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



Inter-Office Memorandum

DATE: January 31, 2022

TO: Raymond Meyer, Construction Code Official

Nick Taylor, Zoning Official

FROM: Rachel Craft, Hunter Research, Inc.

Sara Quinlan, Historic Preservation Specialist

SUBJECT: 221 Liberty Avenue, Block 4601, Lot 17, Ward D

Historically Block 948, Lot 25A

D22-006

After assessing 221 Liberty Avenue, Block 4601, Lot 17, Ward D, Historically Block 948, Lot 25A, the building does not appear to possess significant integrity to prevent its demolition.

The 1938 City Tax Assessor's card notes a date of construction of "abt. 1915," which is supported by cartographic and stylistic evidence. The building first appears on the G.M. Hopkins Company *Plat Book of Jersey City and Bayonne Hudson Co.*, of 1928 as a rectangular-plan, wood-frame dwelling. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), 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 221 Liberty Avenue is a two-story, two-bay, originally Dutch Colonial Revival-style wood-frame house. The building retains integrity of location and some basic elements of design but its integrity of setting, materials, workmanship, and feeling have been greatly diminished. A photograph attached to the tax card of 1938 shows that the street elevation of the building originally had a false gambrel eave with a double hung-window centered in the false front. Aside from the removal of the false eave and window, the building remains largely in its original form and massing, with fenestration and door locations unchanged from the original. Most of the building's exterior materials are modern replacements, including vinyl siding and vinyl sashes. Original six-overone sashes have been replaced with modern one-over-one vinyl sashes.

The building does not appear to meet the Criteria for Evaluation under A, B, C or D. The building is the central unit of a collection of five similarly constructed houses, the majority of which do not retain the original façade features. Although the block of Liberty Avenue between Lake Street and Carlton Avenue retains many of its late-19th and early-20th century building forms, massings and styles, the setting has been impacted by the construction of modern dwellings to its south. In its current condition, the building does not appear to meet any of the criteria for historic, architectural, or cultural significance. The reviewer suggests any future development of the site be compatible with the heights, scales, and setbacks of the existing streetscapes to maintain compatibility with the surrounding neighborhood.

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

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Property Address:	
Date Submitted:	
Applicant No. D21-	
Box is for Staff Use Only	



Phone: 201 547 5010 Fax: 201 547 4323

Demolition Permit Instructions

At present, the Historic Preservation Officer reviews all applications for demolition throughout the City in order to establish if the building or structure contains historic, cultural, and/or architectural significance. This review is conducted in compliance with Chapter 105 of the City Code entitled *Building Demolition*. There will be a \$100 fee due, payable to the City of Jersey City at the time of application. Please note: the property owner's signature must match the tax card, or a copy of the deed is required.

Please submit the following:

- 1. A map, site plan or survey showing location of structure on property, with reference to neighboring properties.
- 2. Photographs of all street façade elevations and significant features on that block's frontage. (Google street views are NOT accepted)
- 3. Demolition permit application for staff signature (obtainable in Building dept.)
- 4. Demolition permit application jacket, for staff signature (obtainable in Building dept.)
- 5. Any and all documents required by the Construction Code Official

Staff will review these requests on a first in / first out basis and provide a memorandum to the Construction Code Official regarding the significance of the building as soon as their research is complete. In extraordinary cases, it might be advisable to have staff of the Historic Preservation Office visit the building if the photographic or cartographic evidence is unclear.

All demolition applications will be certified as complete or incomplete within 10 business days of submission. All applications will be reviewed and reported on within 45 days of the application being deemed complete.

Please fill out the in	formation below and inclu	de this sheet with the required do	ocumentation.
Property Owner's S			
Property Address:	221 Liberty Ave.		·
Block: 4601	Lot: 17	Ward:	
Name & Contact N	umber: Harleen Kaur 20120	660456	
Email: allhousellc@	gmail.com		

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



Determination of Significance at Applicant's Request

DATE: August 17, 2021

TO: Arvinder Singh, Applicant

Maggie O'Neill, Historic Preservation Specialist

FROM: Adrian Trevisan, Hunter Research, Inc.

