



JERSEY CITY HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

294 Fourth Street H21-171

Construction of Rooftop Addition at Rear Garage Harsimus Cove Historic District Recommendation to the Zoning Board of Adjustment

Applicant:

Stephen Joseph, Esq.
236A Newark Ave
Jersey City, NJ 07302

Owner:

Corrine Carlson & Lindsay McKenna Carlson
294 4th Street
Jersey City, NJ 07302

Certificate of Appropriateness was granted at the Regular meeting of the Jersey City HPC on December 12, 2022 for the construction of a rooftop addition at rear yard garage that is visible from the PROW, at 294 Fourth Street, Block 11204 Lot 3, an altered, contributing, Greek Revival mixed use building in the Harsimus Cove Historic District, built circa 1860.

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. The HPC found the proposal to be mostly consistent with the Secretary of the Interior's Standards and consistent with the *Guidelines*. This garage addition is visible from the public right of way via the alley between 4th and 5th Streets and from Coles Street and is proposed to be modern in both design and materials. While visible and modern, the addition does appear to be within context of additions at the garage on this block and follows the general pattern of development within the Harsimus Cove Historic District, as is evidenced by the submitted photo documentation. On this particular block, rear yard setback variances are common (as seen on the block site plan) and, in the HPC's opinion, will not cause an adverse effect to the historic district.

The HPC approved a Certificate of Appropriateness and recommendation to the Zoning Board of Adjustment with the following conditions:

1. The architect, Weckenmann Architecture, 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. Any deviations, both approved and not approved, shall be listed in the said signed and sealed letter.
2. Any proposed planting or landscaping shall conform with the City of Jersey City Forestry Standards.
3. All exterior lights shall be downcast and minimal in nature.
4. 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.
5. All material samples and specifications shall be submitted to HPC Staff for review and approval prior to the submission of construction documents for permitting.
6. Any changes or deviations from the approved drawings are to be clearly bubbled on the construction drawings and noted in an accompanying signed and sealed letter from the architect addressed to Staff for review. Depending on the degree of change or deviation, additional review by the HPC may be required.

7. Any changes or deviations from the approved drawings during the construction period are to be submitted in writing to HPC Staff for review by the architect. Changes or deviations should be clearly bubbled on the resubmitted plan set. Depending on the degree of change or deviation, additional review by the HPC or a new application to approve out of scope work may be required.
8. 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 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.

This Certificate Shall be Posted During Construction

Certificate of Appropriateness H21-171 Approved 6-0-2 Granted 12/12/2022 Expires 12/12/2023

Brian Blazak, Chair Anthony Sandkamp, Commissioner

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Attest: Maggie O'Neill, Senior Historic Preservation Specialist