



City of Jersey City

Historic Preservation Master Plan Element

Jersey City, New Jersey

December 2023

Draft 2024 Jersey City Historic Preservation Plan Element

Adopted by the Jersey City Planning Board
on ____, 2024

Administered by the
Jersey City Planning Board

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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Historic Preservation Plan

EXECUTIVE SUMMARY

This Historic Preservation Plan Element was developed by H2M Associates and Easton Architects in close coordination with Jersey City's Historic Preservation Subcommittee consisting of staff members from the Department of Housing, Economic Development and Commerce's Division of Planning. This plan element builds upon the past efforts conducted by the City of Jersey City with the overarching goal of reinforcing the City's appreciation of its rich history and continuing to preserve significant irreplaceable properties that represent that rich heritage and resources.

This plan was developed in accordance with the requirements set forth within New Jersey's Municipal Land Use Law (MLUL) wherein it is mandated that a historic preservation plan element should:

- (a) indicate the location and significance of historic sites and historic districts;
- (b) identify the standards used to assess worthiness for historic site or district identification; and
- (c) analyze the impact of each component and element of the master plan on the preservation of historic sites and districts.

A historic preservation plan element, as a part of the master plan, serves as a guide for future physical and economic growth of a community through the overall policy related to the preservation of historic and cultural resources. In fact, the historic preservation plan element serves as a policy guide for historic preservation, which plays a significant role in shaping and controlling the preservation and rehabilitation of historic resources in the municipality. Therefore, it is of utmost importance to have an up-to-date historic preservation plan element that includes a comprehensive historic resources inventory. This need for a historic preservation plan element with an updated historic resources inventory was identified in the 2021 Land Use Element, which recommended an update to the City's historic preservation planning documents.

This historic preservation master plan element builds upon previous historic preservation planning documents and the 2021 Land Use Element. Additionally, this plan element provides an updated historic resources inventory, which is the first comprehensive review of all of the identified historic and cultural resources undertaken in Jersey City since the 1980s. The historic preservation master plan element was developed through extensive public outreach and consultation with the City's historic preservation commission and staff. The goals and recommendations in this document are the result of this public outreach and consultation as well as an intensive analysis of the existing conditions and trends impacting historic preservation in Jersey City. The following sections of the plan element detail the historic preservation goals, context, community engagement, existing conditions, and recommendations. This document serves as a critical tool for future preservation efforts and the City's commitment to continuing to advance the preservation of its valuable historic resources.

GOALS

1. Balance new development in the City with the preservation of historic buildings and districts.
2. Ensure the continued preservation of historic districts and buildings.
3. Promote the City's rich and diverse history and assets.
4. Encourage the use of historic preservation tools and incentives to advance affordable housing goals.
5. Promote sustainability and resiliency in historic preservation regulations.
6. Encourage the adaptive reuse of historic assets.

INTRODUCTION

Jersey City has a rich and diverse history, which can be traced from the area's original inhabitants, the Lenni-Lenape Nation, through the Revolutionary War, and the industrial revolution of the late nineteenth century. Similar to other cities in the Northeast, Jersey City experienced multiple waves of immigration, with the first wave beginning in the 1850s, the second wave between 1880-1920, and the third commencing in 1965 and continuing to the present day. In recent decades Jersey City, particularly the areas along the waterfront and adjacent to mass transit stations, has seen a significant influx of middle- and upper-income professionals. This growth is largely attributed to the job market within the area and to an extent the City's historic architecture.

Jersey City has both a long history of development and a long history of historic preservation. Jersey City's first historic preservation ordinance was enacted in 1974, at which time the Historic Preservation Commission ("HPC") and the Historic Preservation Officer position were created, and the first local historic districts (Van Vorst Park, Paulus Hook and Hamilton Park) were designated. Those districts were later added to the State and National Registers of Historic Places. Since 1974, several other local districts and individual landmarks have been added to the Historic Preservation Commission's jurisdiction based on works like the Historic Preservation Element of the Jersey City Master Plan and the Cultural Resource Inventories (Phase I and Phase II) performed by Dr. Joseph Brooks and Mary Dierickx, respectively, in the 1980s. Additional designation of individual landmarks in the National Register-eligible Warehouse District and of the West Bergen-East Lincoln Park Historic District have expanded the Commission's jurisdiction since 2000. The 2001 Historic Preservation Element was amended in 2015 and most recently amended by the Jersey City Planning Board in 2022. Jersey City has experienced significant change and development since the 1980s when the last surveys were conducted, and as a result, the amended plan in 2015 recommended that a new city-wide survey be undertaken and inventoried resources be re-examined.

As of 2023, the City has five historic districts and fourteen local landmarks, all designated at the local level and under the jurisdiction of the HPC. Official

designation of a sixth historic district is in progress. Jersey City also has 35 listings in the State and National Registers of Historic Places, which include most of the City's local landmarks. Although the historic resources reflect the City's long-established history, the deterioration of some these resources due to neglect and the threat of demolition is one of the pressing preservation concerns both in the City and overall at a national level. While most of the resources facing this threat are outside the designated historic districts, the loss or deterioration of historic buildings can negatively impact the historic character of a neighborhood or area thereby making future designation efforts difficult. In addition, it is important to establish transition areas in the vicinity of the historic districts to continue to maintain the aesthetic value and character of these resources. Historic districts provide numerous benefits to residents living in or near that neighborhood as typically they tend to be in closer proximity to public transport, allow for a greater concentration of small businesses in the area, increased property values and less vulnerability to the real estate market's volatility, and ensure the preservation of a historic neighborhood's character. During the community workshops, residents noted the aesthetic appeal of historic districts and praised their overall walkability, the inclusion of green space, and the districts' positive effects on small business development.

An online survey was conducted wherein the majority of the respondents (69%) expressed supporting designation of their property if it met the local designation criteria. Regulation of proposed changes differs between levels of local designation and state and federal designation, as does eligibility for preservation incentives. Historic preservation benefits can be implemented at the local level to respond to city-specific challenges and opportunities. This Historic Preservation Master Plan Element provides an updated survey of existing and identified historic resources as well as a new set of Historic Preservation goals and objectives, and recommendations.



Historic Districts and Landmarks



0 0.5 1 2 Miles

1. Butler Brothers Warehouse
2. Pennsylvania Railroad Harsimus Branch Embankment
3. Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building & Bakery
4. Ellis Island
5. William Dickinson High School
6. Hamilton Park Historic District
7. Paulus Hook Historic District
8. Harsimus Cove Historic District
9. St. John's Episcopal
10. The Hudson and Manhattan Railroad Powerhouse
11. Holland Street
12. The Former Whitlock Cordage Site
13. Great Atlantic & Pacific Tea Company Warehouse
14. The Hudson and Manhattan Railroad Powerhouse
15. Butler Brothers Warehouse
16. Van Vorst Park Historic District
17. West Bergen - East Lincoln Park Historic District
18. The Woman's Club
19. Merchants' Refrigerating Company Warehouse
20. Apple Tree House

Existing Jersey City Historic Districts & Sites



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LEGAL CONTEXT

New Jersey Municipal Land Use Law (MLUL)

In January 1986, New Jersey adopted the historic preservation enabling legislation with amendments to the MLUL. The MLUL, pursuant to N.J.S.A. 40:55D-28, sets forth the purpose of preparing master plans to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare. Furthermore, the MLUL states that a master plan in the very least must contain a statement of goals, principles and objectives and a land use plan element and, where appropriate other plan elements such as circulation, housing, economic development, historic preservation, and others as stated from subsection (3) through (17) of N.J.S.A. 40:55D-28. In that N.J.S.A. 40:55D-28 (10) mandates that a “Historic Preservation Plan Element must (a) indicate the location and significance of historic sites and historic districts; (b) identify the standards used to assess worthiness for historic site or district identification; and (c) analyze the impact of each component and element of the master plan on the preservation of historic sites and districts”. The MLUL allows a municipality, once an historic preservation master plan element is adopted, to adopt a local historic preservation ordinance and create a historic preservation commission. Jersey City adopted a Historic Preservation Element of the Master Plan in 1987, which was subsequently amended in 2001, 2011, and 2015. The amendment to the Historic Preservation Plan Element on March 10, 2015, recommended preparing a new Historic Preservation Plan. This document is a new Historic Preservation Element providing an updated set of goals and objectives as well as recommendations. As per the MLUL’s requirements for a Historic Preservation Plan Element, as stated above, the City’s existing historic sites and districts and an assessment of their worthiness for historic site or district identification are detailed in this document in the Historic Resources Inventory section. This Plan Element is also written taking into consideration the other elements of the Master Plan and their impact on historic preservation.

JURISDICTIONAL CONTEXT

This chapter lays out the various levels of jurisdiction related to historic resources and historic preservation. Municipalities have local jurisdiction over sites that are designated at the municipal level. Designation at this level offers the most protection for historic resources by providing a municipality with the ability to regulate activities which affect historic properties based on an established set of standards and guidelines, usually within the Historic Preservation Ordinance or separate design guidelines/standards. Four levels of jurisdiction are summarized: local, county, state, and federal. Jurisdiction at the national level centers on properties listed in the National Register of Historic Places (National Register), created by a law passed in 1966, and is overseen by the National Park Service (NPS). Preservation activities at the state level, including nominations to the National and State Registers, are overseen by State Historic Preservation Officers (SHPOs). SHPOs promote historic preservation within the state and have regulatory review over projects based on the specific historic preservation legislation enacted in that state.

Local Context¹

The City of Jersey City is committed to the preservation of its historic resources and districts. The City has established by ordinance a Historic Preservation Commission that is available to advise the Planning Board, Zoning Board, and City Council. The HPC may have up to 11 volunteer resident members, consisting of nine regular and two alternate members. The HPC advises on all matters that relate to historically designated districts and buildings and administers the provisions set forth in the Historic Preservation section of the City Code, including conducting reviews of applications for Certificates of Appropriateness (“CoA”), Certificates of No Effect (“CoNE”), and demolition. These applications are reviewed during the City’s HPC monthly meetings. The HPC is also responsible for maintaining an inventory of locally designated historic districts, buildings, and resources as well as making recommendations for additional designations. Designating properties as historic sites or districts locally affords greater protection and regulation of proposed changes than state- or national-level designation.

¹ The rules, powers, and duties of the Historic Preservation Commission and City Staff are outlined in § 345-9 of the City Code.

In addition to the Commission, the City's Division of City Planning has a staff of multiple historic preservation specialists that assist the HPC and City Council on historic preservation matters in Jersey City. The staff also work with property owners in the historic districts to process permits impacting these properties and educating the property owners on the City's historic preservation regulations. Additionally, the City's Historic Preservation Officer or Specialist is tasked with reviewing permits for demolition throughout the City to ensure that buildings of historic and cultural significance are not lost to demolition. Currently, the City evaluates properties proposed for demolition using the Secretary of the Interior's "Criteria for Evaluation," which identifies the types of resources that are eligible for listing in the National Register of Historic Places. In most cases, properties eligible for listing must be at least 50 years of age in addition to meeting the criteria. Properties that are 50 years old or older are considered "age-eligible" for listing in the National Register by the National Park Service. This age-eligible threshold is used for regulatory review and demolition review through all levels of preservation practice. Given the percentage of existing building stock in Jersey City that is older than 50 years, it is important that all applications for demolitions in the City are reviewed by the Historic Preservation Officer using the Criteria for Evaluation set forth in the Secretary of the Interior's Standards, which are listed in **Appendix B**. Due to the size of Jersey City and the vast number of potentially historic properties, conducting architectural surveys also enables City Staff to identify and preserve historic resources.

