

CITY OF JERSEY CITY

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



Interdepartmental Memorandum

DATE: 11/12/2021
TO: Historic Preservation Commission
FROM: Margaret A. O'Neill, Historic Preservation Specialist
CC: Liz Barna, Esq., HPC Counsel
Jeff Jordan, RA, Applicant
Jacques and Vanessa D'Halluin, owners
/File
RE: Case #H21-402
658 Jersey Ave
Block: 10005, Lot 38
Zone: H / Hamilton Park Historic District

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I. PLANS AND DOCUMENTS REVIEWED

1. Historic Preservation Application, submitted August 13, 2021
2. Architectural Plans prepared by Jeff Jordan Architects entitled *D'Halluin Residence, 658 Jersey Ave, Jersey City New Jersey 07302* revised and updated October 11, 2021
3. Feeney Aluminum Railing Specifications, undated
4. Material Specifications, dated September 21, 2021
5. Hilmerson Safety Rail System Installation Specifications, undated
6. Hilmerson Safety Rail System General Specifications, undated
7. Original Endless Pools: Pool Configuration Details, dated August 7, 2018

II. PROJECT & PROPOSAL BACKGROUND

The property has been owned by Jacques and Vanessa D'Halluin (herein referred to as "The Owner") since April of 2002. The property is currently used as a two-unit residence.

Per the submitted application and plans prepared by Jeff Jordan Architects entitled *D'Halluin Residence, 658 Jersey Ave, Jersey City New Jersey 07302* revised and updated October 11, 2021, the applicant is seeking a Certificate of Appropriateness for a two-story (plus cellar) rear addition with a deck, interior alterations, and site work at an altered, contributing Italianate rowhouse constructed circa 1860 in the Hamilton Park Historic District.

The application and submitted plans were deemed complete by HPC Staff on November 4, 2021.

III. PROPERTY LOCATION & JURISDICTION

658 Jersey Ave (herein referred to as “The Property”) is located in the Hamilton Park Historic District. The property is located on conforming lot fronting Jersey Ave between 7th and 8th Streets. As defined in the City of Jersey City Zoning Ordinance, the property is zoned as H.

The property was designated as a contributing building within the Hamilton Park Historic District on January 31, 1977, as well as on the on the National and State Registers of Historic Places on January 24, 1979 and April 26, 1978, respectively. The HPC’s jurisdiction regarding the property is defined per § 345-30, entitled *Historic Preservation Review Procedures*:

- a. *No permit shall be issued or amended nor shall any construction, alteration, minor alteration, ordinary maintenance and repair or demolition be started on a landmark building nor on any sign, building, structure, object, site or landscape feature within a designated historic district, whether or not a construction permit is required, prior to a filing of an application for review by the Historic Preservation Commission or the issuance of either a Certificate of Appropriateness or a Certificate of No Effect.*

Additionally, per 2(a), “*The Historic Preservation Officer shall refer all applications for **new construction, alterations, relocation or demolition** to the Historic Preservation Commission for review.*”

IV. REQUIREMENTS AND STANDARDS FOR CONSIDERATION

Staff notes regarding the Powers and Duties of the Historic Preservation Commission:

Per § 345-9, entitled Historic Preservation Commission, Section (B) entitled Powers and Duties of the Historic Preservation Commission, the Commission has the following relevant powers and duties:

- (4) To advise and assist City officers, employees, boards and other bodies, including those at County, regional, State and Federal levels, on all matters which have potential impact on the landmark buildings, sites, structures, object or landscape features in the City or on the ambience of a historic district.
- (17) To issue Certificates of Appropriateness or Certificates of No Effect in accordance with the rules and standards set forth herein.

The property is subject to following standards during the Board’s consideration regarding the application seeking a Certificate of Appropriateness:

1. *Secretary of Interior Standards for the Treatment of Historic Properties*
2. *City of Jersey City Zoning Ordinance § 345-58 entitled H - Historic District*
3. *City of Jersey City Zoning Ordinance § 345-71 entitled Historic Design Standards*
4. *City of Jersey City Historic Preservation Commission Rules & Regulations for Alterations & Additions to Buildings & New Construction in Historic Districts*

V. STAFF RECOMMENDATIONS AND COMMENTS

After reviewing the proposed project, Staff finds that the proposal is mostly consistent with the Secretary of Interior Standards for Restoration and New Construction, as well as with the *Historic Design Standards* and *Rule & Regulations*. The proposed addition is quite large when considering the paradigm of the row of adjacent rowhouses. The current addition appears to match the predominant setback of the block,

while the proposed addition extends further into the rear yard. There are a series of intrusions within the inner block, however the inner block does not appear to be heavily compromised.

In HPC Staff's opinion, the project as proposed will not cause an adverse effect on the character and/or integrity of the Hamilton Park Historic District. HPC Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. Applicant has agreed to enter into a written agreement with the owner of the adjacent properties in order to address owner, tenant, safety and construction concerns and will take measures to properly preserve and protect the adjacent historic properties and their occupants. Applicant shall also supply neighbors with a shadow study and work to minimize any nuisances arising from the proposed addition and construction.
2. The architect, Jeff Jordan Architects, 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. No portion of the rear yard addition, deck, or rooftop equipment shall be visible from any public right of way. If any components of the roof deck, addition, or bulkhead are visible from the public right of way are visible this approval shall be considered null and void.
4. Any proposed planting or landscaping shall conform with the City of Jersey City Forestry Standards.
5. 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.
6. 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.
7. 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.
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.

Alternatively, if the HPC finds that the proposed addition is not consistent with the existing block paradigm and is therefore not appropriate, the application could be denied under the following:

1. § 345-71(H)(2)(E) entitled *Relationship of Vacant Land to Buildings/Structures*
2. § 345-71(L)(3)(A)(I)(c) entitled *Rear Yard Additions: Other rear yard incursions exist within the block.*