

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



Inter-Office Memorandum

DATE: March 3, 2021

TO: Raymond Meyer, Construction Code Official
Nick Taylor, Zoning Official

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

SUBJECT: 77 Fleet St, Block 6806, Lot 2, Ward C
Historically Block 561, Lot 24A
D20-106

After assessing the building at **77 Fleet St, Block 6806, Lot 2, Ward C; Historically Block 561, Lot 24A**, the building does not possess significant integrity to prevent its demolition.

Cartographic evidence suggests a construction date of about 1900-1905. 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 Staff's knowledge, is not currently listed or eligible for inclusion on the National, State, or Municipal Historic Registers individually.

The building is an altered, two-story, vernacular, frame building with a one-story, frame addition that is old-in-form only and with no historic architectural character or details of note. The front elevation has been modified with the addition of a one-story bay window and a Colonial Revival-style portico. It does not appear to meet the Criteria for Evaluation under A, B, C, or D. The building appears to have integrity of location, setting and basic elements of design, but does not appear to have integrity of materials, workmanship, feeling, or association. The building has been covered with aluminum siding and its windows replaced with vinyl sashes. In its current condition, the building does not appear to meet any of the criteria for historic, architectural, or cultural significance. HPC Staff suggests that any future development of the site is compatible with the height, scale, and setbacks of the buildings in the surrounding Palisade neighborhood.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
HPC
File
Applicant

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



Determination of Significance at Applicant's Request

DATE: August 17, 2021

TO: Arvinder Singh, Applicant

FROM: Maggie O'Neill, Historic Preservation Specialist 

SUBJECT: 64 Oakland Avenue, Block 6806, Lot 25, Ward C
Historically Block 561, Lot 18C/19B/20A
DS21-084

After assessing 64 Oakland Avenue, Block 6806, Lot 25, Ward C, Historically Block 561, Lot 18C/19B/20A, the building does not possess significant integrity to prevent its demolition. The property at 70 Oakland Avenue retains a rear, 3 bay garage, and the property at 68 Oakland Avenue contains a dwelling.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of "abt. 1910," which is supported by cartographic and stylistic evidence. The building first appears on G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1919 as a wood-frame dwelling. Comparing this to the G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1928 shows that four other wood frame houses to the east of this one were demolished when County Route 139 was constructed in the early 1920s. 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), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 64 Oakland Avenue is a two-and-one-half-story, two-bay, wood-frame, Queen Anne-style dwelling. The building retains integrity of location, and some elements of setting and feeling. The building does not appear to retain integrity of materials and workmanship and has no known association, to HPC Staff's knowledge. In its current condition, the building does not appear meet the Criteria for Evaluation under A, B, C, or D for historical, architectural or cultural significance or retain a majority of the aspects of historical integrity.

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

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



Determination of Significance at Applicant's Request

DATE: April 8, 2022

TO: Kuni Chowhan, Applicant

FROM: Maggie O'Neill, Senior Historic Preservation Specialist
Adrian Trevisan, Hunter Research, Inc. *MTW*

SUBJECT: 66 Oakland Avenue, Block 6806, Lot 26, Ward C
Historically Block 561, Lot 21A
DS22-027

After assessing **66 Oakland Avenue, Block 6806, Lot 26, Ward C, Historically Block 561, Lot 21A** the building does not possess significant integrity to prevent its demolition. The property at 70 Oakland Avenue retains a rear, 3 bay garage, and the property at 68 Oakland Avenue contains a dwelling.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of "abt. 1910," which is supported by cartographic and stylistic evidence. The building first appears on G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1919 as a wood-frame dwelling. Comparing this to the G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1928 shows that four other wood frame houses to the east of this one were demolished when County Route 139 was constructed in the early 1920s. 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), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 64 Oakland Avenue is a two-and-one-half-story, two-bay, wood-frame, Queen Anne-style dwelling. The building retains integrity of location, and some elements of setting and feeling. The building does not appear to retain integrity of materials and workmanship and has no known association, to HPC Staff's knowledge. In its current condition, the building does not appear meet the Criteria for Evaluation under A, B, C, or D for historical, architectural or cultural significance or retain a majority of the aspects of historical integrity.

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

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Determination of Significance at Applicant's Request

DATE: March 25, 2021
TO: Nayana Chavan, Applicant
FROM: Maggie O'Neill, Historic Preservation Specialist *mon*
SUBJECT: 68-70 Oakland Avenue, Block 6806, Lots 1 and 27, Ward C
Historically Block 561, Lot 22A and 23A
DS21-022

After assessing the buildings at **68-70 Oakland Avenue, Block 6806, Lots 1 and 27, Ward C; Historically Block 561, Lot 22A and 23A**, the building does not possess significant integrity to prevent its demolition. The property at 70 Oakland Avenue retains a rear, 3 bay garage, and the property at 68 Oakland Avenue contains a dwelling.

The 1938 Tax Assessor's card from the City of Jersey City states that the building at 68 Oakland Avenue was "abt. 1910," a date with which Staff agrees based on stylistic and cartographic evidence. The building first appears as a two-story, wood-frame dwelling with a partial-width, one-story front porch and bay window in the Sanborn Map Company's fire insurance map of 1910. 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), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 68 Oakland Avenue is a two-and-one-half-story, two-bay, wood-frame, Queen Anne-style dwelling. The building retains integrity of location, and some elements of setting and feeling. The building does not appear to retain integrity of materials and workmanship and has no known association, to HPC Staff's knowledge. The 3 bay garage at 70 Oakland Avenue, which fronts Fleet Street, was constructed circa 1960 and is situated at the rear of the lot. The garage appears to have integrity of location and design, but does not appear to meet the Criteria for Evaluation under A, B, C, or D. In its current condition, the buildings do not meet the Criteria for Evaluation under A, B, C, or D for historical, architectural or cultural significance or retain a majority of the aspects of historical integrity

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