The City regulates its downtown historic districts through the H Historic Zone District, which sets forth the bulk and use standards for structures in the said zone. Historic districts outside of the downtown area are preserved through historic overlay zones. This is particularly prevalent in the West Bergen-East Lincoln Park Historic District comprising several underlying zone districts in the area. Additionally, the City continues to encourage the adaptive reuse of historic structures in several of its redevelopment plans.

The City is fortunate to have active neighborhood and community organizations that advocate for issues in their neighborhoods, such as the preservation of historic resources. These organizations play a particularly active role throughout the City, as each of the downtown

historic districts have a neighborhood association which meets regularly and provides advocacy for issues impacting their neighborhoods. In addition to the neighborhood associations, the Jersey City Landmarks Conservancy, a non-profit founded in 1999, conducts activities to preserve, promote, and protect Jersey City's historic buildings and landscapes. The Conservancy, in partnership with the Hudson County History Partnership Program, provides interactive online tours of historic districts in the City. The Conservancy has advocated for landmark preservation at the local and state levels and worked with neighborhood associations, organizations, and individuals throughout the City.

Local Planning Documents

Our Jersey City Master Plan Vision

The current Jersey City Master Plan was adopted by the Planning Board on January 18, 2022. This new Master Plan is intended to serve as a guiding document for Jersey City's economic, development, environmental, circulation, and social growth over the next 10-20 years. The recommendations offered in the Master Plan will inform key zoning decisions and regulate future development in a manner that reflects the short- and long-term goals of the City's vision. Prior to this adopted Master Plan, the most recent iteration of the Master Plan was its sixth Reexamination Report, which was adopted in February 2016. The Jersey City Master Plan, adopted in January 2022, superseded the 2016 Reexamination Report.

The Master Plan identifies four key objectives that will serve as benchmarks to measure growth over the next several years: amplify economic opportunity, strengthen connections and mobility, emphasize social equity, and prioritize climate resiliency. The importance of recognizing, protecting, and promoting Jersey City's extensive inventory of historical assets is highlighted broadly throughout the plan, and especially within the economic opportunity- and climate resiliency-related goals.

The Jersey City Historic Preservation Plan Element will serve as a standalone component of the Master Plan, similar to the Land Use and Open Space elements. However, this Plan will be substantially consistent with the overall Master Plan and Land Use Plan Element and should be considered as a part of the Comprehensive Master Plan.

Jersey City Land Use Element

The Jersey City Land Use Element was adopted on January 18, 2022. The Land Use Element provides an analysis of Jersey City's current community (population, employment, housing, and business trends) character, existing land use and zoning patterns, environmental resources, hazard vulnerability related to climate change, and historic preservation. Three smaller vision plans for The Junction, Lower Heights, and West Side Avenue accompany the Land Use Element to provide neighborhood- and site-specific details and recommendations.

The Land Use Element, based on the analysis conducted and the four key objectives in the Master Plan, defines land use principles, outlines an urban design framework, and identifies zoning issues. Historic resources and preservation are given special attention in the Land Use Element and smaller vision plans through the identification of currently designated sites and districts, the role these assets play in promoting the City's history and cultural diversity, and guidelines for protecting existing/future historic assets that are part of new developments. The Land Use Element provides an implementation matrix detailing recommendations to address the issues identified in the document. The implementation matrix includes a "Historic Preservation Planning" section for recommendations related to new historic districts, an updated historic preservation element and cultural resources survey, existing historic districts, and historic preservation staffing and funding.

Jersey City Open Space and Facilities Element

The Jersey City Open Space and Facilities Element was adopted on January 18, 2022. The Element evaluates existing and future open spaces, recreation offerings, and community facilities. This review takes into consideration the City's relationship with the surrounding region, diverse community, history and historic assets, as well as unique environmental factors (e.g., flood risks).

The Element provides recommendations that encourage connections between historic assets and open space, including developing themed history and cultural trails.

COUNTY CONTEXT

While the City of Jersey City plays the primary role in the preservation of its historic resources, Hudson County provides programs and resources that the City can utilize in its preservation efforts. These resources and efforts are described in the following section.

Hudson County Planning Resources

2016 Hudson County Master Plan Reexamination Report

The Hudson County Planning Board adopted the 2016 Master Plan Reexamination Report in August of 2016. This report re-examined each of the elements of the County's Master Plan, including the Historic Preservation Element. This reexamination led to a new list of goals and objectives as well as recommendations that were intended to address historic preservation in the context of the significant changes that had occurred in the County since the 2008 Reexamination. The resulting overall goals were to preserve both the integrity of the County's historic districts and places as well as structures of historical significance within Hudson County. The Report also detailed the County's financial support for historic preservation projects through the use of the Hudson County Open Space, Recreation and Historic Preservation Trust Fund. Historic Districts and sites such as the West Bergen-East Lincoln Park Historic District, Reservoir #3, and the Loew's Theater were specifically mentioned in the report. A particular focus of the report was on protecting historic sites against future storm events as well as expanding historic preservation to focus on cultural diversity and placemaking opportunities. From these overall goals the Reexamination Report made specific recommendations, such as developing a resiliency design guide for historic preservation projects that meet National Flood Insurance Program (NFIP) standards, while maintaining historic character and encouraging adaptive reuse and façade easements to help preserve historic structures.

Hudson County Historic Preservation Efforts

Jersey City has worked with Hudson County in recent years to obtain funding from Hudson County to further the preservation and rehabilitation of its historic resources. Hudson County has also worked to secure funding for historic preservation projects from state and nonprofit sources for historic

resources in Jersey City. The following section identifies historic preservation efforts that have taken place in Jersey City and their respective funding sources:

Hudson County Open Space, Recreation, and Historic Preservation Trust Fund

In 2022, the Hudson County Board of Commissioners dedicated \$500,000 toward Loew's Theater exterior rehabilitation. Loew's Theater is listed in the National Register of Historic Places and is currently undergoing an extensive restoration that is expected to be complete by 2024. In 2017, \$500,000 was dedicated toward the Jersey City Main Library to restore the roof.

STATE CONTEXT

The State of New Jersey plays a pivotal role in the protection of historic resources throughout the state. The State's policy documents, and state agencies serve as resources to local governments looking to preserve their historic and cultural resources. New Jersey also provides a variety of funding sources that are intended to help in these efforts.

State Register of Historic Places

The New Jersey Register of Historic Places, created by the New Jersey Register of Historic Places Act of 1970, is the list of New Jersey's historic resources that are of local, state, and national significance and has a very similar structure as the federal-level National Register of Historic Places program. The New Jersey Register of Historic Places is closely modeled after the National Register, using the same criteria for eligibility, nomination forms, and review process. Benefits for adding historic resources to the State Register include:

1. A degree of review and protection from public encroachment; and
2. The *New Jersey Historic Trust* offers matching grants and low-interest loans for rehabilitation and restoration.

State Historic Preservation Office

New Jersey's Historic Preservation Office (HPO), located within the Department of Environmental Protection, implements state and federal preservation programs and can provide guidance to local governments on matters of historic preservation. In addition, the HPO is tasked with processing nominations to the National Register of

Historic Places.

New Jersey State Development and Redevelopment Plan

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the "State Plan"). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The New Jersey State Development and Redevelopment Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA 1 - Metropolitan to PA 8 - Park.

New Jersey Historic Preservation Plan

The New Jersey Comprehensive Statewide Historic Preservation Plan 2023 – 2028 was approved on December 15, 2022. The purpose of the Statewide Historic Preservation Plan is to inform historic preservation efforts across municipalities to strengthen local and state economies sustainably; promote education of unique historical assets; ensure a diverse, equitable, inclusive, and accessible preservation process; and integrate historic preservation into community planning and disaster planning/resilience efforts.

Preserve New Jersey Historic Preservation Fund

The Preserve New Jersey Historic Preservation Fund is a state-level funding resource for preservation work administered by the New Jersey Historic Trust. Several historic sites in Jersey City have been recently awarded grants through this program. In 2021, the New Jersey Historic Trust awarded Jersey City \$50,000 to conduct a

reconnaissance-level cultural resources survey of Jersey City's Ward F to include Ficken's Warehouse and other sites. Reservoir #3 in Jersey City was awarded \$750,000 to stabilize and restore Gatehouse #2. In 2020, \$560,422 was awarded to conduct two phases of capital work at the Ellis Island Contagious Disease Hospital (major structural work on two passageways, the Administration Building, the Staff House, and the kitchen). In 2019, Lincoln Park was awarded \$50,000 to develop a Master Plan for the Plaza and Reservoir #3 was awarded \$750,000 to restore the Screen House. In 2017, the Grace Church Van Vorst was awarded \$87,269 to restore the original entry pattern and design, upgrade the entryway to the basement, and develop measures for managing stormwater away from the two public access points. In 2016, the Barrow Mansion was awarded \$150,000 for interior and exterior facade improvements, mechanical upgrades, and accessibility measures (implementation of braille and interpretive sign language).

