



# CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2<sup>nd</sup> floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: May 20, 2020

Application No. 22-039

Date Validated as an Application for Development:

Date Deemed Complete:

### 1. SUBJECT PROPERTY

Address: 32 Sherman Place

Block & Lots: Block 3702, Lot 44

Ward: D

### 2. BOARD DESIGNATION

☐ Planning Board

☒ Zoning Board of Adjustment

### 3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input checked="" type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

### 4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Applicant proposes to demolish the structure and appeals from the finding of the Historic Preservation Specialist the the structure has historical significance.

### 5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

Applicant will rely on the report of RGA Cultural Resource Consultants prepared by Robert J. Wide Jr. dated May 30, 2019.

### 6. APPLICANT

Joseph Berardo

Applicant's Name

201-315-2654

Phone

Fax

120 Sylvan Avenue

Street Address

Englewood Cliffs NJ

City

State

07632

Zip

jberardo@chtgroup.com

e-Mail address

**7.  
OWNER****Joseph Berardo**

Owner's Name

**201-315-2654**

Phone

Fax

**120 Sylvan Avenue**

Street Address

**Englewood Cliffs****NJ****07632**

City

State

Zip

**jberardo@cthgroup.com**

e-mail address

**8.  
APPLICANT'S  
ATTORNEY****Eugene P. O'Connell**

Attorney's Name

**Eugene P. O'Connell**

Firm's Name

**201-963-3668****201-963-2005**

Phone

Fax

**853 Summit Avenue**

Street Address

**Jersey City****NJ****07307**

City

State

Zip

**gene@eugeneoconnell.com**

e-mail address

**9.  
PLAN  
PREPARERS****N/A**

Engineer's Name &amp; License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

**N/A**

Surveyor's Name &amp; License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

**Robert J. Wise, Jr.**

Planner's Name &amp; License Number

**RGA Cultural Resource Consultants**

Firm's Name

**609-655-0692 xt 326**

Phone

Fax

**259 Prospect Plains Road, Bldg. D**

Street Address

**Cranbury****NJ****08512**

City

State

Zip

**rwise@rgaincorporated.com**

e-mail address

**N/A**

Architect's Name &amp; License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

# 10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):

7,880 sf 40 x 197 (dimensions)

Zone District(s): \_\_\_\_\_

Present use: Residential

Redevelopment Area: \_\_\_\_\_

Historic District: \_\_\_\_\_

Check all that  
apply for present  
conditions:
☐ Conforming Use  
☐ Conforming Structure  
☐ Vacant Lot

☐ Non-Conforming Use  
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on  
undeveloped tract

☐ Application for new use of  
existing building

☐ Application for use of a  
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☐ no If yes, is building 150+ years old? ☐ yes age: \_\_\_\_\_ ☐ noNumber of New Buildings: N/A

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building			N/A	
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:

Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	N/A	sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:	N/A	units

Number of lots before subdivision: N/A

Number of lots after subdivision: N/A

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	sf
Floor Area Ratio (FAR):	

## 11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: N/A / Dimensions: \_\_\_\_\_  
 Number of loading spaces & dimensions: number: N/A / Dimensions: \_\_\_\_\_

Number of Signs: N/A  
 Height of monument and/or pylon signs: \_\_\_\_\_

## 12. INFRA- STRUCTURE

<b>WATER</b>		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>SEWER</b>		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>MISC</b>		
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____
Are any structures being removed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**13.**  
**TYPE OF**  
**DEVELOPMENT**

<b>REQUIRED FOR ALL DEVELOPMENT APPLICATIONS</b>	<b>Total number of new residential units created</b>	<b>Total number of affordable housing units* created</b>	<b>Total number of residential units demolished</b>
<b>New structure containing residential units</b>			
<b>Conversion from a non-residential structure to a structure containing residential units</b>	N/A		
<b>Conversion from market rate housing units to NJ COAH defined affordable housing units</b>			

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>	<b>Age Restricted</b>	<b>Rental Units</b>
<b>Number of affordable housing units created*</b>					

\*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

<b>Use Group Description</b> (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	<b>Gross Floor Area of New Construction</b>	<b>Gross Floor Area of Demolition</b>
<b>B:</b> Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	N/A	
<b>M:</b> Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.		
<b>F:</b> Factories where people make, process, or assemble products. F use group includes F1 and F2.		
<b>S:</b> Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.		
<b>H:</b> High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.		
<b>A1:</b> Assembly uses including concert halls and TV studios.		
<b>A2:</b> Assembly uses including casinos, night clubs, restaurants and taverns.		
<b>A3:</b> Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship		
<b>A4:</b> Assembly uses including arenas, skating rinks and pools.		
<b>A5:</b> Assembly uses including bleachers, grandstands, amusement park structures and stadiums		
<b>E:</b> Schools K – 12		
<b>I:</b> Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.		
<b>R1:</b> Hotels, motels and dormitories		
<b>U:</b> Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.		

