

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



Jersey City Historic Preservation Commission

**DATE:** October 23, 2024

**TO:** Francisco Espinoza, Secretary, Jersey City Zoning Board of Adjustment  
Jersey City Zoning Board of Adjustment

**FROM:** Maggie O'Neill, Senior Historic Preservation Specialist *mon*

**SUBJECT:** 140 Glenwood Ave, Jersey City, NJ  
Block 13204, Lot 60

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The above referenced property was found to have historic and architectural integrity by HPC Staff following a Determination of Significance application in 2022. After reviewing the proposal for the rehabilitation of the above referenced property and the plan set entitled *Change of Use, Rehabilitation of Existing Dormitories to Residences, 138-140 Glenwood Ave Jersey City, NJ 07306*, most recently updated 09/17/2024. HPC Staff does not anticipate an adverse effect on the identified historic resource as a result of the proposed work. The work was reviewed per the *Secretary of the Interior Standards for Rehabilitation*, and the proposed work appears to be consistent with rehabilitations outside of historic districts.

HPC Staff recommends that if the Zoning Board approves this project and that the Board adopt the below conditions to ensure that the project is completed in an appropriate manner.

1. Any changes to the façade, roofline, or any exterior element of the project prior to or during the course of construction require review and consultation with HPC Staff after written request of the Architect of Record.

**CC:** Tanya Marione, Director, Division of City Planning  
HPC/File