

# CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce  
Division of City Planning

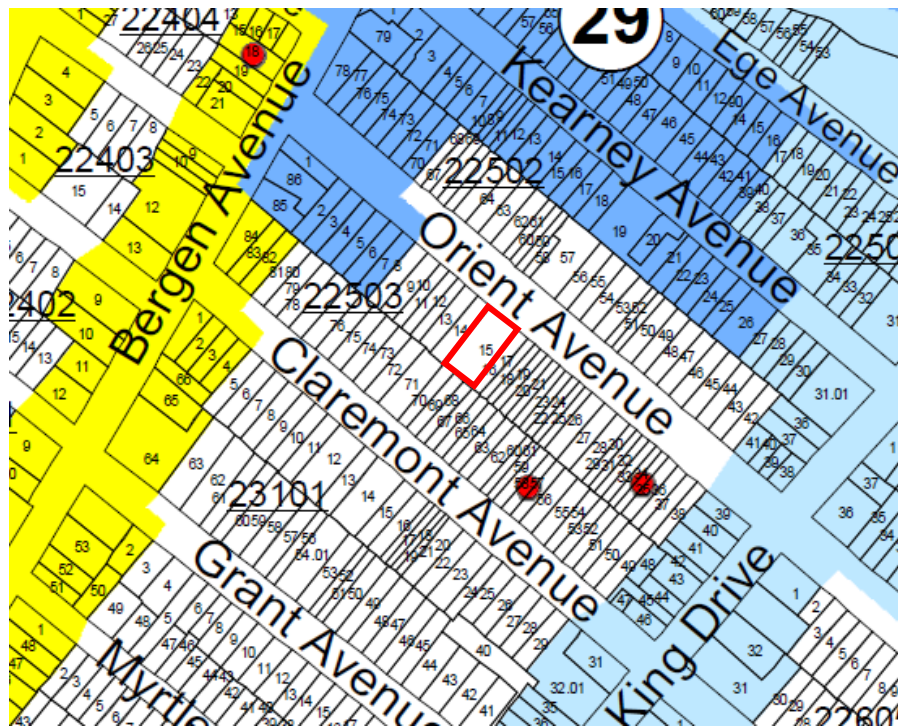


## Interdepartmental Memorandum

DATE: 7/19/21  
TO: Planning Board Commissioners  
FROM: Cameron Black, Senior Planner, AICP, PP  
RE: Case # P21-037  
105 Orient Avenue, Block: 22503, Lot 15  
Minor Subdivision

### APPLICATION SUMMARY

The applicant (105 Orient Avenue LLC) proposes to keep the existing structure and subdivide a 75' x 111' (8,325 sq. ft.) lot into three conforming 25' x 111'. (2,775 square feet). The Historic Preservation Department has deemed the existing structure to be a historic resource and a demolition has been denied (See Appendix A, B, & C).



**Applicant's Site Outlined in Red**



**Photo A – Site Looking South East taken 7.12.21**



**Photo B – Site Looking South West taken 7.12.21**

**STAFF RECCOMENDS APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. The professional land surveyor of record, shall submit a signed and sealed affidavit affirming that the minor subdivision was executed according to the approved plans.
2. All testimony given by the Applicant and the expert witness in accordance with this application shall be binding.

## **APPENDIX A - HPC Staff Comments (DS20-148)**

**Department of Housing, Economic Development & Commerce  
Division of City Planning**



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

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**DATE:** June 25, 2021

**TO:** Chris Langston, Chair  
Jersey City Planning Board  
Jersey City Division of City Planning Staff

**FROM:** Margaret O'Neill, Senior Historic Preservation Specialist *mon*

**SUBJECT:** 105 Orient Ave, Block 22503, Lot 15, Ward F  
Historically Block 1984, Lot 64

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HPC Staff denied a Determination of Significance application for 105 Orient Ave per § 105-7 on December 11, 2020, due to significant architectural and historic integrity being intact on the building and site.

After reviewing the subdivision survey prepared by Caulfield Associates LLP dated 12-30-20 and the construction documents entitled *Proposed Adaptive Re-Use / Conversion of Existing Church into Two Family Dwelling* prepared by Hampton Hill Architecture dated 3-25-21, HPC Staff finds that the proposed project generally conforms with the Secretary of the Interior Standards for Rehabilitation. HPC Staff does not anticipate any adverse effects to the historic resource or surrounding historic resources as a consequence of the proposed work.

**CC:** Stephen Joseph, Esq.  
Tanya Marione, Director of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC  
File

## **APPENDIX B – Denial Letter (DS20-148)**



Department of Housing, Economic Development & Commerce  
Division of City Planning

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

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DATE: December 11, 2020

TO: Stephen Joseph, Applicant

FROM: Rachel Craft, Hunter Research, Inc.  
Maggie O'Neill, Senior Historic Preservation Specialist *mon*

SUBJECT: 105 Orient Ave, Block 22503, Lot 15, Ward F  
Historically Block 1984, Lot 64  
DS20-148

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After assessing the building at **105 Orient Ave, Block 22503, Lot 15, Ward F; Historically Block 1984, Lot 64**, it is clear the building possesses significant historic and architectural integrity and should not be demolished in accordance with the provisions set forth in § 105 of the Jersey City Municipal Code.

The 1938 Tax Assessor's card from the City of Jersey City notes the date of construction at "abt. 1904," which appears accurate based on its architectural character. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), and, to the best of our knowledge, is not currently listed or eligible for inclusion on the National, State, or Municipal Historic Registers individually.

The building is a two-and-one-half-story, three-bay, patterned brick, building in a vernacular late Italianate style. It maintains integrity of location, design, feeling and setting. The height and massing, pattern of fenestration, entry openings, and roofline remain unaltered. Yellow bricks are used to create architectural details and accents, contrasting with the red brick of the walls. Of particular note are the wood cornice with end returns, decorative brick hood over the half-story windows, the dentiled brick pediment, and brick quoins, which all exemplify the late Italianate style. The front porch has been altered with a concrete deck, though it retains its original wood roof with decorative brackets and a pair of wood Doric column supports. Though the building has had some modern updates, such as the installation of modern windows and front door and replacement porch supports and railing, these changes are reversible and therefore have not irreparably harmed the historic character of the building.

Although the building is not an example of high-style Italianate architecture, it is an example of a vernacular style dwelling in Jersey City. Because of the building's presence in the neighborhood and contributing visual character, its demolition would negatively impact the historic and cultural character of Jersey City and the Bergen-Lafayette neighborhood.

CC:

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

APPENDIX C – 1930's Tax Card Photo

