

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



Determination of Significance at Applicant's Request

DATE: February 22, 2023

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: 75-77 Vroom Street, Block 12202, Lots 24 and 25, Ward C
Historically Block 1894, Lot K3

After reviewing architectural plans entitled "*Existing Building Restoration 75 Vroom Street Jersey City Hudson County, NJ*" prepared by Weckenmann Architecture (undated), HPC Staff finds that the proposed project 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.

HPC Staff recommends the planning board adopt the following conditions related to this work:

1. If there are any changes to the project, the applicant shall notify HPC Staff of the proposed changes and provide updated architectural plans for review and approval.
2. All proposed paint colors shall be contextual for the age and architectural style of the building. HPC Staff may review these colors but is not required to.
3. Any replacement architectural elements, such as window lintels or cornice brackets, shall match the historic site evidence in terms of profile, dimension, detail, material, and finish.

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