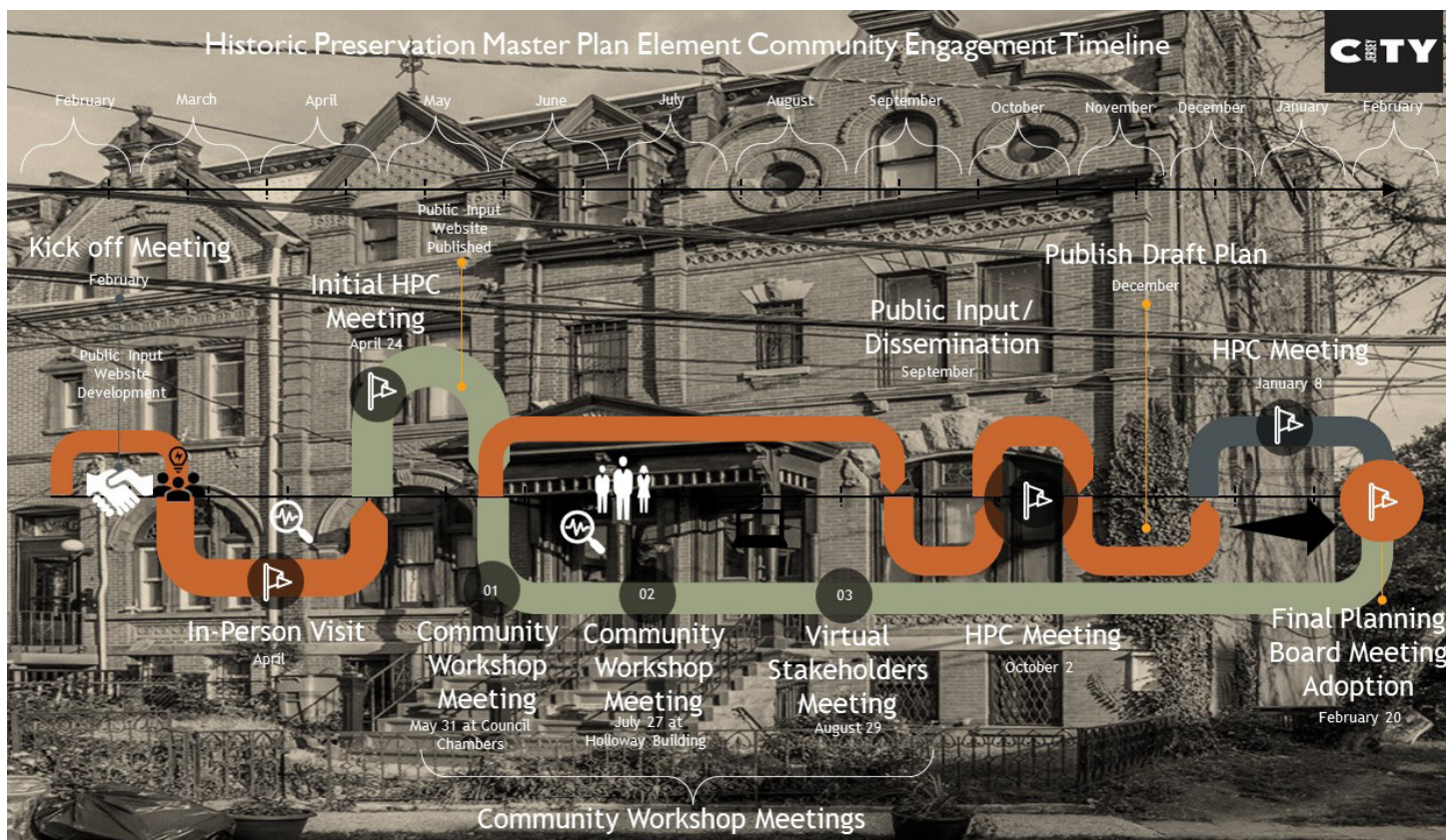
NATIONAL CONTEXT

The National Historic Preservation Act of 1966 established a National Register of Historic Places, which is an official list of the buildings, sites, structures, objects, and districts that are significant in the history, architecture, archaeology, engineering, and culture of the nation. Traditionally, the goal of historic preservation planning is to add candidate buildings, sites, or districts to State or National Registers. There are two major benefits for adding historic resources to the National Register:

1. *Section 106 of the National Historic Preservation Act* requires federal agencies to consider effects of federally funded projects on historic properties; and
2. Income-producing properties on the National Register are eligible for 20% federal tax credits.

A historic property's listing in the National Register is largely honorary as it does not protect historic properties under private ownership.





COMMUNITY ENGAGEMENT AND PUBLIC PARTICIPATION

Throughout the year-long process of preparing the Historic Preservation Plan, the City and its consultants, H2M Associates, Inc. and Easton Architects, worked hard to obtain ideas, opinions, feedback, and concerns, using online engagement, two community workshops, and a virtual stakeholders workshop. This collaborative approach provided community insight on the future of historic preservation in Jersey City.

The community outreach process for the Historic Preservation Master Plan Element was successful due to the City's promotion of the planning and community engagement process through its existing communication tools such as its social media accounts and website and through the individuals that believed in the project and became "ambassadors" of the plan. The following section describes the public outreach process in the development of this Historic Preservation Plan.

Historic Preservation Plan Subcommittee

At the launch of the project, a Historic Preservation Plan Subcommittee was established, comprising of members of the City's Planning Staff. The Historic Preservation Plan team held regular monthly meetings throughout the planning process with the subcommittee, which included the following members:

- Tanya Marione, Planning Director
- Maggie O'Neill, Senior Historic Preservation Specialist
- Sara Quinlan, Historic Preservation Specialist
- Dan Wrieden, Historic Preservation Officer
- Matt Ward, Supervising Planner
- Elizabeth Oppen, Urban Designer

Commission Meetings

The Historic Preservation Plan Team met with the Jersey City Historic Preservation Commission (HPC) throughout the process. The initial meeting was held on April 24, 2023, to introduce the Historic Preservation Plan Element process to the HPC and gather feedback from members of the Commission on the issues facing the City. The second meeting with the HPC was held on October 2, 2023, where the consultant team presented the preliminary goals & objectives as well as recommendations to the HPC for their comments and input. Feedback from the HPC was taken into consideration and incorporated into this Historic Preservation Master Plan. The third meeting with the HPC took place on January 8, 2024, where the team presented the draft Historic Preservation Master Plan Element to the HPC to receive feedback and comments for incorporation into the final draft.

Online Engagement

The Historic Preservation Plan Team established an online presence of the Plan through a project-specific webpage (<https://publicinput.com/jerseycityhp>). The website provided information related to the Historic Preservation Plan project, including a flyer describing the project, frequently asked questions, Jersey City planning documents links, workshop dates and locations, summary reports of the workshops and survey results, and links to the online survey. Jersey City also promoted the workshops and the project through announcements on the City's website and social media pages.

Online Survey

To gain valuable feedback in the most convenient format for project participants, a survey was developed for an online format. The survey was promoted throughout the spring and summer of 2023 by the City to maximize residents' understanding of the plan process and how to have their voices heard. Survey responses were collected throughout the Historic Preservation Plan public outreach process, which began in April 2023 with the publication of the survey and continued through August 31, 2023, at which time the survey was closed. During this five-month survey period, 520

respondents completed the survey and provided 25,655 individual responses to the survey questions and 850 individual comments. A summary of the survey results can be found in **Appendix C**.



Workshops

The Historic Preservation Plan Team held a series of public meetings and workshops at different stages of the Historic Preservation Plan development in order to collect public input.

Public Workshops

The Master Plan Team hosted two Historic Preservation Master Plan Element community workshops. The first workshop was held on Wednesday, May 31, 2023, in City Hall Council Chambers and the second workshop was held on Thursday, July 27, 2023, in the Holloway Building. Both these community workshops were conducted from 6PM to 9PM. Around 30-40 residents participated at each of the two workshops. Summaries for each community workshop were posted online on the project website for public viewing.

A virtual stakeholder workshop was held via Zoom on Tuesday, August 29, 2023 from 6:30PM to 8:30PM. During the workshop, attendees had the opportunity to go into different breakout rooms, which enabled obtaining greater feedback from the participants and delving into specifics about what they would like to see in their areas of Jersey City. Recordings of the workshop and breakout rooms were posted online for public viewing.

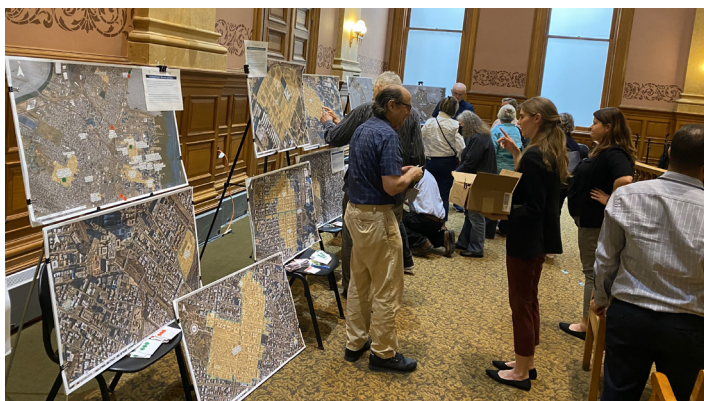
Summaries of each of the community workshops and stakeholder workshop can be found in **Appendix D**.

Farmers' Market Events

In addition to the online survey and the public workshops, few members of Jersey City staff set up a table at eight farmers' market events to reach out and obtain feedback from members of the public throughout the City as follows:

- Wednesday, July 5, 2023, at Hamilton Park from 4 PM to 7 PM.
- Thursday, July 6, 2023, at Historic Downtown Special Improvement District (SID) from 4 PM to 8 PM
- Saturday, July 8, 2023, at Van Vorst Park from 8 AM to 3 PM.
- Tuesday, July 18, 2023, at Journal Square from 12 PM to 6 PM.
- Wed July 26, 2023, at Hamilton Park from 4 PM to 7 PM.
- Saturday, July 29, 2023, at Paulus Hook from 9 AM to 2 PM.
- Monday, July 31, 2023, at Historic Downtown SID from 4 PM to 8 PM.
- Thursday, August 3, 2023, Historic Downtown SID from 4 PM to 8 PM.

Thus, as described above, this Historic Preservation Plan employed a robust community engagement process.



Draft Plan Review

The draft Historic Preservation Plan was thoroughly vetted and reviewed by the Historic Preservation Plan Subcommittee, Historic Preservation Commission, and the public. The City published the draft version of the Plan on December 14, 2023 and collected comments from the public through January 15, 2024. The consultant team

subsequently made edits to the document based on the public comments received. In compliance with the Municipal Land Use Law (M.L.U.L.), the Planning Board held at least one public hearing for the Historic Preservation Master Plan Element. In compliance with the 10-day notice period as per the MLUL, the final draft of the Plan was posted online for public review.

Historic Resources

The Jersey City Code of Ordinances outlines Historic Preservation Review Procedures in §345.30 which includes the designation of City historic districts and landmarks, issuance of Certificates of Appropriateness (CoA) and Certificates of No Effect (CoNE) for designated historic districts and landmark buildings and review of demolition permits for properties that meet the definitions of historic properties listed later in this section. The following review of existing preservation policies and inventory of historic resources, included in full in **Appendix A** and summarized in this section, is intended to aid members of the HPC and staff employed by the Division of City Planning in performing their duties and responsibilities laid out in the City Code of Ordinances.

In Jersey City, property owners of designated local landmarks or properties within a designated historic district who wish to perform construction work, alterations, or ordinary maintenance must file an application for review by the HPC and receive either a CoA or a CoNE before work can proceed. If a property owner wishes to demolish a local landmark or a historic resource within a designated historic district, they must submit an application for a demolition permit.

Methodology

The last comprehensive architectural survey in Jersey City was undertaken in the 1980s. Ad-hoc surveys and small area assessments have been produced in the decades since, including surveys and recommendations made during Master Plan development and redevelopment plans. This Historic Preservation Master Plan Element update is an opportunity to collate past survey findings and identified historic sites and districts, and to incorporate these with received public input on significant sites and themes in the City's history.

Previous survey data included an architectural survey of Wards A through F, titled *New Jersey Sites Inventory Survey of Jersey City, New Jersey*, was prepared in 1985 by Joseph C. Brooks for the Urban Research and Design Division Department of Housing and Economic Development. This survey undertook a citywide identification of potential historic architectural resources in each of the City's six wards. The surveyors looked at ten thousand properties within the City, listing all the addresses in a general index for each ward. Any properties or streetscapes possessing architectural or aesthetic merit were given inventory numbers along with a short description and photographs. In 1986, Phase 2 of the survey process was completed by Mary Dierickx, resulting in an annotated list of properties and districts deemed potentially eligible for listing in the National Register using the National Register Criteria for Evaluation.

When preparing the historic resources inventory for Jersey City, previous surveys of the City were reviewed and their findings evaluated. Properties that had been looked at as part of Phase 1 of the 1985 survey and recorded in the index were separated from current parcel data to create a map of the areas surveyed in each ward. Following this step, any properties that were given inventory numbers were marked within this dataset for further investigation of historic and architectural merit that could potentially support local designation. This list was crosschecked with the properties evaluated in Phase 2 as being eligible for listing in the National Register to ensure that no buildings or districts were missed; the condition of these properties was also assessed to determine whether they still possessed the integrity necessary for designation. All properties deemed eligible for listing in the National Register in Phase 2 were notated within the master properties list. The data compiled in this first step was important in determining properties of historic significance that are eligible for listing but have not yet been designated at any level (federal, state, or local). Any properties that have received designation status since the survey was completed were removed from the dataset.

