



# JERSEY CITY HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

290 7th Street  
H19-027

New Construction of a 4-Story, 4-Unit Residential Building  
Hamilton Park Historic District

Recommendation to the Jersey City Zoning Board of Adjustment

**Applicant:**  
Stephen Joseph, Esq. on behalf of 290 7<sup>th</sup> St  
Association, LLC  
46 Alpine Drive  
Closter, NJ

**Owner:**  
same

A Certificate of Appropriateness is granted for the construction of a new 4 unit, 4 story residential townhouse with an exterior fire stair and roof deck on a vacant lot in the Hamilton Park Historic District.

The scope and impact of the proposed project represented by the plans were reviewed according to the City of Jersey City Zoning Ordinance § 345-30 entitled *Historic Preservation Review Procedures*, the City of Jersey City Zoning Ordinance § 345-71 entitled *Historic Design Standards* and by the Secretary of the Interior's Standards for Historic Preservation, as adopted by the ordinance.

HPC Staff finds there to be mostly consistent with the Historic Design Standards and the Secretary of the Interior's Standards for Historic Preservation. Staff does believe that the applicant is making an effort for this proposal to reflect the scale of the neighborhood. The design of the building, while clearly modern, does not appear to distract from the actual historic fabric in the neighborhood. The applicant is are successful and reflecting the block conditions of the undersized lot, especially when looking at the rear yard setback, which appears to follow the expected ratio of a rear yard set back on a conforming lot. Staff has little to no concern with the proposed fire stair in this location and the applicant has gone to great lengths to ensure that it's minimally visible from the public right away.

In granting this approval, the Historic Preservation Commission (HPC) recognizes after hearing testimony from the City's Historic Preservation Specialist and the applicant's professional witnesses, that the proposed new construction appears to be consistent with the goals of Historic Preservation Standards and Guidelines, Standards for New Construction in the *Jersey City Land Development Ordinance* §345-71 et. Seq. and does not cause an adverse effect in the surrounding Hamilton Park Historic District.

1. HPC Staff shall confirm at the time of submission of construction documents and at the application of a CO that all proposed light fixtures at the rear stair and the roof deck is minimal and downcast in nature.
2. Samples of all materials shall be provided to HPC Staff for review and approval prior to the submission of construction documents.

3. The applicant shall seek guidance from the City's forestry division regarding if a the planting of a street tree is possible. If it is, the applicant's architect shall include a tree pit that meets the Jersey City Forestry Standards on the construction documents.
4. All proposed landscaping shall abide by the Jersey City Forestry Standards.
5. The architect, Alan Feld, RA, shall be retained during construction and shall submit as-built, signed and sealed drawings to staff, or a signed and sealed letter representing and noting that site construction was consistent with work approved under this Certificate of Appropriateness before the issuance of a Certificate of Occupancy.
6. Details, Specifications, and Material Submissions not currently submitted to and approved by the HPC under this Certificate of Appropriateness, or changed during the course of construction are remanded back to the HPC.
7. Construction drawings, noting materials and finishes, cross referenced with the material sample board, are to be reviewed by, approved by and signed by the Historic Preservation Officer or HPC Staff for compliance with the issued Certificate of Appropriateness before construction permits are applied for and issued.
8. Any changes or deviations from the approved drawings are be to clearly bubbled on the construction drawings and noted in an accompanying signed and sealed letter from the architect addressed to Staff.
9. Upon final approval of this Certificate by the HPC, any deviations from the granted approval must be approved by the HPC, except in cases of emergency affecting the public safety, health and welfare. Requests for deviations from this Certificate are to be submitted through written request of the architect.

This Certificate of Appropriateness, and consequent recommendation to the Jersey City Planning Board, is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this Certificate of Appropriateness, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

**Certificate of Appropriateness Number H19-027 Granted 4/5/2021 Expires 4/5/2022**

**Robert Gordon, Chairman   Paul Amatuzzo, Commissioner**



**Attest: Margaret A. O'Neill, Acting Historic Preservation Officer**