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 Specialis

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. DS29-- 156
Box is for Staff Use Only



Phone: 201,547,5010 Fax: 201,547,4323

Determination of Significance Instructions

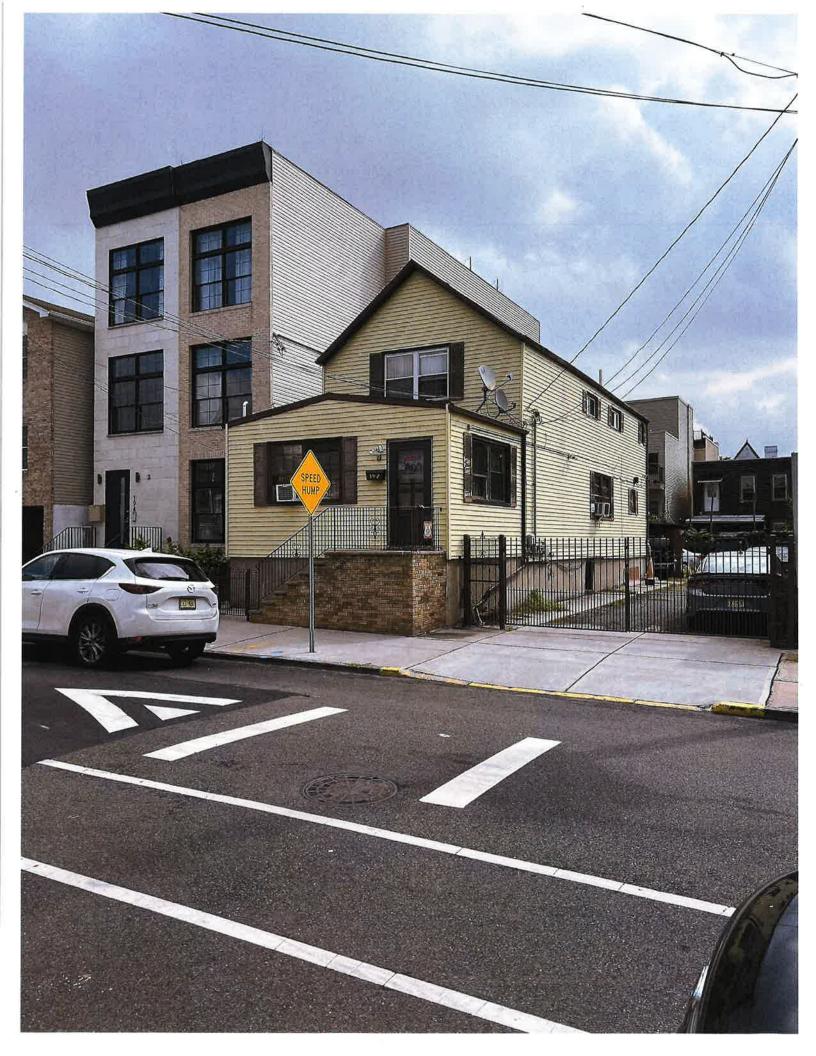
At present, the Historic Preservation Officer reviews all applications for demolition throughout the City in order to establish if the building or structure contains historic, cultural, and/or architectural significance. If a property owner, prospective buyer, or interested party wishes, they may request 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.



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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, herhusband, whose address is 30 Harriman Avenue, Denville, New Jersey to as the Grantor,

- AND

ELIZABETH DENTON

COUNTY OF HUDSON, CONSIDERATION CAMPED CAN Dead REALTY TRANSFER FLE DATE 1 28 89 BY

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	Joseph City
BIOCK 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 Mpunt 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 inheirtance 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:

(Print signer on

igper name below signature)

Frank J. Ortolano

Attorney at Law of New Jersey

3417 525

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