The property list created from step one was used to build a list of eligible historic properties and districts not yet designated. Input gathered from the community outreach efforts helped to expand this

list. Residents acknowledged the need to balance the preservation of existing historic buildings with new development but indicated a desire to see less demolition of historic homes and buildings. This community feedback was taken into consideration when evaluating districts and sites recommended for local designation and aided in selecting specific designations to prioritize. In addition to community feedback and historic significance, the following recommendations for designation are also based upon protecting the City's historic resources during a time of much development and growth.

Analyzing the surveys from 1985 and 1986 respectively and comparing that data with current parcel data for the city was not without limitations. When examining the properties that were given inventory numbers and descriptions in the 1985 survey, the property addresses did not always align with the current address for that block and lot. In addition, the addresses for houses of worship listed in the survey did not appear in the current parcel data – as these buildings are exemplary examples of specific architectural styles for their use, it was important to rectify the missing gaps in the current parcel data to get a clear picture of all the historic properties within the city and the locations of houses of worship in relation to eligible historic districts and individual properties.

Another limitation includes the documentation of the properties within the surveys from the 1980s and the ability to assess whether these properties retain enough integrity to remain eligible for designation or be considered a contributing property within an eligible historic district. Low-quality photographs made it difficult to discern architectural details and features which contributed to the property's significance at the time of the survey. Where the surveys discussed streetscapes, only one or two photographs were included and not all buildings were shown, making it challenging to assess if any major changes were made to the contributing buildings or streetscape elements that would diminish the streetscape's eligibility for designation today. The current appearance of the buildings and streetscapes was compared to the survey's architectural descriptions photographs to assess major alterations, demolition and new construction.

Definitions

Historic preservation master plan elements are designed to guide municipalities in the preservation, protection, and revitalization of historic assets by providing an overview of existing historic and cultural resources and identifying potential districts and sites for inclusion based on architectural significance and historic and cultural themes, among other criteria. While targeted towards governmental entities, preservation master plans present an opportunity to inform the public about a municipality's historic resources, HPC review procedures, and about the field of historic preservation in general. Definitions from Jersey City's Code of Ordinances are included within this plan as the terms used within the historic preservation field have very specific connotations; for example, a "historic structure" is not deemed so solely based on its age, rather, is a term that applies to a structure that meets specific criteria. Additionally, the explanation of evaluation criteria for designation and discussion on integrity will provide the public with a sense of how properties are assessed for historic significance. The definitions specific to historic properties, listed in Chapter 345-6 of the Jersey City Code of Ordinances, can be found in **Appendix B**.

Recommendations

The importance of designating additional properties at the municipal level in Jersey City cannot be overstated. The review requirements established by historic preservation ordinances offer one of the greatest forms of legal protection for historic properties because they ensure compliance with local design guidelines by way of established review requirements. Therefore, greater efforts should be made to designate additional resources at the local level. Feedback received during both community workshops demonstrates many residents' support for more designations. However, this action increases the regulatory requirements of existing City Staff and the HPC.

During the two community workshops, two topics participants were asked to provide feedback on were their likes and dislikes regarding existing historic districts and sites and on sites that could be considered for future historic districts and sites they considered to be significant. Regarding existing

historic districts and sites, of the forty responses received between both workshops, seven were in support of past designation efforts and future designations of local landmarks and historic districts (three at Workshop 1 and four at Workshop 2). For both workshops, a combined sixty-two response cards were submitted. Of those responses, 12 indicated specific sites and areas for designation. It should also be noted that respondents at both workshops also expressed their desire to see more sites and districts preserved. One way to ensure the protection of existing historic resources is to designate more individual landmarks and historic districts at the local level.

There are many sites within the City that are listed in the State and/or National Registers but are not locally designated. Part of the designation process for listing in the State and National Registers includes the completion of a nomination form; the National Register nomination form used for federal-level designation is also used for state-level designation in New Jersey. The nomination form, among other things, includes a narrative description of the site/district and a statement of significance that demonstrates the site/district's significance within a national or statewide context. Therefore, State and National Register nomination forms contain an abundance of information that can be used when crafting an argument for designation at the municipal level. While State and National Register nomination forms most likely address the site's historic significance at the state or national level, the compiled research provides a starting point for crafting an argument in support of designation at the municipal level. The HPC can also evaluate any sites that have received a Certification of Eligibility, Determination of Eligibility, or SHPO Opinion to assess if they warrant designation. For sites that have not been locally designated, the HPC should prioritize designation of those whose futures are threatened, either through demolition by neglect or new development. Monuments, statues, and memorials located in municipal parks and throughout the City should also be considered for local designation. Additional designation of historic sites at the local level will help to ensure greater protection from inappropriate alterations, especially for privately owned buildings. Prior to local designation, the City should continue to perform targeted outreach and education for affected property owners to explain the designation process and how local designation will impact them.

SUMMARY OF RECOMMENDATIONS

Historic District/Site	Action Items
Bergen Hill Historic District	<ul style="list-style-type: none"> Designate as a historic district at the local level. Consider extending proposed boundaries from 1980s survey to include the following addresses/locations: 794-802 Ocean Avenue 804-816 Ocean Avenue 824-830 Ocean Avenue (Not Contributing) Attached rowhouses lining both sides of Union Street between Ocean Avenue and Clerk Street
Communipaw-Lafayette Historic District	<ul style="list-style-type: none"> Re-survey to explore eligibility as a historic district at the local level.
Sherman Place Residential Historic District	<ul style="list-style-type: none"> Complete designation in process.
Central Avenue Historic District	<ul style="list-style-type: none"> Explore designation as a historic district at the local level.
Lower Newark Avenue Historic District	<ul style="list-style-type: none"> Conduct an intensive level architectural survey of the district to evaluate for integrity and eligibility for designation. If the survey findings indicate that the historic district retains integrity, the district should be designated at the local level.
Washington Village Historic District	<ul style="list-style-type: none"> Explore designation as a historic district at the local level.
Sherwood-Claremont Historic District	<ul style="list-style-type: none"> Conduct further architectural survey to determine potential for designation as a historic district at the local level.
Historic Resources in Journal Square	<ul style="list-style-type: none"> Individual designation of historically significant buildings at the local level. Evaluate potential streetscapes for local designation. Explore potential thematic nominations based on building types identified in the 2060 Redevelopment Plan Preservation Zone.
79 Clifton Place Hilton-Holden House known as a safehouse on the Underground Railroad.	<ul style="list-style-type: none"> Designate as a historic landmark at the local level. Include the property within future study that explores the theme of African American History in Jersey City.
Historic Themes for Future Research	Notes
African American History in Jersey City	This theme is broken down into two areas of interest: The Underground Railroad in Jersey City and Creation of an African American Heritage Trail
20th Century Immigrants in Jersey City Puerto Rican Immigrants Filipino Immigrants	Future study should center around areas of major Puerto Rican and Filipino settlement, including Marin Boulevard and Manila Avenue. These areas may include parks, buildings, sites, and/or structures. Other research opportunities include impact on historic neighborhoods, local industry, and foodways.

Historic Districts

Below is a description of each of the identified and eligible historic districts in Jersey City that have not been designated at the local level. The description of each district includes details of the potential boundaries of the district. It should be noted that any formal designation would require further survey work to determine the exact boundaries of the districts. During this process, the exact boundaries may be altered from the boundary descriptions provided in this section.

Bergen Hill Historic District

The Bergen Hill Historic District, determined as eligible for listing in the National Register in 1991, was recommended for designation in the 2015 amendment to the Jersey City Historic Preservation Master Plan Element and also recommended in the 2021 Master Plan. The architecture of the Bergen Hill area consists of a mix of late 19th and early 20th century brick rowhouses, brownstones, Queen Anne-style apartment buildings, and private homes. Community feedback highlighted Astor Place for designation, which is within this proposed historic district, for its architectural character. The City should also consider expanding the boundaries of the district to encompass the following properties, excluded from the Phase 2 survey but later identified by Architectural Preservation Consultant James W. Foss in 1985, based on their architecture:

- 794-802 Ocean Avenue (five rowhouses)
- 804, 806-816- Ocean Avenue (seven rowhouses)
- 824-830 Ocean Avenue (one detached house, two attached duplexes)
- The attached rowhouses lining both sides of Union Street between Ocean Avenue and Clerk Street. These rowhouses can also be designated individually rather than expanding the district boundaries.

It is worth noting that the Jackson Hill Redevelopment Plan area runs through the western side of the Bergen Hill Historic District from Bramhall Avenue to Belmont Avenue. Adopted in 2016 and last amended in May 2021, the Plan includes a Historic Neighborhood Mixed Use Zone and the Plan area extends along M.L.K. Drive from McAdoo Avenue to Fairmont Avenue. The intent of this zone

is to preserve buildings that highlight Jackson Hill's development and to promote their rehabilitation.

Boundary Description (Including Boundary Increase): Dierickx describes the following boundaries in her Phase 2 survey: the “northern edge runs along the rear lot lines of Belmont Avenue from the western side of Monticello Avenue to the rear lot lines of Cornelison Avenue, with a northward bearing spur lying along Summit Avenue and Clifton place designed to include the property of St. John’s Episcopal Church. The physical deterioration of buildings, or their disappearance through demolition, in the neighborhood lying immediately to the north of this northern edge has dictated its position and their exclusion. The district’s western boundary extends along the rear lot lines of the properties on the west side of Monticello Avenue (beginning at Belmont) to the rear lot lines of properties on the south side of Bramhall Avenue.” The southern edge of the district extends from the southeast corner of Bramhall Avenue and Sackett Street along the rear lot lines of the properties facing Bramhall Avenue until Ocean Avenue, when the boundary turns right and runs to the southern property line of 794-802 Ocean then extends along the rear lot line of properties on both sides of Union Street until Clerk Street. The southern boundary ends at the southwest corner of Bramhall and Arlington Avenues. Dierickx describes the eastern boundary as extending “along the western edge of Arlington...to Communipaw Avenue. Here it turns east and extends along Communipaw to wrap around a triangular commercial-residential block at the intersection of Grand, Communipaw, and Summit Avenues. From this point, the northward run of the District’s eastern edge conforms largely to the rear lot lines of properties facing Summit Avenue. The eastern and northern boundaries then at a point to the immediate north of St. John’s Episcopal Church.”

Communipaw-Lafayette Historic District

The Communipaw-Lafayette Historic District, determined as eligible for listing in the National Register in 1995, is located within the Bergen-Lafayette development area and the Morris Canal Redevelopment Area. According to the Land Use Element of Jersey City’s Master Plan, this area and its immediate surroundings have been one of the most active development areas in recent years. Vacant commercial properties and land to the southeast of the larger Morris Canal Redevelopment

Area was built-up with mid-rise apartment buildings while the rest of the neighborhood primarily consists of two- and three-family homes and small walk-up apartment buildings. Additionally, a new development of two-story town homes at the south end of Whiton Street towards Bramhall Avenue has led to the demolition of a contributing property to the district. The Morris Canal Redevelopment Plan was adopted in 1999 and most recently amended in July 2022. The Plan recommends studying historic sites and areas within the redevelopment area, specifically with regard to determining whether they warrant creation of a historic district and provides a map including the “minimum areas for consideration.” The City should consider re-surveying this district based on both the areas noted in the aforementioned map from the Morris Canal Redevelopment Plan and the proposed boundaries below, which differ slightly, to evaluate eligibility. The Plan recommends survey of additional properties on the north-south running streets and avenues between Lafayette and Maple Streets and the properties on the entire west side and part of the east side of Monitor Street between Communipaw Avenue and Maple Street. The buildings within these areas are similar in architectural style to those within the boundaries proposed in Dierickx’s Phase 2 survey and therefore merit inclusion in future intensive-level survey efforts. The properties identified in the Plan located on Suydam Avenue also possess significance and should be considered for inclusion within the district. The findings of the survey can aid in updating the district’s boundaries to reflect the remaining properties extant within the bounds of the district.