14.  
**APPROVAL  
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none  
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15.  
**FEES**  
(see attached fee  
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
<b>TOTAL DUE</b>	\$
Amount Paid	\$
<b>BALANCE DUE</b>	\$

16.  
**ATTACHMENTS**

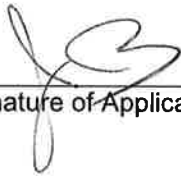
Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

17.  
**CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

3-11-2020



Signature of Applicant



Property Owner Authorizing Application if  
other than Applicant

Notary Public

18.  
**CONTACT**

Jersey City Division of City Planning  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City NJ 07305  
P:201-547-5010  
cityplanning@jcnj.org

**EUGENE P. O'CONNELL**  
ATTORNEY AT LAW  
853 SUMMIT AVENUE  
JERSEY CITY, NJ 07307

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



**Determination of Significance at Applicant's Request**

**DATE:** February 11, 2019  
**TO:** Eugene O'Connell, Applicant  
**FROM:** Margaret A. O'Neill, Historic Preservation Specialist  
**SUBJECT:** 32 Sherman Place, Block 3702, Lot 44; Ward D  
Historically Block 829, Lot 20  
DS19-008

*mon*

After assessing the building at **32 Sherman Place, Block 3702, Lot 44; Ward D, Historically Block 829, Lot 20**, the structure clearly possesses significant integrity and would likely not be approved for demolition in accordance with the provisions set forth in § 105 of the Jersey City Municipal Code entitled *Building Demolition*.

The 1938 Tax Assessor's card from the City of Jersey City estimates the building's construction date as "abt. 1900," and I would generally agree. The building is not mentioned as a particular subject in the Phase One or Two NJ Historical Sites Inventory Survey of the City of Jersey City, nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register as a contributing resource district. However, in my professional opinion, the building should have been included on the NJ Historical Sites Inventory Survey of the City of Jersey City and could possibly be designated individually on the National or State Register of Historic Places under criteria A or C.

The building is a residential, two-and-a half story, three bay, wood-frame dwelling in the Heights. In its current condition, the building maintains integrity of location, setting, and feeling. Though the building has had modern alterations and additions, specifically the alterations of the window fenestration, the resurfacing of exterior elements, and the removal of an open front porch, they have not adversely affected the character of the building. Also, the building's door openings and peaked roofline remain relatively unaltered. These aspects, along with the structure's presence during the early development of the neighborhood, are important and contributing features of the building.

Although this particular building is not an example of high style architecture; it is an excellent example of a late Victorian Shingle Style residential dwelling. In addition, its demolition would greatly impact the visual character of the entire neighborhood. Due to the building's presence in the neighborhood, its demolition would negatively impact the historic, architectural, and cultural character of the Heights and the city of Jersey City.

**CC:** Annisia Cialone: Director Division of City Planning  
Raymond Meyer, Construction Official  
Nick Taylor, Zoning Officer  
HPC/File

Exh. B



CULTURAL  
RESOURCE  
CONSULTANTS

HEADQUARTERS

259 Prospect Plains Road | Building D | Cranbury, New Jersey 08512 | 609-655-0692

May 30, 2019

Jersey City Historic Preservation Commission  
360 Martin Luther King Drive, 2<sup>nd</sup> Floor  
Jersey City, New Jersey 07305

**Attention: Sheila Curtis**

**Re: Response to Determination of Significance Memorandum for 32 Sherman Place, Jersey City, New Jersey, Block 3702, Lot 44, Ward D; Historically Block 829, Lot 20; DS19-008**

Dear Ms. Curtis:

Richard Grubb & Associates, Inc. (RGA), a cultural resources consulting firm headquartered in Cranbury, New Jersey, submits this letter on behalf of the applicant, Eugene O'Connell. RGA has reviewed the Determination of Significance Memorandum dated February 11, 2019 from Margaret A. O'Neill, Historic Preservation Specialist, regarding the property at 32 Sherman Place in Jersey City. Based on the review, as well as the investigation into the building at 32 Sherman Place and its neighborhood, RGA does not agree with Ms. O'Neill's findings of architectural significance. Prior to 1982, the subject building underwent an extreme amount of alteration, severely undermining the building's architecture integrity. Contrary to Ms. O'Neill's findings, we do not recommend the building eligible for the National Register of Historic Places (NRHP) as an individual or (much less) a contributing resource to any historic district. As such, and per the provisions set forth in §105 Building Demolition of the Jersey City Municipal Code, we believe this building meets the ordinance provisions for approval of demolition.

**Brief History**

The building at 32 Sherman Place is a 2.5-story, frame-constructed apartment building located on the north side of Sherman Place. A review of historic maps indicated that it and most of the buildings on the block were constructed between 1896 and 1910. The 1938 Tax Assessor's card indicates that the house was a 2.5-story frame tenement building with three apartments, an open front porch, shingle-clad walls with siding on the first floor and a slate roof. Two large, 4.5-story apartment buildings constructed between 1919 and 1928 now flank the subject building. The building to the east replaced a small residence (it is presumed) built between 1896 and 1910. Both of these large apartment buildings occupy two consolidated lots. Figures 1 and 4 in the Appendix depict the subject property in its present state of appearance.

**Appearance and Alterations**

When constructed, and as indicated in a photograph attached to the 1938 Tax Assessors' card, 32 Sherman Place had a far different main (south) façade than it presently exhibits. When built, it was a representative example of a Victorian or Queen Ann-style residence. Typical of the period, a large porch with balustrade

ADDITIONAL OFFICES | Florida | Pennsylvania | Maryland | Ohio

ON THE WEB | [www.rgaincorporated.com](http://www.rgaincorporated.com) | [mail@rgaincorporated.com](mailto:mail@rgaincorporated.com)

DBE/WBE/SBE CERTIFIED



was located on the western half of the façade and stairs to the main entrance occupied the eastern half. A bay window arrangement appears to have projected over the porch, whose roof was supported by dual posts rising up from the porch floor. The building's angled southwest corner had windows on the first and second floors. A walkway from the steps opposite the main entrance connected the building to the sidewalk. The area between the sidewalk and building was occupied by a front lawn, surrounded by a low iron fence. To the immediate west of the house was a drive connecting Sherman Place to a garage at the rear of the lot.

Between 1938, when the Tax Assessors' card was filled out, and 1982, when the current owner purchased the property, the building underwent major changes that have severely undermined its architectural integrity. Historic aerial photographs indicate that the major exterior changes were made in the 1970s. On west side of the building, the wood shingles and siding were replaced with interlocking "basket weave" pattern asphalt shingles. The slate roof was replaced with asphalt shingles. In the interior, a fourth apartment was added. The biggest change was to the main (south) façade, which faces onto Sherman Place. Changes to this façade have altered the building to the extent that, architecturally, it can no longer be considered eligible for the NRHP or New Jersey Registers of Historic Places (NJR), either as an individual or a contributing building. Changes to this façade are compounded by the fact that, given the building's wedge-like location between two apartment buildings, this is the only truly visible façade as seen from the public right-of-way. As the building's main façade, it originally contained the majority of its decorative and functional architectural features. With the exception of the roofline, alterations made to the building (all of which were made prior to 1982) virtually destroyed the notable design features which gave the building its Victorian style and character.

The changes to the façade would have met today's Uniform Construction Code, (N.J.A.C. 5:23-6) standards for a demolition as stated in Section 105 (Demolition) prompting the Historic Preservation Commission (HPC) review: "Substantial deconstruction of the front façade" is defined as any alteration to the fenestration, entranceway, porch or stoop, cornice, roofline or the material, historic or architectural components of façade s which are visible from any public right-of-way. But there was no design review at that time (i.e. prior to 1982). The result of these changes is nearly complete as it is permanent: its principal design features, now largely destroyed, cannot be rebuilt by any reasonable means. The current façade design is incompatible to the original building as it is insensitive to the buildings around it, or the neighborhood in general. The specific changes that have greatly compromised the historic appearance of this building follow:

