



**JERSEY CITY HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
250 Barrow Street H21-361
Construction of a Rear Yard Deck and Associated Site Work
Van Vorst Park Historic District
Recommendation to the Jersey City Zoning Board of Adjustment**

Applicant:
Nikolaus Schutlz & Aimee Seungdamrong
250 Barrow Street
Jersey City NJ 07302

Owner:
Same

A Certificate of Appropriateness was granted at the Regular meeting of the Jersey City HPC on October 4, 2021 for demolition of the existing rear yard shed and construction of a rear yard deck and rear yard landscaping at a 250 Barrow Street, Block 14106 Lot 43, an contributing, altered, Greek Revival row house constructed circa 1870 in the Paulus Hook Historic District. The project requires approval of variances from the Zoning Board of Adjustment.

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 application to be consistent with the Secretary of the Interior's Standards for Historic Preservation. The new proposed deck, which does not appear to be visible from the public right of way, is consistent with the existing block paradigm and the development pattern of the area. The requested variances do not appear to have an adverse effect on the historic resource – the demolition of the shed, which is not a contributing structure to the historic district, decreases the lot coverage by a substantial amount and the proposed rear yard deck matches the adjacent property at 252 Barrow. In the HPC's opinion, this will not cause an adverse effect on the character and/or integrity of the Van Vorst Park Historic District. The HPC approved a Certificate of Appropriateness and recommendation to the Zoning Board of Adjustment with the following conditions:

1. Samples of all materials shall be provided to HPC Staff for review and approval prior to the submission of construction documents.
2. The architect, Lisbeth Mendizabal, 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.
3. Any proposed planting or landscaping shall conform with the City of Jersey City Forestry Standards.
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. 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.

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.
7. 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 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, 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 H21-361 Approved 9-0-0 Granted 10/4/2021 Expires 10/4/2022

Brian Blazak, Chair Anthony Sandkamp, Commissioner

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Attest: Margaret A. O'Neill, Historic Preservation Specialist