Local designation of historic properties within areas experiencing high levels of development serves two distinct purposes. The first is to create a measure of protection for existing historic properties from demolition and the second is to allow for a review process to ensure that the new buildings do not decrease the integrity of the historic district. For these reasons, the City should consider designation of the proposed Communipaw-Lafayette Historic District at the local level following an intensive-level survey of the proposed district.

Boundary Description (Including Boundary Increase): The boundary proposed by Dierickx in her Phase 2 survey has been expanded to include areas

identified within the Morris Canal Redevelopment Area Plan. The western edge of the district runs along the east side of Halladay Street from the southeast corner of Maple and Halladay Streets to the northeast corner of Halladay Street and Bramhall Avenue. The southern boundary runs in a series of steps from the northeast corner of Halladay Street and Bramhall Avenue to the southeast corner of 154 Pine Street. The eastern boundary runs along the rear lot lines of the properties on the east side of Pine Street until the rear property lines of buildings along the south side of Communipaw Avenue. At this point, the boundary line turns right to extend down Communipaw Avenue to Suydam Avenue to encompass properties on the east side of Suydam from 240 Suydam Avenue to 262 Suydam Avenue at which point the boundary extends east along the rear lot lines of properties on the south side of Communipaw Avenue to the southeast corner of the property at 277 Communipaw. From there, the boundary extends to the northwest corner of Communipaw Avenue and Monitor Street and extends along the west side of the street until the northwest corner of Lafayette Street where it turns right to encompass the properties on the east side of Monitor Street until the Maple Street. The northern boundary extends along the south side of Maple Street to the southeast corner of Maple and Halladay Streets, excluding the property between Monitor and Pine Streets.

Sherman Place Residential Historic District

In 2022, Hunter Research completed a Landmark Designation Survey Inventory for the proposed Sherman Place Residential Historic District, providing justification for significance, historic integrity, and district boundaries. This district was determined in the report to be eligible for designation under Criterion C for its historic architecture. This district was also recommended for designation in the 2022 Land Use Element as the “Hudson City Historic District.” Based on the recommendations, the Division of City Planning issued a Reexamination Report recommending that the Historic Preservation Element of the Jersey City Master Plan Historic Sites Inventory be amended to include the Sherman Place Residential Historic District. The City has since started the local designation process for this district;

designation will help protect the architectural integrity of the district's historic properties. Resident feedback gathered as part of the creation of this report indicates support for designation of this district.

Boundary Description: The proposed Sherman Place Residential Historic District boundaries follow those determined in the 2022 report by Hunter Research. The western boundary runs along John F. Kennedy Boulevard from the southwest corner of Hutton Street to the northeast corner of Manhattan Avenue. The southern boundary extends along Manhattan Avenue along the rear lot lines of properties on the south side of Sherman Place until Summit Avenue, at which point the southern boundary is stepped to incorporate properties on the north side of Manhattan Avenue to the southeast corner of 70 Manhattan Avenue. The eastern boundary first runs along the rear lot lines of properties on the west side of Central Avenue to the northeast rear corner of 10 Sherman Place. The district's northern boundary begins at the northeast rear corner of 10 Sherman Place and extends in a straight line along the rear property lines of properties on the north side of Sherman Place to the southeast corner of the property lot at 920 Summit Avenue. From here, it turns right and runs along the rear property lot lines of properties on the east and west sides of Summit Avenue to Zabriske Street. From the northeast corner of the property at 64 Sherman Place, the boundary runs along the rear lot lines on the north side of Sherman Place and includes several jogs to incorporate properties on Sanford Place to the south of 95 Sanford Place and then follows the rear lot lines of properties on the east side of John F. Kennedy Boulevard. The northern and eastern boundaries intersect at the southwest corner of Hutton Street.

Central Avenue Historic District

In 2022, Hunter Research also completed a Phase 1 Historic Architectural Survey of Ward D. Their report highlights the Central Avenue Commercial Historic District as a potential historic district worthy of designation. Three responses received at the first community workshop indicated buildings on Central Avenue as potential future historic sites, one located at 286 Central Avenue and the second at 359 Central Avenue, a former branch bank building of the Trust Company of New Jersey. The identified section of Central Avenue acted as a “main

street,” providing necessary goods and services to residents of the surrounding neighborhoods. Despite various alterations in the first story storefronts, the higher stories of the buildings retain their original architectural appearance which helps to maintain integrity of design, setting, materials, workmanship, feeling, and association. With housing demand and new development continuing to increase in Jersey City, it is important that historic corridors such as this one have some measure of protection against major façade or building envelope changes. Therefore, the City should explore designating this historic district through further research efforts. Future research should focus on a historic context for the district to prove historic significance, which will also help to establish a district boundary.

Boundary Description: The proposed Central Avenue Historic District boundaries follow those identified by Hunter Research in their Phase 1 Architectural Survey of Ward D. The western boundary runs along the rear lot lines of properties along the west side of Central Avenue from Leonard Street to Manhattan Avenue. The southern boundary extends from the southwest corner of 231-233 Central Avenue to Franklin Street at the rear property line of 248 Central Avenue. The eastern boundary runs along the rear property lot lines of buildings along the east side of Central Avenue from Franklin Avenue to North Street at which point the boundary line turns left to run along the west side of Central Avenue to Leonard Street. The eastern and northern boundary intersect at the southwest corner of Leonard Street.

Lower Newark Avenue Historic District

The Lower Newark Avenue Historic District, located at the most southern end of Newark Avenue, between Coles Street and Christopher Columbus Drive, was deemed eligible for listing in the National Register in 1990 but no additional surveys of the district have since occurred. The City should consider conducting an intensive-level architectural survey to evaluate its eligibility as new construction and alterations to existing historic structures may have led to a loss of integrity, thereby affecting eligibility for designation. Currently very few of the properties within the district's boundaries have been inventoried to the level necessary for local designation. If new survey efforts find that the district is still eligible, the City should consider

designation to ensure that maintenance of properties occurs in accordance with best preservation practices and guidelines. This is especially important as Jersey City has implemented a Pedestrian Mall on Newark Avenue between Grove Street and Erie Street and is in the process of evaluating an extension along Newark Avenue between Barrow Street and Jersey Avenue. These segments of Newark Avenue are both located within the proposed historic district. The inventory identified a heavy concentration of potentially significant properties concentrated around Newark Avenue. Many properties retain integrity from the second story and above; first floors are primarily commercial spaces and have typically been heavily altered. The preservation of existing structures will help to maintain continuity of the historic feeling of the pedestrian plaza and will allow the City to showcase its significant late-19th and early-20th century architecture to residents and visitors of the City.

Boundary Description: The district encompasses both sides of Newark Avenue from Coles Street to Grove Street, following the back lot lines of the properties to the north and Christopher Columbus Drive to the south. The boundary excludes two parking lots on Christopher Columbus Drive between Barrow Street and Jersey Avenue. The northmost edge of the district is at the backlots of Second Street from Monmouth Street to Coles Street. The boundary extends down Newark Avenue to include the four properties at 244-250, 240, 236-238, and 229-231 Newark Avenue. The district also has properties along the west side of Coles Street between First Street and Christopher Columbus Drive. The easternmost boundary is the backlots of properties along Grove Street between Bay Street and Christopher Columbus Drive.

Washington Village Historic District

The Phase 1 Historic Architectural Survey of Ward D completed by Hunter Research in 2022 also denotes the Washington Village Historic District as an area worthy of future intensive-level survey and possible designation. Community members also identified the historic buildings and architecture within the study area. According to Hunter Research's survey efforts, Washington Village is one of the oldest neighborhoods in Ward D and a high number of its buildings (compared to other areas surveyed) possess surviving architectural details that are

characteristic of certain architectural styles. The City should consider an intensive-level survey of the Washington Village area to contribute to future designation efforts. Local designation will help to support the wish of community members to see the historic architecture of the area preserved.

Boundary Description: The proposed Washington Village Historic District boundaries follow those of the study area determined by Hunter Research in their 2022 survey. The western boundary extends south along the rear lot lines of the properties on the west side of Palisade Avenue to Griffith Street, where it turns right to encompass the properties on the east side of Palisade Avenue to the southeast corner of Palisade Avenue and Griffith Street. From there it turns right to run along the rear lot lines of the properties on the west side of Ogden Avenue until the southwest corner of the property at 253 Ogden Avenue. The southern boundary extends from the southwest corner at 253 Ogden to the southeast corner of Riverview Park where it meets Paterson Plank Road, encompassing the properties on the east side of Ogden Avenue from 250 Ogden to Griffith Street. The eastern boundary runs along the rear lot lines of properties on the east side of Ogden Avenue until it reaches the northeast corner of 422 Ogden. From there it turns left and runs along the west side of Ogden Avenue until Congress Street where it turns left to run along the east side of the property at 18 Congress Street before continuing along the rear lot lines of properties on the east side of Palisade Avenue to Griffith Avenue. The northern and western boundaries meet at the northwest corner of the property at 671 Palisade Avenue.

Sherwood-Claremont Historic District

Feedback received during Community Workshop #2 indicated support for the protection of historic resources within the Sherwood-Claremont area. This area was drawn on the provided map to encompass the area between Ocean and Garfield Avenues to the east and west and Bramhall and Myrtle Avenues to the north and east. The consultant team was provided with a report compiled by residents of the Sherwood-Claremont area which details a brief history of the neighborhood, reasons for why the proposed district is significant in Jersey City history, and photographs of select properties showing the architectural styles from periods of the district's development that are represented. An formal

architectural survey should be completed for the Sherwood-Claremont district to comprehensively evaluate the viability of a historic district. Research conducted as part of the survey would help to compile a historic narrative for the development of the neighborhood as well as its significance within the context of the City as a whole. Architectural survey would help to better define the boundaries of a potential district by using a period of significance established during historic context research and will provide an evaluation of the district's integrity. Regarding the buildings themselves, many have been altered in their massing, exterior materials, and/or character-defining features. However, there are areas that possess noteworthy concentrations of buildings and showcase periods of development, such as the buildings on Arlington Avenue between Bramhall Avenue and the railroad tracks. Boundaries for the proposed district are explained below, however it is worth noting that the boundary overlaps with the southeastern corner of the proposed Bergen Hill Historic District.

Boundary Description: The following boundary follows that which was drawn on the map during Community Workshop #2. The northern boundary extends along the south side of Communipaw Avenue between Garfield Avenue and Grand Street. The western boundary begins at the southeast corner of Grand Street and Communipaw Avenue and runs diagonally along Grand Street to where it becomes Ocean Avenue and continues along the east side of Ocean to the northeast corner of Ocean and Myrtle Avenues. The southern boundary runs from the northeast corner of Ocean and Myrtle Avenues to the northwest corner of Myrtle and Garfield Avenues. The eastern boundary begins at the intersection of Garfield and Myrtle Avenues and extends along the west side of Garfield Avenue until it intersects with the northern boundary at the southwest corner of Garfield and Communipaw Avenues.