1. The building's Victorian and highly decorative front porch, presumably all wood construction, with its decorative railings, balustrade, dual columns and roof were removed. Its removal completely altered the architectural massing of this building. No longer do the great front porch, the large windows, and wood cladding combine to create a highly involved and complicated Victorian edifice. Today all that remains of this façade is a plain stucco wall featuring a completely different massing, which is out of character with most every other building on the street.
2. The front steps, presumably all wood construction, were removed and replaced by a masonry arrangement, with wrought iron railing, slap treads, and risers. The steps rise to a stoop; the original door, which may have been either a bi-fold or a single door flanked with sidelights, has been replaced with the existing non-historic door and single column of sidelights. The opening has thus been reduced in size.
3. The stone foundation has been covered by a brick veneer running across the main façade. The red-color brick does not match the original pigment found on the building's chimney near the southwest corner.

4. The frame walls, presumably wood siding on the first and second floors and wood shingled under the gable, have been entirely removed. Its faux-stone stucco surface has replaced this original surface. The stucco is rust-stained in places where moisture is infiltrating the surface and corroding the underlying steel screen mesh that supports the stucco. The stucco in both use and design has no equivalent in the neighborhood.
5. The large Victorian-era windows, which provided light into the building envelope in part to compensate for the shade of the porch, have all been removed, and their openings have been greatly reduced in size, or, in the case of the angled southwest corner, eliminated altogether. (The windows under the gable and turret at the third level are replacements but appear to maintain their original size.) The original windows and openings have been replaced by small, decidedly non-historic, aluminum or vinyl framed windows. They provide little relief to the stucco mass, both of which (stucco and replacement windows) are contrary to the original design intent of the building: use, natural air conditioning, natural light, and aesthetics.
6. Though difficult to discern from the historic photo on the Tax Assessor's card, the two westernmost (left) second story windows, in bay fashion, may have originally projected over the roof of the porch. The windows and possibly bay feature have been removed.
7. Faux cottage shutters now flank the windows; their design and function is not commensurate to the original.
8. Though the turret and gable at the third level remain, the original massing is altered with the great mass of the flat stucco wall, particularly evident between the first and second floors. Here, where the original porch roof was removed and the original windows were partially filled, a great massing of plain stucco fills the gap between the reduced, non-historic replacement windows.
9. Finally, the front yard, sidewalk and iron fence were replaced by the current asphalt covered parking lot, altering the historic setting of the property.

RGA conducted a brief tour of the neighborhood, looking for examples of similar changes to neighboring buildings. While some buildings may have lost the front porches and had the front yards turned into parking areas, no other façade treatment as different and egregious to a building's original design as that of the subject structure could be found. For reference, photographs (Google Street View) of two residences located on the 100 block of Sherman Place, which present similar façades to that of the original appearance of 32 Sherman Place are appended hereto. The contrast between these buildings and 32 Sherman Place emphasize the great loss of historic fabric to the building (see Appendix Figures 5 through 8).

#### **Application for Demolition Considerations**

Under §105-7 of the Building Demolition ordinance provision, the New Jersey Historic Preservation Office (NJHPO) must certify that a resource meets the following criteria before considering demolition. RGA believes that 32 Sherman Place meets these criteria:

Certification that the building or structure is not included in Phase 1 or Phase 2 Surveys of the City of Jersey City produced by Dr. Joseph Brooks (Phase 1) and Mary B. Dierickx, Architectural Preservation Consultants (Wards A - E) and James W. Foss, Architectural Preservation Consultant (Ward F) (Phase 2) or New Jersey Department of Environmental Protection Environmental Protection - Historic Preservation Office: List of New Jersey and National Registers of Historic Places;

**Response:** According to Ms. O'Neill's February 11, 2019 memo, the subject building was not included in the above surveys or listings.

Certification that the building or structure is not associated with events that have made a significant contribution to the broad patterns of our local, state, and/or national history; or

Response: N/A - RGA did not conduct research on this property, aside from an examination of maps and historic aerials.

Certification that the building or structure was not associated with the life of a person who made a significant contribution to local, state and/or national history;

Response: N/A - RGA did not conduct research on this property, aside from an examination of maps and historic aerials.

Certification that the building or structure does not the embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; most especially if no other, or very few, buildings or structures with the same association has survived;

Response: Jersey City utilizes NRHP criteria to determine whether a resource meets landmark status or should be otherwise considered as historic. RGA evaluated the historic resource for Criterion C (Architecture). Resources that meet this criteria and thus may be eligible for listing are those: "That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." Although RGA does not know the architect of this resource, due to the alterations mentioned above and the integrity evaluation below, 32 Sherman Place no longer possesses characteristics or artistic value, and thus RGA does not believe this property would be eligible for the NRHP, or local listing.

