

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



Inter-Office Memorandum

DATE: October 22, 2021

TO: Raymond Meyer, Construction Code Official
Nick Taylor, Zoning Official

FROM: Sara Quinlan, Historic Preservation Specialist

SUBJECT: 433 Central Ave, Block 1508, Lot 20, Ward D,
Historically Block 819, Lot X.6
D21-149

Handwritten signature and initials: 11-5-24

After assessing 433 Central Ave, Block 1508, Lot 20, Ward D, Historically Block 819, Lot X.6, the building does not appear to possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City indicates a construction date of "about 1900", which staff generally agrees with. The building first appears on the G.M. Hopkins Co. *Combined Atlas of the State of New Jersey and the County of Hudson* of 1928 as a rectangular-plan building centered at the front of its lot along Central Ave and the large theatre auditorium attached to the rear of building, to the northwest, and extending along Bleecker 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 between 1909 and 1919 based on cartographic evidence and is described as:

Romanesque Revival, 2 stories, brick, 1 main entry, rectangular plan. Large brick archway, with upper part filled in and lower part of plate glass; 2 stone shields to either side of upper part of arch; stone urns atop corners of building. Area enclosed by arch has been altered. Originally part of the National Theatre.

All of these architectural features have been stripped from the building, the façade has been stuccoed, and the first story has been altered; the 1985 survey no longer represents its current state. The building was not mentioned in the *Phase Two Survey* (1986), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 433 Central Avenue, is a two-story, two-bay, masonry, commercial building that is old-in-form only and retains no historic architectural characteristics or details of note. The building retains integrity of location and some integrity of setting, but it lacks integrity of design, materials, workmanship, and feeling. The 1938 tax card indicates that the theater was vacant and locked at the time, and the interior was completely stripped of finishes. By 1975, the tax card indicates that the building underwent major alterations to accommodate The Newark Ladder Company. Cartographic and aerial photography indicate that the theater's auditorium was demolished between 1975 and 1979, leaving only the theater's lobby extant. In its current condition, it does not appear to meet the Criteria for Evaluation under A, B, C or D for historical, architectural or cultural significance or retain a majority of the aspects of historical integrity. Staff suggests that any future development of the site is compatible with the heights, scales, and setbacks to maintain compatibility with the streetscape and the neighborhood.

Please note, this approval does not include demolition of the street tree at the property. All street tree removals require approval from the Jersey City Forester.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
HPC
File
Applicant