

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



Determination of Significance at Applicant's Request

DATE: November 2, 2022

TO: Stephen Joseph Esq., Applicant

FROM: Daniel M. Wrieden, Supervising Historic Preservation Specialist
Historic Preservation Officer

SUBJECT: 192 Cambridge Avenue, Block 2203, Lot 2.01, Ward D
Historically Block 782, Lot 260
DS22-156

After assessing **192 Cambridge Avenue, Block 2203, Lot 2.0**, it is my professional opinion that the building does not possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of 1870, which is confirmed by stylistic and cartographic evidence. The building first appears as a rectangular-plan building owned by an A. Hundley on the *Atlas of the County of Hudson, and the State of New Jersey*. Philadelphia: G.M. Hopkins, 1873 (Plate H.) 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 Ward D Phase 1 Survey (2022) did not identify the building as a Phase 2 survey candidate, noting that the building has no architectural integrity, nor did it situate the property within an intact historic streetscape.

Originally a three-bay transitional Greek Revival Cottage with some Italianate features, 192 Cambridge Avenue is currently a heavily altered, front gabled, two bay building with a gabled addition at the front façade which replaces the original porch. The building has lost its original front entryway, elongated windows surmounted with heavy decorative wood lintels, and the bracketed cornice at the front gable. Integrity of setting for the building has been severely compromised due to new construction and modifications to older buildings along the street: the pitch of the front gabled roofline is the only distinguishable feature of the original design, the windows, doors, and porch having been altered, the original materials have been either removed or hidden under new vinyl cladding. There is no visible sign of any historic workmanship left at the façades and thus integrity of feeling has also been practically eliminated. To the best of the knowledge of HPC Staff, the building does not have any particular integrity of association.

In its current condition, 192 Cambridge Avenue does not appear to meet the criteria for historic, architectural, or cultural significance having lost integrity of setting, design, materials, workmanship, and feeling, and apparently lacks integrity of association. Aside from the gabled roofline of the building, only the location of the building appears to be unchanged over time.

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

Property Address: 192 Cambridge
Date Submitted: _____
Applicant No. DS20- - 156
Box is for Staff Use Only



Phone: 201.547.5010
Fax: 201.547.4323

Determination of Significance 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. If a property owner, prospective buyer, or interested party wishes, they may request a Determination of Significance **prior** to filing a demolition application. **You do not need to own the property to request a Determination of 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.

For review of the demolition request, please submit to this office the following:

1. Current color photographs of the exterior of the building, showing details if any.
(Google Streetview does not count as a photograph)
2. A photocopy of the 1938 tax assessment card: both front and back.

HPC Staff will review these requests on a first in / first out basis and provide a report to the applicant regarding the historic, cultural, and/or architectural significance of the property, as determined by the standards set forth in Chapter 105 of the City Code entitled *Building Demolition*.

If HPC Staff determines that the property does not contain historic, cultural, and/or architectural significance and the applicant wishes to demolish the property, they may file a Demolition Permit Application at their convenience.

Please fill out the information below and include this sheet with the required documentation.

Property Address: 192 Cambridge Avenue

No Integrity DMC 11.1.22

Block: 2203 Lot: 2.01 Ward: D

Name & Contact Number: Stephen Joseph, Esq. 201.413.9000

Email: SJoseph@cqcclaw.com



88
This Deed is made on

June 2nd 19 84

BETWEEN

MARY A. BURKE and WILLIAM BURKE, her husband, whose address is
New Jersey
11 Hopkins Avenue, Jersey City, and PATRICIA M. MILIANO and DOMENICK
MILIANO, her husband,
whose address is 30 Harriman Avenue, Denville, New Jersey

referred to as the Grantor,

AND

ELIZABETH DENTON

240
file

COUNTY OF HUDSON
CONSIDERATION <i>Consideration Deed</i>
REALTY TRANSFER FEE <i>2</i>
DATE <i>6-28-84</i> BY <i>cf</i>

whose post office address is

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) Dollar

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 782 Lot No. 260 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City
County of Hudson and State of New Jersey. The legal description is:

Being a part of a tract of land known by the name of Mount Pleasant and which on a map of said tract entitled "Map of Mount Pleasant, Hudson County, New Jersey, made by John Bevan, City Surveyor, and being marked "Map of lands of Industrial Home Association No. 1 One of Hoboken, near West Hoboken, Hudson County, New Jersey", signed by G. Van Houten, President, and filed in the Clerk's (now Register's) Office of Hudson County, on the third day of August, 1853, are known and distinguished as lot number Two Hundred and Sixty (260), being twenty-five (25) feet wide in front and rear and One Hundred (100) feet in depth throughout, and fronting on the easterly side of Cambridge Avenue,

Being commonly known as No. 192 Cambridge Avenue, Jersey City, New Jersey.

This instrument is to convey all the right, title and interest of the grantors, Mary A. Burke and Patricia M. Miliano in and to the premises above described by reason of the inheritance of a one third interest in said property from their father, David P. Flynn, who died on September 6, 1977, a resident of Jersey City, New Jersey.

Prepared by:
(N.J.S.A. 46:15-13)

Frank J. Ortolano
(Print signer's name below signature)

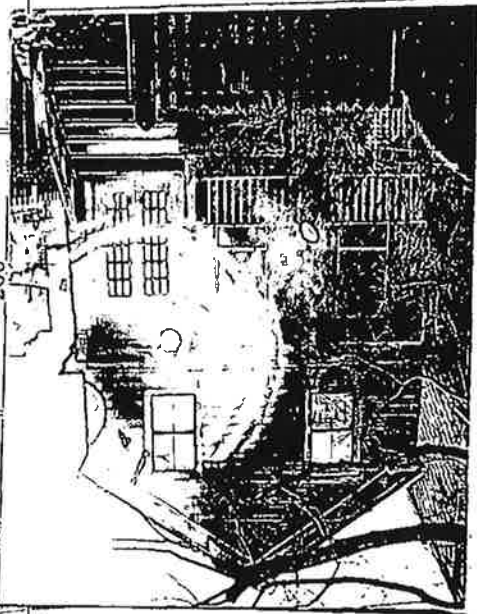
Frank J. Ortolano
Attorney at Law of New Jersey

300 3417 525

OWNERS NAME & ADDRESS										OLD PROPERTY ID										NEW PROPERTY ID									
006448 DENTON, ELIZABETH 195 CAMBRIDGE AVE JERSEY CITY, N.J. 07307										00782. 00260.										010									
BLDG 2S-F-D-1U-H										OLD BLOCK										NEW BLOCK									
LAND 25X100										OLD LOT										NEW LOT									
SALE DATA 12/20/78										CLASS										QUALIFIER									
LAND 5,000										104										110									
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PHOTOGRAPH

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NOTES

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3-28-74 A. Zoro
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LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
25 x 100	100.00				25.	2,500-
1975	400				25	5000
						10000
TOTAL						

NOTES:

	APPRAISED VALUE	
NOTES:	LAND	2,500
Lq. 5000	BUILDINGS	3,900
Rp 2500	TOTAL VALUE	6,400
7,800		
1969		
\$ \$		