SUBJECT: 221 Liberty Avenue, Block 4601, Lot 17, Ward D

Historically Block 948, Lot 25A

DS21-082

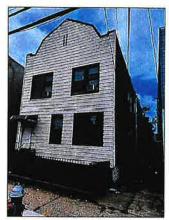
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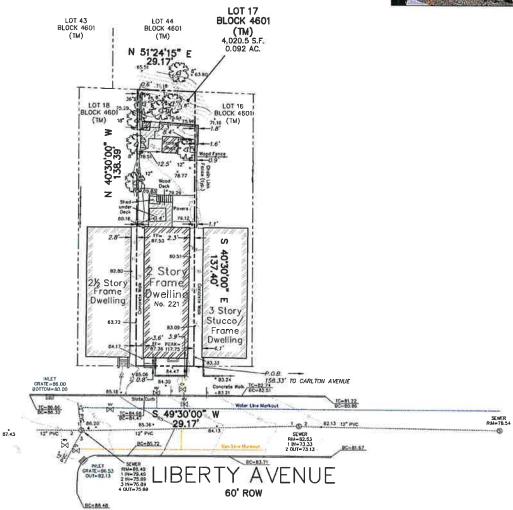
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CC: Tanya Marione, Director of City Planning Raymond Meyer, Construction Official Nick Taylor, Zoning Officer HPC/File



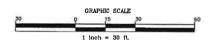




This survey certified to: Dharmeshkumar R. Patel GN Management

This survey references: Deed Book 9454 Page 772

Notes:
Frield Servey Perhamed on 10/27/2021
Sobject to decuments of record
vertical between the second vertical between the second vertical between the second vertical second vertical second vertical second vertical ver



I declare that this plan is based on actual field survey performed by classical surryings, forc, under my direct impercision, in accordance with NLAC, 110-120, and to the their of we performance includingly, information and better, Converting represent the modelline floated on the date the field source, compit such externesses, if any, before the source of the lands not violde. This declaration is greated by the source of the lands of the violde. This declaration is greated by the source of the lands of the

	Tax 1 221 Liberty	Lot 17 - Bloc	of Jersey City	PROJECT NUMBER 213964 REJURENCE NUMBER	akeland criticate of Authorizan	Marc J. Cifone PROFESSIONAL LAND SURVEYOR	Jeffray S. Grunn PROTESSONN, LAND SCRIVEYOR
AAD	DWN BY:	JSG JSG	DATE 10/29/2021	SCALE 1"=30"	4 West Main Street Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com	Marc J. Clione N.J. P.L.S Jeffrey S. Grunn N.J. P.L.S	

