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



Determination of Significance at Applicant's Request

DATE: January 24, 2023

TO: Chris Langston, Chair

Jersey City Planning Board

Jersey City Division of City Planning Staff

FROM: Margaret O'Neill, Senior Historic Preservation Specialist

SUBJECT: 118-124 Monticello Avenue, Block 16902, Lots 5, 6, and 7

Historically Block 1927, Lot 39

Jackson Hill - Historic Neighborhood Mixed Use Zone

After reviewing the architectural plans entitled "New Construction Multi-family Housing 118-124 Monticello Avenue Jersey City NJ" prepared by GRO Architectures and most recently revised 11-03-22, HPC Staff believes that the proposed project generally conforms with the standards outlined in the Historic Neighborhood Mixed Used Zone of the Jackson Hill RDP and to the Secretary of the Interior Standards for Rehabilitation. HPC Staff does not anticipate any adverse effects to the historic resource or surrounding historic resources as a consequence of the proposed work and recommends that the following conditions of approval be adopted by the Planning Board:

- 1. The applicant shall be guided by the Secretary of Interior Standards for the Treatment of Historic Properties during the restoration of the remaining elements of the front façade.
- 2. Any changes to the preservation-component 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: Joseph Cauda, Esq.
Tanya Marione, Director of City Planning
Nick Taylor, Zoning Officer
HPC/File

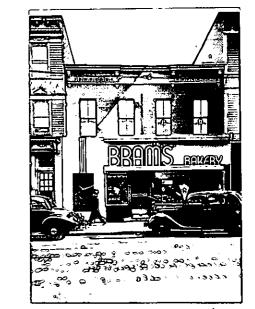
OWNER Rolle & Co.

BLOCK 1927	LOT 39	ADDRESS	124	Monticello Av	. OWNER'S	Henry Rolle, et ADDRESS	.al.
TYPE OF BUILDING 2 stv. frame. 1 store. 1		family ·	PORCHES	INT. TRIM	PLUMBING	EQUIP. & ACCESS.	
SINGLE DWLG OF OF OUPLEX DWLG HO	TORES FFICE BLDG. OTEL HEATRE	LOFT BLDG. FACTORY WAREHOUSE PUBLIC GARAGE	DEPT. STORE CLUB BANK FILLING STA.	OPEN CLOSED FRAME MASONRY	X ENAMELED VARNISHED METAL EXT. TRIM	X GAS No. TOILETS BATH ROOMS TUBS ON LEGS TUBS ON BASE	MECH. REFRIG. GAS RANGES COM: COAL & GAS INCINERATOR PASS. ELEVATOR
X WOOD CO BRICK HC ARRANGEMENT FOUN No. STORES No. APARTS, CC ROOMS 4 CC BASEMENT X BI FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR SEVENTH FLOOR X FL	IERS ONC. ONC. BL. RICK TONE ILING XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	SHINGLES, WD. SHINGLES, COMP. SIDING STUCCO FACE BRICK COM. BRICK VEN. BRICK STONE CONC. CONC. BLOCK	REINF. CONG. MILL ROOF X FLAT PEAKED ROOFING X COMPOSITION SHINGLES, WD. SHINGLES, COMP. SLATE SLAG TILE TIN ATTIC	FRONT REAR SIDE FLOORS X WOOD BEAMS MILL STEEL BEAMS REINF. CONC. FLOORING X SINGLE DOUBLE HARDWOOD CEMENT TILE TERRAZZO	HEATING COSI STOVES STEAM HOT WATER VAPOR HOT AIR GAS OIL BURNER STOKER CONCEALED RAD. No. FURNACES SEP. HT. WT. HTR. 30 GAL. WT. T.	BUILT-IN TUBS WALL LAV. PED. LAV. SHOWERS BUILT-IN SHR. GLASS DR. SHR. FLUSHOMETER LOW DOWN TANK PULL CHAIN TILE FLOOR TILE WALLS ELECT. FIXTURES	FRT. ELEVATOR RESV. WT. TANK AUT. SPRINKLER MAIL CHUTES FIRE PLACES AIR COND. KITCHEN SINK COMB. S. & T. DRAINBOARD S. S. PORC'L'N W.T. D. PORC'L'N W.T. S. S. S. W. T. CABINETS
OBS'VD. PHYS. COND. STR EXCELLENT X GOOD FAIR POOR BARELY USEFUL BUILT abt. 1895 REMOD.	WIDTH 36 PAVG. WDH. PAVG. TYPE DC. SIDEWALK BEWER	ARAGE No. CARS DETACHED BASEMENT BRICK FRAME CONC. BL. HOLLOW TILE METAL CONC. ROOF DRIVEWAY TYPE		apt\$35.00	REMARKS	5 frt.Modernistic	ADJUSTED
YEAR LAND	Sup		DATE LA		_	PROVEMENT REASON	TOTAL

attas

43

44



JUN 2 2 1942

DATE

INSPECTED BY
F. J. Menadier

7/6/38

NAME DATE

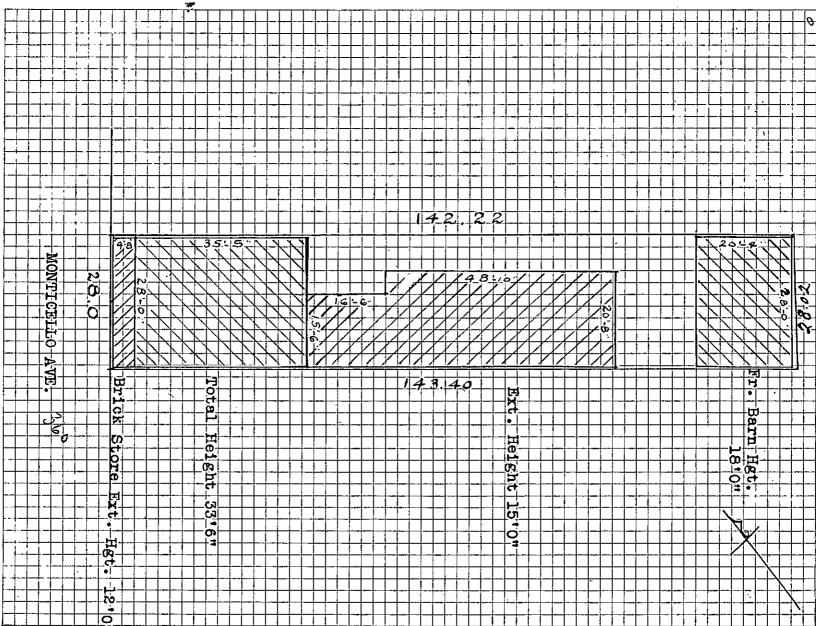
LAND APPRAISED BY

NAME

IMPROVEMENT APPRAISED BY

MAN 2 4 1939

DAT



REMARKS

Cube: 35.42 x 28x 33.5
Br. Store 4.67 x 28 x 12
Ext. 16.5 x 15.5 x 15
48.83 x 20.67 x 15

Total

Barn:

53	33 1 15
769.13	223.96 569.12 836.25
cu. It.	cu. ft.

10 246.32 cu. ft.

28 x 20.33 x 18

COMPUTATIONS

√Imp. Val. 53 769 x.28 x.60 Barn Total

Base \$360.00 Average Depth 142.81* \$360.00 x 116.8% x 28.0*

\$11,773.44 Land Value