Warehouse Historic District Historic Resources

The Warehouse Historic District was identified in Dierickx's Phase 2 survey as being eligible for listing in the National Register of Historic Places under Criteria B and C, possessing a significant concentration of excellent examples of commercial and industrial architecture and exhibiting a distinct

sense of place. Since the 1986 survey was completed, the proposed Warehouse Historic District and surrounding area has experienced a large amount of new development. In the past three decades, several buildings in the proposed district have been demolished. Eight properties and the cobblestone street with trolley tracks remain intact, and five of these have been designated as individual local landmarks. A historic district is no longer proposed due to the extent of demolition and loss of integrity. The City has already individually designated all of the buildings within the district that are eligible and possess integrity.

The Warehouse Historic District lies within the Powerhouse Arts District Redevelopment Plan boundaries. The Plan was adopted in 2004 and last amended in 2015. One of the Plan's objectives is the rehabilitation and adaptive reuse of historic warehouses in the study area, including the Hudson and Manhattan Railroad Powerhouse. The Plan also includes a Rehabilitation Zone and sets out development standards for specific historic buildings

INDIVIDUAL SITES FOR DESIGNATION

Historic Resources in Journal Square

During the two community workshop sessions, participants who provided comments about Journal Square indicated their desire to designate more significant buildings in the area – one participant in Community Workshop #2 emphasized the need for more documentation of these buildings for the purposes of future designations. There are several buildings in Journal Square that are listed in the State and/or National Registers which are not locally designated. Of these buildings, community workshop responses specifically highlighted Loew's Theater and The Trust Company of New Jersey (35 Journal Square). In addition, several buildings have been determined eligible for listing but have not been designated at the local, state, or federal levels. Designated and eligible properties are listed in the tables below.

The City adopted the Journal Square 2060 Redevelopment Plan in 2010 and last amended it in December 2022. The Plan establishes two zones related to historic preservation: the Preservation Zone and the Deco Zone. The goal of the former is to preserve historic resources located within the Journal Square study area while the latter is intended to preserve the early-20th century Art Deco facades that line Bergen Avenue while also allowing for vertical additions to these properties. The Plan's discussion of the Preservation Zone lists specific properties and general building styles and uses that the Zone is intended to preserve.-

In the Preservation Zone, six properties are designated at either the local, state, or federal level and five have been determined eligible for listing (one property, the Stanley Theater falls within both categories) and are as follows:

Historic Site	Level of Designation (Local, State, National)
Apple Tree House	Local, State, and National
Hudson County Courthouse	State, National
Loew's Jersey Theater	State and National
Labor Bank Building	State and National
Newkirk House	State
Stanley Theater	State

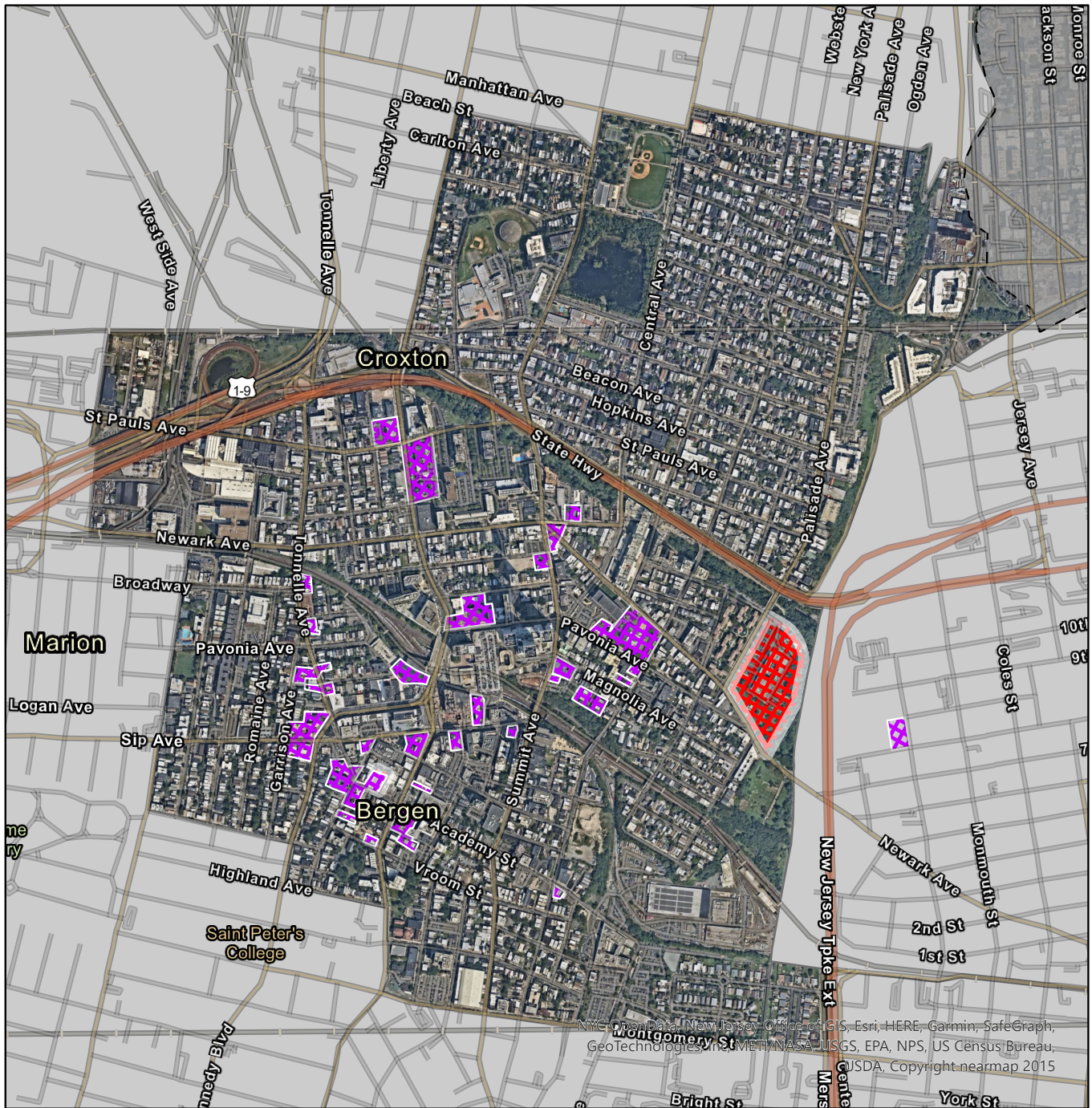
Historic Site	Eligibility
57-59 Sipp Avenue	SHPO Opinion (1989)
The Trust Company of New Jersey Building	SHPO Opinion (2008)
The Sevilla	SHPO Opinion (1993)
St. John's Church	SHPO Opinion (1991)
Stanley Theater	NPS DOE (1982)

Other properties identified in the Preservation Zone are listed below. All properties with an asterisk were identified in Phase 2 of the New Jersey Sites Inventory Survey of Jersey City.

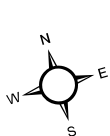
- 3055 John F. Kennedy Boulevard (Public School #31)*
- 440 Hoboken Avenue (St. Paul's Evangelical Lutheran Church)*
- 666 Newark Avenue
- 665 Newark Avenue
- 575 Summit Avenue (Jersey City Mission Church)*
- 49-59 Van Reipen Avenue (6 attached brick row houses)*
- 61-65 Van Reipen Avenue (3 attached brick row houses)
- 67,67A, 69 Van Reipen Avenue (3 attached frame row houses)
- 145-147 Chestnut Avenue*
- 139 Chestnut Avenue
- 137 Chestnut Avenue
- 2-8 East Street (4 attached brick row houses)
- 1-7 East Street (4 attached brick row houses)
- 524 Summit Avenue (St. Demetrios Greek Orthodox Church)
- 70 Sipp Avenue
- 159 Academy Street
- 870 Bergen Avenue
- 872 Bergen Avenue
- 880 Bergen Avenue*
- 22-18 Smith Street (3 attached brick row houses)*
- 16 Smith Street
- 14 Smith Street
- 12 and 12 ½ Smith Street
- 10 Smith Street
- 851 Bergen Avenue
- 898 Bergen Avenue*
- 68-70 Van Reypen Street*
- 88 Van Reypen Street*
- 85 Van Reypen Street*
- 6 Tonnele Avenue
- 7 Tonnele Avenue
- 151 Sipp Avenue
- 2787 John F. Kennedy Boulevard*
- 2811 John F. Kennedy Boulevard (Christ United Methodist Church)*
- 52 Tonnele Avenue
- 55 Tonnele Avenue
- 65 Tonnele Avenue*
- 70 Tonnele Avenue
- 88 Tonnele Avenue*
- 90 Tonnele Avenue*
- 92 Tonnele Avenue*
- 94 Tonnele Avenue*
- 112-116 Tonnele Avenue



Six properties are identified in the Deco Zone and are as follows:

- 920-924 Bergen Avenue
- 912-918 Bergen Avenue
- 910 Bergen Avenue
- 911 Bergen Avenue
- 905-909 Bergen Avenue
- 903 Bergen Avenue



NYC Open Data, New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, Copyright nearmap 2015



-  Preservation Zone
-  Historic Districts and Landmarks

0 0.13 0.25 0.5 Miles

Journal Square 2060 Preservation Zones



119 Cherry Hill Rd #110
Parsippany, 07054
631-756-8000
www.h2m.com

Designation of one all-encompassing Journal Square Historic District using the boundary of the redevelopment plan may not be feasible due to the amount of new construction in the area and the distance between significant buildings and pockets of historic development. The City should focus efforts on additional local designations in Journal Square, including the Newkirk House and Loew's Theater as members of the community expressed interest in municipal designation of those two sites. The number of apartment buildings included in the Preservation Zone of the Plan merits additional focus and may lend itself to a thematic nomination which has the benefit of designating multiple properties at once rather than one at a time.

The preservation of streetscapes was a topic that was included in many responses received at both community workshops. Regarding Journal Square, one respondent identified the "historic homes" on and near Magnolia Avenue while another indicated their interest in seeing the row houses on the south side of Van Reipen preserved. The properties on Van Reipen are included in the Journal Square Redevelopment Plan while only part of Magnolia Avenue lies within the Plan boundaries. Rather than designate entire districts, the City can focus its efforts on designating streetscapes, such as Magnolia Avenue and Van Reipen Street between Summit and John F. Kennedy Boulevard, when the identification of a cohesive district is not evident.

79 Clifton Place: Hilton-Holden House

79 Clifton Place is a four-story, frame eighteen-room building which features a gilded dome astronomical observatory atop the building. The house was built in 1854 for David L. Holden, a banker and amateur astronomer and was also occupied by his cousin, Edward Singleton Holden, Ph.D., during the 1850s and 1860s. During that time, the house was used to provide refuge for fugitive slaves traveling on the Underground Railroad. Many believe that this is the last remaining Underground Railroad safehouse in Jersey City, although that claim has not been proven. While this resource could be designated as part of a larger thematic nomination regarding Underground Railroad sites or African American history in Jersey City, the property should be designated locally at the individual level. The

City should designate this resource not only for its significant architectural character but for its ties to a historic theme of national importance. By locally designating the property, the Jersey City HPC can ensure that architectural integrity is maintained, put in place a level of protection against demolition, and also spread awareness about the significance of the property and its larger ties to Jersey City history.