V. FEE SUMMARY (for office use only)

Update

Update



CONSTRUCTION PERMIT

pplicant Completes: Section I. IDENTIFICATION 1. Proposed Work Site at: 22 2. Name of Owner in Fee: 22 Tel. Address 101 HUDSON 3. Ownership in Fee: Publ	AP as I, II, III (option 1 LIBERTY AV 1 LIBERTY AV ST.	PLIC inal), IV, VI, and VE. VE LLC e-mail	ATIC d VII		PERI		4. Fir 5. Ek 6. Su 7. Le 8. Su 9. Sta 10. Su	ectrical umbing e Protection evator Devices btotal sss 20% for Sta btotal ate Permit Surd btotal rt. of Occupan	te Plan Re	\$ // (4 / 14 / 14 / 14 / 14 / 14 / 14 / 1	
4. Principal Contractor: GN M Address 101 Hudson S Jersey City, N	tanagement a St. Suite 1702	nd Develor	oers	Tel. mail <u>harlee</u>	en@gnmgt	.com	1. Nu	DING/SITE CH mber of Stories ight of Structur	-	RISTICS (office use only)	
License No. OR, if new hom Home Improvement Contrac Federal Emp. ID No. 5. Architect or Engineer Address Tel. 6. Responsible Person in Char Tel. (201) 266-04	ne, Builder Reg. Noter Registration I 65419 ge once Work ha	No. or Exemp	tion Reason F Co e X:arleen Kau	FAX:ontact	1		4. Ne 5. Vol 6. Ma 7. Ma 8. If II 9. Tot 10. Flo	ea — Largest www. Building Area ware of New Sax. Live Load _ x. Occupancy was all Land Area Cod Hazard Zonse Flood Elevantands yes _	tructure _ Load _ ullding & Disturbed le	sq. ft. sq. ft. cu ft. cu ft. ft.	
a.PROPOSED WORK Minor Wo	ork		New Buil	lding	☐ Ac	ddition	[X	Demolition		VII. DESCRIPTION OF BUILDING USE A. RESIDENTIAL (primary use)	
☐ Repair			Alteration	n	□R	enovation		Reconstructi	on	1. State Specific Use:	
☐ Asbestos	AbatSubch. 8		Lead Haz	ard Abatemer		don Reme		Annual Permi	it	2. Use Group, Proposed: Select Group	- 1
b. SUBCODES		Plans	Date	FOR OF Rejection	Approval	NLY (Option		sion Dates	Re-	Change in Use Group, Indicate Present: Select (No. of dwelling units: Total Units Income-restrict)	
(Check all that apply)	Est. Cost	Rec'd by	Rec'd	Date	Date	viewer	Approval	Rejection	viewer	Gained, Sale	<u></u>
Building						2.74			200	Gained, Rental Lost, Sale	
☐ Electrical		22	22.502	2002.20		2.52	24/12/		25.2	Lost, Rental	
☐ Plumbing		16 32			186.84		3/10/20			B. NON-RESIDENTIAL (primary use) 1. State Specific Use:	-
☐ Fire Protection								11.77		2. Use Group, Proposed: Select Group	Group
☐ Elevator										Change in Use Group, Indicate Presen C. MIXED USE -List secondary use(s):	эгоцр
TOTAL COST	\$0	27277777	VI PORT	Tree Control	in the same		11-12-17 V	7 () ()		D. Construct. Classification: Present	
III. PLAN REVIEW (optional)	101-	IV. DOES OF	WILL YOU	IR BUILDING	CONTAIN A	NY OF THE	FOLLOWIN	G?		Proposed	
DO YOU WANT: 1. ☐ Partial Releases 2. ☐ Prototype Processing		2. High P	waiters/Movi	ing Walks 5.	☐ Hazardo	nnections/	Backflow Prevaces of Asser	venters 9. 🗆 mbly 10. 🗆	Undergr	Control Systems in Open Wells 12. Fire Alarm round Storage Tanks ing Pools, Spas and Hot Tubs	

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

l he	ret	ру с	ertify that I am the owner in fee of the property listed on Page 1.
Mai	k t	he 1	following applicable boxes:
A.	()	I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.
			I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.
В.	()	I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:
			I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.
C.			I further certify that I will perform or supervise the following work: () Building C.2. () Fire Protection
			ner certify that I will perform the following work: () Electrical C.4. () Plumbing
D.	()	I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.
and	lo	cal	ertify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, prior approvals, including such certification as the construction official may require, have been given or will be given emit issuance.
lun	de	rsta	nd that if any of the above statements are willfully false, I am subject to punishment.
Sigi	nat	ure	Date
II.	A	GEI	NT SECTION (to be completed if the applicant is not the owner in fee)
			ertify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authone owner in fee; and I have been authorized by the owner in fee to make this application as his agent.
and	lo	cal	ertify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, prior approvals, including such certification as the construction official may require, have been given or will be given rmit issuance.
			advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation nply with all New Jersey tax laws.
l un	de	rsta	nd that if any of the above statements are willfully false, I am subject to punishment.
(×)	(Che	ck if contractor.
Age	nt		
Add	lres	- 00	101 Hudson St. Suite 1702
		_	Jersey City, NJ 07302
Tele	ph	one	(201) 266-0456
Sigi	nat	ure	(NOVA)
III.	()	LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:23-2.15(b)4.
IV.	()	HOME ELEVATION: Include Home Elevation Contractor Certification as per N.J.S.A. 52:27D-123.16.