Certification that the building or structure has not yielded, or may not be reasonably likely to yield, information important in prehistory or history;

Response: N/A - RGA did not conduct research on this property, aside from an examination of maps and historic aerials.

Certification that the building or structure no longer maintains integrity of:

Response: To determine if a property is eligible, the NJHPO uses NRHP standards. The National Park Service developed seven criteria in which to evaluate whether a building retains the integrity necessary for NRHP consideration. These are: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. The building at 32 Sherman Place has been evaluated on these aspects, meeting only one – Location. The definitions (in italics) are taken from the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

Location: *Location is the place where the historic property was constructed or the place where the historic event took place.* Although no significant event was known to have taken place on the property, the resource has not been moved, and thus appears to meet this criterion.

**Design:** *Design is the combination of elements that create the form, plan, space, structure, and style of a property.* As stated above, the original design elements that gave this building its Victorian or Queen Anne style and character have now been removed and replaced with something that is not indicative of any known architectural style or character, nor is it compatible with the building's existing architecture. Although the interior possess some remaining features such as a molded fireplace surround, original doors, a vaulted ceiling (in one room) and a formal staircase, overall the changes to the main façade and the addition of a fourth apartment has so removed the original design elements to 32 Sherman Place that it no longer possesses the aspect of Design.

**Setting:** *Setting is the physical environment of a historic property.* The setting of this property has changed immensely. First, when constructed, it sat on a lot with two open lots to the west and a small residence (it is presumed) immediately to the east. The setting was greatly altered with the construction of the large apartment buildings on either side. In the last quarter of the twentieth century, after the porch was removed and other changes were made to the façade, the walkway, lawn area, and iron fence were removed and the present parking lot in front of the building was installed. (The rear of the house is also paved over with asphalt, but it is difficult to determine what was originally there.) Finally, the property was combined with the apartment lot to the west, which uses its backyard and garages for parking. All of these events have undermined the original or intended setting of this property, and thus it does not meet the NRHP aspect of Setting.

**Materials:** *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The materials used in place of the original materials are different in all aspects and are highly visible. As such the property no longer meets the integrity aspect of Materials.

**Workmanship:** *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Perhaps more than anything else, the changes made to the exterior of the house have completely obliterated the workmanship that was once so prominently presented at 32 Sherman Place. Now removed, the property no longer displays this workmanship on its exterior façade, and thus no longer possesses the aspect of Workmanship.

**Feeling:** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The changes to the exterior of this property, and to some extent the interior, have significantly (or almost totally) altered the feeling that this building originally possessed and extended to its residents and passersby for approximately 80 years of its first years of existence. With this design aesthetic gone, the property no longer possesses the integrity aspect of Feeling.

**Association:** *Association is the direct link between an important historic event or person and a historic property.* RGA knows of no important historic event occurring on this property; however, this research was not conducted.

### **Standard for Demolition**

Number 32 Sherman Place is not within a historic district; however, RGA applied the Jersey City HPC's *Rules & Regulations for Alterations & Additions to Buildings & New Construction in Historic Districts* (Adopted by the Historic Preservation Commission March 6, 1992 / Adopted by the City Council April 11, 2001) under section E, Standard for Demolition. RGA applied these standards to 32 Sherman Place, further demonstrating that the building could be considered a candidate for demolition.

- a. Its historic, architectural and aesthetic significance.

Response: Although RGA did not research the historic significance of this property, for reasons stated above regarding the alterations made to this property in the very late 1970s or very early 1980s, the building no longer possesses architectural or aesthetic significance. (RGA does recognize the interior exhibits certain architectural features such as its original doors, molding, and formal stairway.)

- b. Its use.

Response: Its historic use was as an apartment building; the intended use of the new building planned for this property will also be for apartment use. The historic use is not significant in terms of buildings throughout the area.

- c. Its importance to the city and the extent to which its historic or architectural value is such that its removal would be detrimental to the public interest.

Response: RGA does not believe that the building contains significant architectural value and thus its demolition will not be detrimental to the public interest.

- d. The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.

Response: A limited amount of interior features aside (which could be salvaged prior to demolition), RGA does not find that the building exhibits old, unusual or uncommon design, craftsmanship, texture or material that could not be reasonably reproduced.