High-Style Houses of Worship

Jersey City's historic building stock contains many high-style architecture houses of worship which merit local designation for their architectural character and design. Buildings which are not currently within a designated historic district and that may be eligible for designation at the local level include, but are not limited to: New Hope Missionary Baptist Church (472 Bergen Avenue); Our Lady of Victories Roman Catholic Church (2217 John F. Kennedy Boulevard); Congregation Mount Sinai (128 Sherman Avenue); St. Aiden's: Saint Peter's University Church (800 Bergen Avenue); Second Reformed Church of Jersey City (940 Summit Avenue); Our Lady of Mt Carmel Parish (99 Broadway); and Metropolitan A.M.E. Zion Church (140 Belmont Avenue). When selecting specific sites to designate, further research should be conducted to determine whether the City's houses of worship retain integrity and possess significance beyond the architectural features. Further research may also lead to the identification of common themes which could potentially result in a thematic nomination of multiple properties, rather than individual designations.

Several of Jersey City's churches, including St. John's Episcopal Church on Summit Avenue (locally designated in 2013 but included here as an example of a proposed adaptive reuse project), St. John's AME Church in Lafayette, and Bethesda Baptist Church on Mercer Street (within the locally-designated Van Vorst Park Historic District) have all been targeted for adaptive reuse in recent years. Several of these adaptive reuse projects, such as those at St. John's Episcopal Church, St. John's AME Church, and Bethesda Baptist Church were all successful in saving each building from demolition while respecting the architectural character of each house of worship. While preventing demolition of significant historic buildings should be a goal of

every historic preservation commission, it is not enough to just deter demolition when significant changes to the exteriors of the buildings are proposed. Designation at the local level will allow Jersey City's HPC to review future adaptive reuse projects to ensure that a building's architectural integrity remains while their use evolves to fit the needs of the City.

THEMES IDENTIFIED FOR FUTURE RESEARCH

While evaluating and conducting research on properties recommended for future designation, several broad themes that touch upon the histories of Jersey City's underrepresented communities were discovered that merit future research.

African American History in Jersey City

The Underground Railroad in Jersey City

Slavery was present in Jersey City since the first earliest days of colonization, owing to the prevalence of Dutch settlement in the region. While there were slaveholders in Jersey City, there were also abolitionists, such as David L. Holden and Dr. Henry D. Holt, who were not only outspoken in their beliefs, but acted upon them as well. Jersey City was the last "station" on the Underground Railroad route through New Jersey. From the City, thousands of enslaved people crossed the Hudson River in search of freedom in New York, New England, or Canada. As a result, safehouses were scattered throughout the City, including the Hilton-Holdon House at 79 Clifton Place. While the house is believed to be the last remaining physical Underground Railroad site in the City, that claim has not been substantiated. Dr. Holt, another local abolitionist, was a physician and former clerk of the Common Council of Jersey City. His residence at 134 Washington Street (no longer extant) at the Morris Canal Basin was supposedly a "depot" on the Underground Railroad. The home of John Everett, also on Washington Street, was a warehouse for goods that contributed to aiding fugitive slaves.

Jersey City's connection to the Underground Railroad should be further studied and documented. In 1998, the National Underground Railroad Network to Freedom Act was passed, which created the

Network to Freedom program which is administered by the National Park Service. This program was created to honor, preserve, and promote the history of resistance to enslavement through escape and flight. Further documentation of Jersey City's connection to the Underground Railroad could aid in having a site listed as part of the Network to Freedom and could also promote local education and awareness efforts through possible establishment of historic markers or the creation of an Underground Railroad history trail in Jersey City.

African American Heritage Trail

Jersey City should consider creating an African American Heritage Trail of which former Underground Railroad safehouses and stops can be part. In 2022, New Jersey passed legislation creating a Black Heritage Trail in New Jersey which is intended to illuminate stories of the Black experience in the state that have gone largely untold through the use of historic markers at significant sites. The Afro-American Historical Society's listing as part of this trail offers opportunity for increased tourism with a focus on New Jersey's African American history, which a local trail could further serve.

Initial research into physical sites that were an integral part of African American heritage and culture in Jersey City was met with limited success as many buildings have been demolished and landscapes altered over time. Future research will be needed to examine this theme in further detail within the context of Jersey City, however there are several sites that may merit historic signage like the existing marker commemorating the Jackson Brothers and the Underground Railroad at the Dr. Martin Luther King Drive Station of the Hudson Bergen Light Rail.

One site that should be considered for inclusion, along with other sites identified through future research efforts, includes the former Garrabrant farm. An 1841 L.F. Douglass and Sherman & Smith map identifies an early "African American burying ground" on the estate of slave owner Cornelius Garrabrant. Funerals for enslaved persons reportedly took place in his house, located at Philip Street in the Communipaw area. The burial ground was located near what is today the intersection of Pine Street and Johnston Avenue. According to

Harriet P. Eaton, in her book *Jersey City and Its Historic Sites*, the Jersey City slaves who found their freedom in New York and Connecticut were brought back to Communipaw for burial on the Garrabrant farm or Van Reypen place following their death.² Currently, this intersection features two vacant lots flanking Pine Street. As part of the heritage trail, a historic marker can be erected at the corner and, to prevent future development on the site, at least one of the lots could be turned into a commemorative park. A park would offer residents more access to green space while also serving as a place to commemorate and educate residents about the City's African American history.

A second site could revolve around the history of St. Mark's A.M.E. Zion Church (now known as Metropolitan A.M.E. Zion Church), which is the oldest African American congregation in Jersey City. The church was part of the abolitionist movement and its post-Civil War missionary work in the South gained it the name of the "Freedom Church."³ The church was organized in 1846 at the Fourth Street home of a Mrs. Ashby and soon moved to a new location on Monmouth Street, near First Street. The congregation moved several times before constructing a church of its own at 679 Communipaw Avenue. The congregation was renamed Metropolitan A.M.E. Zion Church and relocated for the final time to the Emory Street Methodist Church at 597 Bergen Avenue. On March 27, 1968, Dr. Martin Luther King Jr. gave one of his last speeches in New Jersey at the church. As the congregation moved several times throughout its history, a historic marker might best be placed at the congregation's current location on Bergen Avenue. The marker can also commemorate Dr. King's visit to Jersey City while also connecting it to the Civil Rights Movement in the City.

In the course of initial research on this theme, it was clear that the legacy of enslavement in Jersey City is present in the form of roads which bear the names of families that supported and benefited from slavery. The City should consider changing these road names after proposing a road renaming campaign to the community.

20th Century Immigrants in Jersey City

Jersey City's immigration pattern follows that of many cities in this region – early settlement by the Dutch or English, later followed by influxes of Irish, Italian, German and Eastern European immigrants. However, Jersey City is notable in New Jersey for its large influx of Filipino immigrants in the mid-20th century following increased immigration of Puerto Ricans.

Puerto Rican immigration to Jersey City occurred at least two decades before Filipinos came to the City. Puerto Ricans, many from Aibonito, also settled near Jersey City's downtown. In 1982, Henderson Street was renamed to Luis Munoz Marin Boulevard, named for the first elected governor of Puerto Rico.

Filipino immigration to the United States increased rapidly after World War II, especially from 1966 onward after the Hart-Celler Immigration Reform Act ended national quotas. Filipino immigrants who came to Jersey City bought homes and opened businesses near hospitals and Catholic churches and expanded outward from the downtown to the west side of the City. In 2015, Jersey City was home to the second largest Filipino population in New Jersey. In January 1980, Grove Street from 12th Street to Newark Avenue was renamed to Manila Avenue and soon after Philippine Plaza was constructed at the corner of Manila Avenue and 2nd Street to honor Philippine soldiers.

The large populations of Filipino and Puerto Rican immigrants in Jersey City's history to the present day offer opportunities for further research. The preservation of cultural heritage, both tangible and intangible, is an important way to ensure that the histories of underrepresented communities are recognized as an integral part of the history of place. Future research efforts should be made to identify physical sites that contribute to the history of these cultural groups and should also explore ways in which to present those histories (both tied to place and intangible values) to the public. It may be of interest to study each community's impacts on historic neighborhoods, local industry, and foodways.

2 Harriet Phillips Eaton, *Jersey City and Its Historic Sites*, (The Woman's Club of Jersey City: 1899), 74.

3 Martin Pierce and Deborah Hariston, "Histories of Black Jersey City: 1630-Present," Jersey City Office of Cultural Affairs, 2020.

TRENDS AND IMPACT ON HISTORIC PRESERVATION

Development Trends

Jersey City has experienced rapid growth in the past decade or so as the greater New York region recovered from the Great Recession. At over 800%, Jersey City has seen a significant increase in new housing units authorized by building permits in 2022 as compared to 2012.⁴ This increase far surpassed the slightly less than 200% increase in Hudson County and the 99% increase in New Jersey as a whole. When considering development types over this timeframe, much of the new development in Jersey City has been in the form of multifamily units, which are generally defined as buildings containing five or more units. Thus, multifamily developments accounted for approximately 80% of all new residential units.

Much of this growth has been the result of the type of recovery that occurred after 2008, wherein led by New York City, new job creation in the region was concentrated in the more urban parts of the region. Between 2009 and 2018, net total employment increased by 700,000 in New York City.⁵ However, new housing units in New York City did not keep up with job creation, as a net of 3.6 new jobs were produced for every housing unit permitted.⁶ This put price pressure on those living in New York and development moved across the Hudson River to Jersey City replete with access to public transit to major points of employment within Manhattan.

Downtown Jersey City and its historic districts' close proximity to downtown employment centers and public transit access to offices and amenities in Manhattan gave rise to its popularity, which in turn resulted in a significant increase in the affluence of the area. The unweighted median household income for the seven census tracts that roughly align with the downtown historic districts, according to the 2021 American Communities Survey 5-year estimates, was approximately \$137,000. Jersey City classifies each of these districts as high-income tracts. In recent years, the

districts have experienced formerly multiple-unit townhouse buildings being converted into large one-unit buildings. This has been a growing trend in many affluent, in-demand neighborhoods such as the Upper East and West sides of Manhattan.⁷ Consolidation of multiple units into single units has been frequent enough in the past decade that the Upper East Side, discounting Roosevelt Island, has actually experienced a net decline in the number of units.⁸ The result of this trend has been a loss of units in certain neighborhoods and a decrease in affordability as the larger units are more expensive compared to the multiple smaller units. Jersey City has been experiencing a similar trend in its historic districts with applications to convert multiple unit townhouse buildings into single-family unit townhomes. Based on the goals of the City's Master Plan and this Historic Preservation Plan Element, it is worthwhile to review the ordinance regulations to be able to preserve a level of affordability in the downtown historic districts. In order to preserve affordability, the City should review its maximum density requirements to allow for more units within the same building envelope. This would incentivize the preservation of smaller units and help to maintain the existing density in the historic districts. Additional feedback on this issue was provided during one of the public engagement sessions, where input was obtained about considering rent control/stabilization measures to ensure affordability along with incentives for property owners to maintain older buildings. The **Future Historic Preservation Plan** section of this Plan Element provides several recommendations to address this trend in the downtown districts.

