



Determination of Significance at Applicant's Request

DATE: January 20, 2023

TO: Thomas Leane, Applicant

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

SUBJECT: 157 Newark Avenue, Block 11405, Lot 5, Ward E
Historically Block 240, Lot B1
DS22-196

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After assessing **157 Newark Avenue, Block 11405, Lot 5, Ward E; Historically Block 240, Lot B1**, the building does not possess individual historical significance or integrity. However, it is in the eligible Lower Newark Avenue Historic District and any future alterations or replacement should be compatible with the historic district setting.

The 1938 City Tax Assessor's card notes a date of construction of "abt. 1880," though cartographic evidence suggests an earlier construction date of *circa* 1870. The property first appears on the G.M. Hopkins Co. *Combined Atlas of the State of New Jersey and the County of Hudson* of 1873 as a rectangular building fronting Newark Avenue. Later maps by the G.M. Hopkins Co. (1919 and 1928) document the property as an attached, brick building. 157 Newark Avenue was not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), and was not mentioned in the *Phase Two Survey* (1986). Although the building is not individually identified as eligible for inclusion on the National, State, or Municipal Historic Registers, it is set within the boundaries of the proposed Lower Newark Avenue Historic District which received eligibility status in 1990.

157 Newark Avenue is a 4-story, one-bay, mixed-use building with a first-floor storefront. The building is old-in-form only and retains no historic architectural characteristics or details of note. The photograph attached to the tax card of 1938 shows the building's original form and ornamentation as a four-story, four-bay, brick, Italianate-style, mixed-use property with a prominent cornice, large brackets and decorative frieze, third and fourth story segmental arched windows with flat lintels and detailed crowns, a projecting bay window with a molded cornice at the second story, and a first-floor storefront surmounted by an additional cornice. Currently, its exterior materials are comprised of replacements, including a non-compatible sheet metal veneer with a checkerboard pattern covering the upper stories façade, vinyl sashes, and a modern storefront with a commercial roll-up door. The building is devoid of all character defining features, and its fenestration pattern has been completely reconfigured with a single one-over-one sash window at the second, third, and fourth story. To the best of our knowledge, the property has no significant historic associations with important events or people. In its current condition, 157 Newark Avenue does not appear to meet any of the individual criteria for historic, architectural or cultural significance.

The building is located in the eastern portion of the Lower Newark Avenue Historic District (National Register Eligible: June 13, 1990). The district spans approximately three blocks and is bounded on the northeast by the Harsimus Cove Historic District (National Register Listed: December 9, 1987), on the northwest by the Italian Village Historic District (National Register Eligible: May 13, 2019), and on the southwest by the Van Vorst Park Historic District (National Register Listed: March 5, 1980). Recently, the block of Newark Avenue between Barrow and Grove Streets has experienced instances of redevelopment and renovation projects, particularly on the southern side of the street. To the immediate left of 157 Newark Avenue, are two mixed-use properties which have also been stripped of their historic detail and ornamentation. New development on the block appears to be

compatible with the older buildings. To this extent, the reviewer suggests that any future development of the site be compatible with the heights, scales, setbacks and materials of the block, the Lower Newark Avenue Historic District, and the other three surrounding historic districts.

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