

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 *mon*

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.
OWNER'S ADDRESS Henry Rolle, et.al.

REMARKS

Note: 24"x33"0.B

JUN 22 1942

IMPROVEMENT APPRAISED BY
William W. [illegible] JAN 24 1939
 NAME/ DATE

Scale 20'-1"

REMARKS

Fr. Barn Hgt. 18'0"

Cube: 35.42 x 28x 33.5 33 223.96 cu. ft.
Br. Store 4.67 x 28 x 12 1 569.12
Ext. 16.5 x 15.5 x 15 3 836.25
48.83 x 20.67 x 15 15 139.80
Total 53 769.13 cu. ft.

Barn: 28 x 20.33 x 18 10 246.32 cu. ft.

COMPUTATIONS

28% Imp. Val. 53 769 x .28 x .60 \$9 033.19
Barn 100.00
Total \$9 133.19

Base 8/100

Base \$360.00 Average Depth 142.81' (116.8%)
\$360.00 x 116.8% x 28.0' \$11,773.44 Land Value

