

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



Inter Office Memorandum

DATE: June 25, 2024

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

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

SUBJECT: 549-551 Pavonia Avenue, Block 9606, Lots 41 and 42, Ward C

HPC Staff denied a Determination of Significance application for 551 Pavonia Avenue per § 105-7 on December 7, 2020, due to significant architectural and historic integrity being intact on the building and site. The determination of significance for the adjacent building (549 Pavonia) was approved.

After reviewing the architectural plans prepared by GRO Architects, entitled *New Construction Multi-Family Residential 549-551 Pavonia Avenue Jersey City NJ 07306* most recently revised 12/27/23, HPC Staff believes that the proposed project somewhat meets the Secretary of the Interior Standards for Restoration. In HPC Staff's opinion, the project meets the minimum standards for positive criteria for Historic Preservation. HPC Staff recommends that if the Planning Board approve this project and that the Board adopt the below conditions to ensure that the project is completed in an appropriate manner.

1. HPC Staff will not authorize a partial demolition permit for the rear of the historic building, as wood frame buildings should not be exposed to the elements for prolonged periods of time.
2. HPC Staff shall review and approve of construction documents related to the preservation component of the project prior to their submission to the Division of Zoning and Construction Code Official. Construction documents shall include drawings from a structural engineer showing how the remaining historic building will be supported and maintained during construction. HPC Staff shall review and sign all sets of plans, specifications, and shall be provided physical material samples for their review and approval.
3. The applicant shall be guided by the Secretary of Interior Standards for the Treatment of Historic Properties during the restoration of the remaining elements of the front façade.
4. Any changes to the preservation-component of the project prior to or during the course of construction require review and consultation with HPC Staff after written request of the Architect of Record.

CC: Gerard Pizzillo, Esq.
Tanya Marione, Director of City Planning and Interim Zoning Officer
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