

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



Determination of Significance at Applicant's Request

DATE: March 14, 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: 332 Whiton Street, Block 19005, Lot 30  
Historically Block 2069, Lot 10  
Morris Canal Redevelopment Plan – Residential Zone  
Scatter Site Redevelopment Plan

HPC Staff denied a Demolition Permit application for the above referenced property per § 105-7 on September 24, 2021, due to significant architectural and historic integrity being intact on the building and surrounding neighborhood. Quoting that assessment:

*“The 1938 Tax Assessor’s card from the City of Jersey City notes a date of construction of “abt. 1880,” though cartographic and stylistic evidence suggest a construction date of circa 1870. The building first appears on the G.M. Hopkins Co. Combined Atlas of the State of New Jersey and the County of Hudson of 1873 as a rectangular-plan building centered at the front of its lot along Whiton Street. The building is mentioned as a particular subject in the Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory (1985). It is dated to 1873 and is described as:*

*Italianate; rectangular plan with left side entry; 2 stories with basement; 3 bays; brick exterior covered by asphalt surface; 9 1/1 wood double hung sash windows (2 at basement level); bracketed wood cornice; gable roof with brick chimney; wood stoop; double wooden doors with glass panels and transom window; wood framing surround windows and entry; modern alterations.*

*Nearly all of these features and characteristics remain extant ... The building is situated one block northwest of the boundaries of the National Register Eligible Communipaw-Lafayette Historic District. The designation status of this district appears to have been last assessed in 1995, it is the opinion of staff that when the neighborhood is re-assessed the boundaries of the district will expand and include this property.”*

After reviewing the architectural plans entitled “Proposed Alteration and Addition of Existing Three-Story Building 332 Whiton Street Jersey City NJ” prepared by Hampton Hill Architecture, dated 10-05-2022, HPC Staff believes that the proposed project generally conforms with the standards outlined in the Secretary of the Interior Standards for Rehabilitation. The relocation of the door, which appears to be the largest change to the front façade, does not appear to impact the overall integrity of the property. HPC Staff does not anticipate any adverse effects to the historic resource or surrounding historic resources as

a consequence of the proposed work. HPC Staff believes that this project meets the requirements for positive criteria for historic preservation and recommends that the following conditions of approval be adopted by the Planning Board:

1. There are numerous notes for the front façade on A-5 that are not clear and are inconsistent with SOI standards. The following notes shall be revised prior to the submission of signature sets.
  - a. For the cornice brackets, the notes currently reads “to be remain or restored with new materials.” The note shall be revised to read “To remain AND be restored”, removing the portions of the note about replacing them with new materials.
  - b. For the window lintels and sills, the notes currently reads “to be replaced/restored with new materials.” The note shall be revised to read “To remain AND be restored”, removing the portions of the note about replacing them with new materials. If the applicant needs to replace the lintels and sills due to deteriorated conditions, the note shall be revised to say “New lintel/sill to match historic lintel/sill in terms of dimensions, profile, plane, details, material, and finish.”
  - c. For the door frame, the notes currently reads “to be replaced/restored with new materials.” The note shall be revised to read “New door frame to match historic lintel/sill in terms of dimensions, profile, plane, details, material, and finish.”
2. The proposed attic windows shall be revised from what is noted as a 1/1 (but is shown as a casement) to a 3-lite divide window to match the historic, extant condition.
3. On A-7 and A-8, the note on the stoop shall remove any references to stucco and match the stoop notes on A-5.
4. The cornice bracket notes on A-7 and A-8 shall be replaced with notes above to match A-5.
5. The proposed “wood grain” fiber cement siding on the front façade shall be revised to a “smooth finish.”
6. The proposed leader on the front façade shall match the façade color, not the charcoal color shown on the plans.
7. 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.
8. HPC Staff shall review and approve all shop drawings listed on the plans, including but not limited to window lintels, window sills, and the front door, prior to purchase, manufacture, and installation.
9. 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: Stephen Joseph, Esq.  
Tanya Marione, Director of City Planning and Acting Zoning Officer  
HPC/File