- e. The probable impact of its removal upon the ambience of the historic district.

Response: There is no historic district here, but the removal of this building should have no adverse impact on the neighborhood.

- f. The structural soundness and integrity of the building so as to comply with the requirements of the state uniform code.

Response: N/A for RGA's review.

- g. The effect on the remaining portions of the building, structure, site, object or landscape feature in cases of partial demolition.

Response: N/A for RGA's review.

### **Conclusion**

In conclusion, the changes made to 32 Sherman Place have so undermined the historic appearance and features of the building that RGA, in its professional opinion and contrary to Margaret A. O'Neill's opinion, finds that the building does not meet criteria for significance and no longer possesses architectural integrity in accordance with the provisions set forth in §105 *Building Demolition* of the Jersey City Municipal Code. This building could thus be approved for demolition.

32 Sherman Place, Jersey City, New Jersey  
May 30, 2019  
Page 7

RGA has not made these findings or recommendations lightly. In business since 1988, RGA is a full-service cultural resources consulting firm that has researched, documented and applied NRHP criteria for significance and integrity on thousands of historic resources throughout New Jersey and beyond. In fact, most of this work requires an understanding and working knowledge of the NRHP, including its criteria for significance and integrity evaluation standards. (Robert Wise, who reviewed the documents and drafted this letter, meets the Federal Standards for Architectural Historians as established by the National Park Service (NPS) [36 CFR 61 Professional Qualification Standards.] RGA has applied this same body of knowledge and experience to 32 Sherman Place. Unfortunately, the building does not meet these standards.

Should you have any questions, please contact Robert Wise at [rwise@rgaincorporated.com](mailto:rwise@rgaincorporated.com), 609-655-0692 x 326 (o), or 610-585-3598 (c). Thank you.

Very Truly Yours,



Robert J. Wise, Jr.  
Principal Senior Architectural Historian

cc: E. O'Connell  
J. Berardo

Attachments

**ATTACHMENTS**  
**FIGURES**

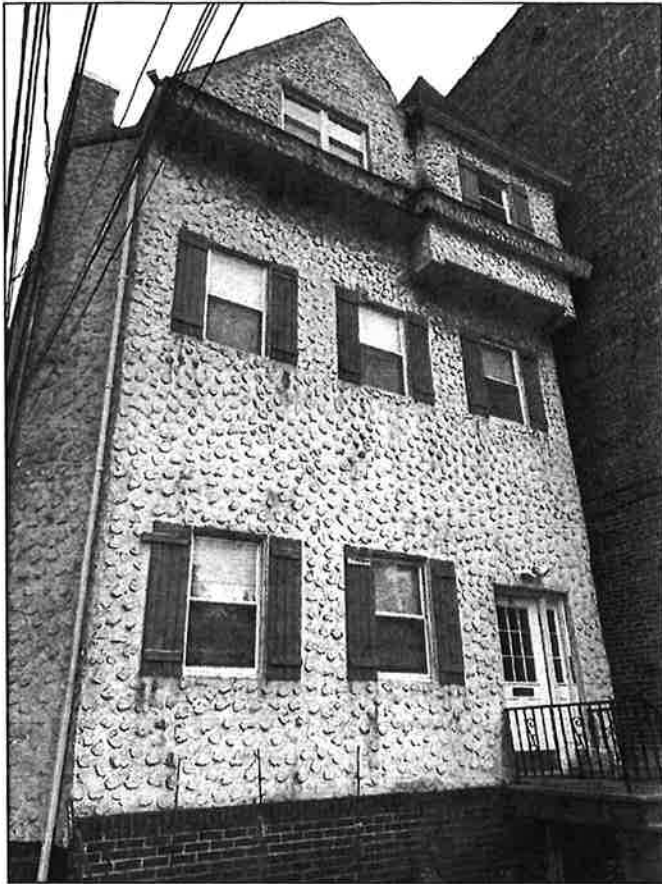


Figure 1: Photograph of the south (main) façade of 32 Sherman Place.