OFFICE DATE RECEIVED:			=		(4)					
VIII. PRIOR APPROVALS	LOC APPR	CAL	COL APPR	INTY ROVAL		IONAL ROVAL		ATE ROVAL		
CHECKLIST (office use only)	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date		COMMENTS
☐ Zoning Officer				><						
☐ Planning Board										
☐ Zoning Board				> <						
☐ Sewer Authority										
☐ Water Authority										
☐ Police Department				> <		\sim				
☐ Health Department										
☐ Soil Conservation										
N.J. Department of Community Affairs N.J. Department of		\gg		\geq						
Transportation N.J. Department of		\iff		>		$\stackrel{\sim}{\longrightarrow}$				
Environmental Protection		$\overline{}$		\iff		\Diamond				
☐ Utility Dig No.	1/2	1/3/								
AHL	40L	VSV		LOCK	OVE	401	CV L	mo	Der.	attacho
		/ /		J WAS	MAG	100-	MAG			
IX. SUBCODES AND SPECIAL	REGULATIONS	APPLICABLE	(office use only-	optional)	VIII	100	OUP		-	
	de & Edition				Code & Edition					
Building		•								
Electrical										
Plumbing				d						
Fire Protection							_			
wechanical			Other							
X. CERTIFICATES ISSUED (of	ffice use only)			DATE IS	SSUED	DATE EXP	PIRED	DATE REISS	UED	DATE EXPIRED
☐ Temporary Certificate of Occ		No.								
☐ Temporary Certificate of Cor						6				
☐ Continued Certificate of Occ	·					8			-	0_ =1 -4
☐ Certificate of Compliance									- 7	
☐ Certificate of Occupancy						2				·
☐ Certificate of Approval										
☐ Lead Abatement Clearance	Certificate					8				-

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2		
2		



Max. Live Load ___

Max. Occupancy Load ____

BUILDING SUBCODE



TECHNICAL SECTION A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000. Block 4601 Lot ____L7 Qualification Code ___ Work Site Location 221 LIBERTY AVE Owner in Fee: 221 LIBERTY AVE Tel. (201) 266 e-mail _all nouse 11c. @ amail. Com Contractor: GON MGMT & Developery Tel. (201) 200 0456 Address LOI Hudson St. Suite 1702 e-mail nonleen @ gnm gt. Co. Contractor License No. or Builder Registration No. 050 395 Exp. Date 6/30/2022 Home Improvement Contractor Registration No. or Exemption Reason (if applicable): FAX: (844) 312 5051 JOB SUMMARY (Office Use Only) PLAN REVIEW Date Initial INSPECTIONS Dates (Month/Day) [] No Plans Required Failure Failure Approval Type: Initial Footing [] All Footing Bonding [] Footings/Foundations Foundation Structural/Framework Slab [] Exterior Frame [] Interior Truss Sys./Bracing Joint Plan Review Required: Barrier-Free [] Elec. [] Plumb. [] Fire [] Elevator Insulation SUBCODE APPROVAL for PERMIT Finishes -Base Layer Finishes -Final Date: Energy Approved by: ___ Mechanical SUBCODE APPROVAL for CERTIFICATE TCO [] CO [] CO [] CA Other Date: -Final Approved by: ____ Barrier-Free B. BUILDING CHARACTERISTICS Use Group Present _____ Proposed _____ Constr. Class Present _ Proposed No. of Stories ____ If Industrialized Building: Height of Structure ____ State Approved _ _ HUD Area - Largest Floor _ Est. Cost of Bldg. Work: New Bidg. Area/All Floors ______sq. ft. 1. New Bldg. Volume of New Structure ____ _____ cu, ft, 2. Rehabilitation \$

3. Total (1+2)

U.C.C. F110

(rev. 11/09)

Date Received Control#

Date Issued Permit #

C. CER	TIFICAT	TION IN	LIEU	OF	OATH

I hereby certify that I am the (ag application. Sign here:	ent of) owner of record and am authorized to make this
Print name here: H art.l. D. TECHNICAL SITE DATA	een Kaup
Demoutic	eight (exceeds 6)
[] Retaining Wall	ubchapter 8
-	Administrative Surcharge \$ Minimum Fee \$ State Permit Surcharge Fee \$ TOTAL FEE \$

1 White = Inspector Copy

3 Pink = Office Copy

2 Canary = Office Copy

4 Gold = Applicant Copy

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	96		