward B; Historically Block 1660, Lots 450-451**, the building does not possess historical significance or integrity.

The 1938 City Tax Assessor's card was not available at the time of review, though cartographic evidence suggests a date of construction of *circa* 1900-10. The buildings at 795-797 West Side Avenue first appear on the Sanborn Map Company fire insurance map of 1911 as a collection of four adjoined one-story, wood-frame, rectangular-plan storefronts. Later G.M. Hopkins Co. maps (1919 and 1928) show the property containing two larger adjoined storefronts. The buildings were generally mentioned as part of West Side Avenue in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985). The survey notes that "this street was formerly a mixed commercial and residential area. Many of the buildings have been demolished."

Today, the building at 795-797 West Side Avenue contains two storefronts, with No. 795 operating as Nabe's Hair Braiding Salon and No. 797 operating as the Harvest City Bible Church Community Center. The storefronts are situated under a thick cornice decorated by brackets, modillions and dentils. The building is a one-story, six-bay commercial structure that has experienced heavy modifications to its fenestration and entry patterns. An additional bay is located to the left of No. 795, altering the building's form and massing. Window and door materials have been concealed by non-original overhead metal security doors. Spaces between openings have been stuccoed. While the building at 795-797 West Side Avenue retains its original cornice, it no longer presents its original commercial configuration due to form, massing, and fenestration and entry pattern alterations. The immediate setting is comprised of vacant lots and mixed-use buildings of no significant detail. In their current condition, the building at 795-797 West Side Avenue do not meet any of the criteria for historical, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist  
Tanya Marione, Director of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC  
File



Determination of Significance at Applicant's Request

**DATE:** July 12, 2022  
**TO:** Stephen Joseph Esq., Applicant  
**FROM:** Maggie O'Neill, Senior Historic Preservation Specialist  
  
Carly Adler, Hunter Research, Inc.  
**SUBJECT:** 799 West Side Avenue, Block 14705, Lot 008, Ward B  
Historically Block 1661, Lot 369  
DS22-107

*man*

After assessing **799 West Side Ave, Block 14705, Lot 008, Ward B; Historically Block 1661, Lot 369**, the building does not possess historical significance or integrity.

The 1938 City Tax Assessor's card was not available at the time of review, though cartographic evidence suggests a date of construction of *circa* 1897-1910. The building at 799 West Side Avenue first appear on the Sanborn Map Company fire insurance map of 1911 as a two-story, wood-frame, rectangular-plan storefront with a one-story, detached, wood-frame back building. The building was generally mentioned as part of West Side Avenue in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985). The survey notes that "this street was formerly a mixed commercial and residential area. Many of the buildings have been demolished."

The property at 799 West Side Avenue, currently listed as El Panal Barbershop, is a two-story, wood-frame, vernacular mixed-use residential and commercial building with an irregular non-original two single double-hung window on the second story, double overhanging eaves with wood shingles, and a modern storefront with a brick veneer. 799 West Side Avenue is old-in-form only and retains no historic architectural characteristics or details of note. The exterior materials are comprised of replacements, including a tan finish of what appears to be on stucco paneling, modern doors (replacing historic doors), and vinyl windows and sashes (replacing historic glass and wooden frames). The immediate setting is comprised of vacant lots, gas stations, and mixed-use buildings of no significant detail. In its current condition, the property at 799 West Side Avenue do not a meet any of the criteria for historical, architectural or cultural significance.

CC: Maggie O'Neill, Historic Preservation Specialist  
Tanya Marione, Director of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC  
File  
Applicant



Determination of Significance at Applicant's Request

**DATE:** September 15, 2022  
**TO:** Stephen Joseph, Esq., Applicant  
**FROM:** Maggie O'Neill, Senior Historic Preservation Specialist *mon*  
**SUBJECT:** 801 Westside Ave  
Block 14705, Lot 7, Ward B  
Historically Block 1660, Lot 453-54  
DS22-140

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After assessing **801 Westside Ave, Block 14705, Lot 7, Ward B, Historically Block 1660, Lot 453-54**, the property, a macadam lot with a rear building, does not possess historical significance or integrity to deny its demolition.

The 1938 Tax Assessor's card from the City of Jersey shows a building at the front property line, facing Westside Ave, that appears to have been demolished 1960. The remaining building at the rear of the property has an estimated date of construction of *c. 1897*, which HPC Staff believes to be more or less correct. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), and is not currently individually listed or eligible for inclusion on the National, State, or Municipal Historic Register.

The building at 801 Westside Ave is a two-story masonry building that appears to retain little historic architectural characteristics or details of note. HPC Staff notes that while the original building material and components of its upper floor window fenestration appear intact, overall the building has had many unfortunate alterations that result in a substantial loss of integrity. In its current condition, the property appears to retain integrity of location, setting, and some elements of design. It does not appear to retain workmanship, materials, or feel. HPC Staff is unaware of any known association, and the building does not appear to qualify for designation under criteria a, b, c, or d. In its current condition, the building at 801 Westside Ave does not appear to meet enough of the criteria for historic, architectural or cultural significance.

CC: Tanya Marione, Director of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC/File