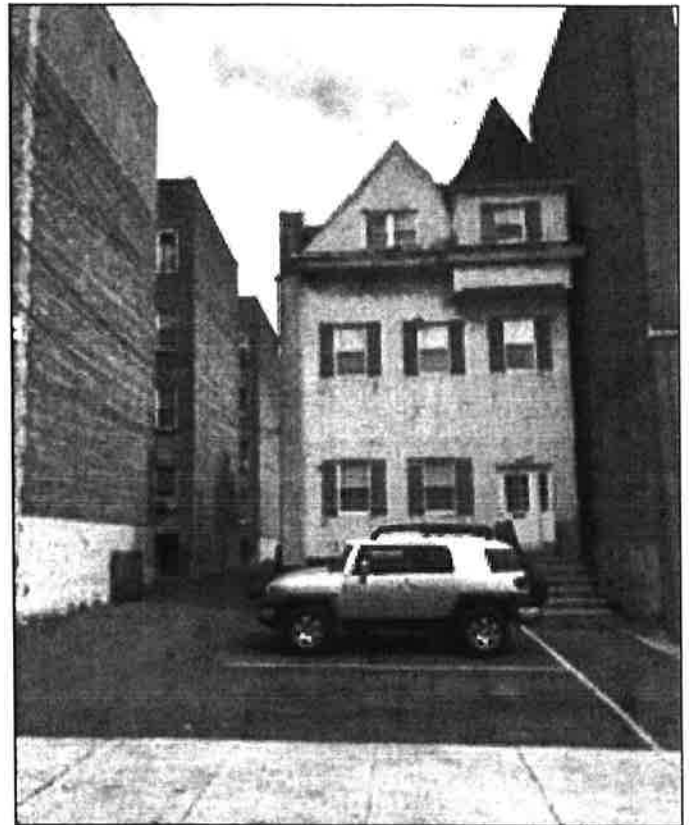


Figure 2: Another view of the south (main) façade of 32 Sherman Place, showing close proximity of adjacent apartment buildings.

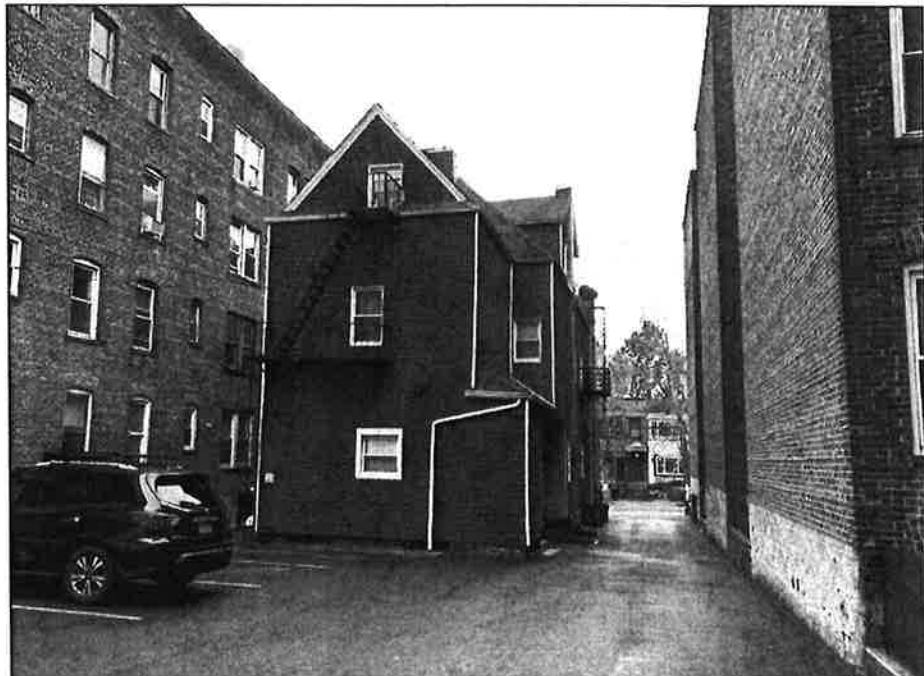


Figure 3: Rear (north) façade of 32 Sherman Place.





Figure 4: Aerial photograph of 32 Sherman Place and adjacent apartment buildings.



Figure 5: Photograph of a comparable historic building to 32 Sherman Place (before demolition of 32's main façade), located on the 100 block of Sherman Place.



Figure 6: Photograph of a comparable historic building to 32 Sherman Place (before demolition of 32's main façade), located on the 100 block of Sherman Place.



Figure 7: 00 Block of Sherman Place, south side, opposite 32 Sherman Place (facing south).



Figure 8: 00 Block of Sherman Place, south side, opposite 32 Sherman Place (facing southwest).