As much of the downtown area in Jersey City has been built out, large-scale development has moved to other parts of the City, most notably Journal Square, the Heights, Communipaw, and Bergen Hill. The Communipaw and Bergen Hill neighborhoods are potential areas of focus for future historic preservation efforts as development trends suggest that these neighborhoods are and may continue to experience growth in the near future. The Bergen Hill Historic District was specifically identified in the 2015 amendment to the Jersey City Historic

4 Source: NJDCA, Construction Reporter.

5 Source: New York City Department of City Planning, Geography of Jobs, 2nd Edition.

6 Source: New York City Department of City Planning, Geography of Jobs, 2nd Edition.

7 From: <http://www.wsj.com/articles/intrepid-buyers-convert-apartment-buildings-into-single-family-homes-1459439693>.

8 From: <https://storymaps.arcgis.com/stories/e2f58947700345778ae57ebacff0923/print>

Preservation Plan Element as consideration for a local designation as a historic district. The 2021 Land Use Element went further to recommend that the Communipaw-Lafayette Historic District be locally designated in addition to the Bergen Hill Historic District. These neighborhoods were frequently mentioned in the community engagement sessions.

The Bergen Hill neighborhood spans just under one square mile area. This neighborhood is home to a predominantly African American and Hispanic or Latino population, which is about 40% and 33%, respectively, of the total population in the neighborhood. Bergen Hill features 19th century architecture via its rowhouses and brownstones as well as local landmarks including, St. John's Episcopal Church. Several historic buildings have been rehabilitated and repurposed, such as the 1866 Library Hall which is now a mixed-use building with residential loft units and commercial spaces. Monticello Avenue/Martin Luther King Drive has functioned as the primary commercial area for the neighborhood, historically hosting numerous small businesses serving the area. The City, with the adoption of the Jackson Hill Redevelopment Plan, has taken measures to incentivize the revitalization of this area. The Jackson Hill Redevelopment Plan has already facilitated significant development and economic opportunities. The redevelopment area primarily runs along Monticello Avenue/Martin Luther King Drive, with the intention of cultivating mixed-use neighborhoods and open spaces, while preserving historic buildings throughout. The Land Use Plan Element further highlights the trend toward new commercial development by recommending changing the R-1 zone near the Jackson Hill Redevelopment Plan "HUB" to a medium-scale neighborhood commercial area that would feature 6-8 story mixed-use buildings.

The Communipaw-Lafayette neighborhood features several areas of commercial and industrial properties that have been underutilized and are in the process of being redeveloped into residential units. Many of these former industrial buildings, built in the 1800s, have been recently turned residential, such as the Foundry Lofts, which was originally the American Type Founders Company building and Whitlock Cordage. There are also additional sites that are eligible for historic designation, including

rowhouses and buildings previously utilized as churches. The Land Use Element notes the significant growth in new multi-family housing with the most development of this housing type taking place in the larger neighborhood, Bergen-Lafayette and Journal Square, right after Downtown.

The rapid growth within Jersey City undoubtedly places pressure on its historic districts and landmarks as non-designated structures may be torn down and redeveloped into larger developments to meet demand. Wards D and F are experiencing the highest rates of demolition. Maintaining the regulatory review process for proposed demolition of properties that are 50+ years old protects the City's historic and potentially significant building stock. There are also opportunities that align preservation of historic resources with the revitalization efforts in neighborhoods with high redevelopment, such as the Apple Tree House and the Loew's Theater - two innovative rehabilitation and restoration projects involving historic landmarks. Apple Tree House, built in 1740 and listed in the National Register of Historic Places, is being leased to the Museum of Jersey City History to feature permanent historical exhibits on the first floor and rotating Jersey City-themed historical exhibitions on the second floor. Respondents to the online survey identified this project in particular as one that has been a positive reuse of a historic site. The Loew's Theater, which opened in 1929 and is listed in the National Register of Historic Places, is undergoing a restoration plan to create a state-of-the-art 3,330-seat performance venue that is intended to become a main attraction in Journal Square. As shown, redevelopment can catalyze economic growth in an area by creating innovative and attractive housing, commercial, or open spaces as well as new opportunities for businesses.

Jersey City's historic neighborhoods are highly sought after for new residents looking to move to the area. Investment in Jersey City's historic districts is ongoing as the City's Historic Preservation staff processes well over 500 applications a year. This number is most likely to increase as development activity continues to occur and the City considers designating additional historic districts as a part of its overall historic preservation efforts. High demand for rehabilitation and redevelopment

occurs not only in the historic districts but in the areas immediately adjacent to these districts. Jersey City's historic districts and landmarks are located within or adjacent to over thirty designated redevelopment areas. Five of the redevelopment areas were adopted within the last ten years—all of which prioritize mixed-use development, growing or preserving open space, and green building requirements (green infrastructure, Leadership in Energy and Environmental Design (LEED) Certification, etc.). The City has attempted to balance preserving an area's historic assets and character while allowing new development to occur, such as including provisions for the areas closest to the historic districts to be aligned with the historic architecture and character with an increase in density as one moves away from the districts. For example, the Tidewater Basin Redevelopment Plan, which borders the Paulus Hook Historic District, has a "Historic Buffer District" that is intended to "compliment and maintain the historic district streetscape and patten of land uses."⁹ This is a strategy that Jersey City should continue and consider codifying as transition area overlay districts for areas that are adjacent to historic districts but are not a part of a redevelopment plan. Further discussion of these transition areas can be found in the **Future Historic Preservation Plan** section.

Environmental and Climate Change Vulnerability

There is a collective awareness of future environmental risks that pose threats to Jersey City as governments at the federal, state, and local level develop guidelines, regulations, and incentives aimed at building greater resiliency and sustainability into the built environment. This is particularly true for communities along the coast that are susceptible to flooding from increased rainfall and tropical storms. Jersey City's historic development has largely been along the waterfront areas, which are particularly susceptible to flooding. This is indicated based on recent extreme weather events and existing data provided by FEMA, which is detailed below. Many of the same Jersey City historic assets that are currently at risk of flooding due to existing conditions are also anticipated to experience significant flooding as a result of sea

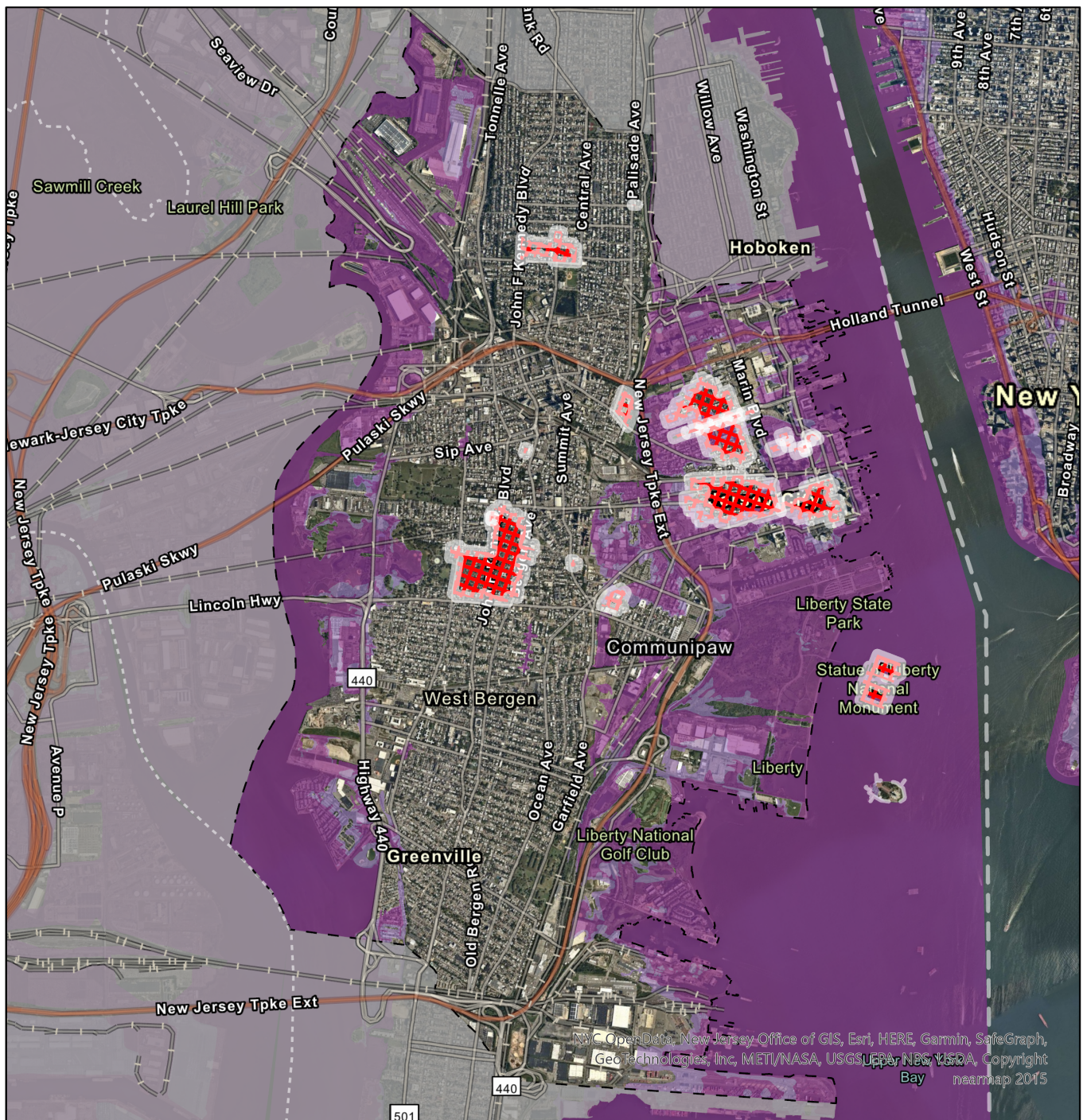
level rise and future hurricane events.

Hudson County New Jersey FEMA DFIRM Floodplains

The Hudson County New Jersey FEMA DFIRM Floodplains identifies the areas within the county that are at risk of flooding, and the possibility severity of such flooding. Both Jersey City's eastern and western waterfronts have been identified as Special Flood Hazard Areas (Zones AE, AH, and ANI) as well as other areas of flood hazard with 1% and 0.2% annual chance flood hazard. FEMA considers these zones to be high-risk flood zones and requires homeowners to purchase flood insurance if they have a federally backed mortgage or a mortgage from a federally regulated lender. Generally, the central areas of the City are identified as areas of minimal flood hazards as these areas are located away from bodies of water and at a higher elevation compared to the waterfront.

The following existing historic landmarks and districts fall within the areas identified as at risk of flooding (see the Flood Risks of Existing Historic Districts and Sites map): Hamilton Park Historic District; Harsimus Cove Historic District; Paulus Hook Historic District; Van Vorst Park Historic District; Ellis Island; The Hudson and Manhattan Railroad Powerhouse; Pennsylvania Railroad Harsimus Branch Embankment; Butler Brothers Warehouse; Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery; Great Atlantic and Pacific Tea Company Warehouse (Headquarters); Merchants' Refrigerating Company Warehouse; and the former Whitlock Cordage site.

⁹ Source: <https://data.jerseycitynj.gov/explore/dataset/tidewater-basin-redevelopment-plan/information/>

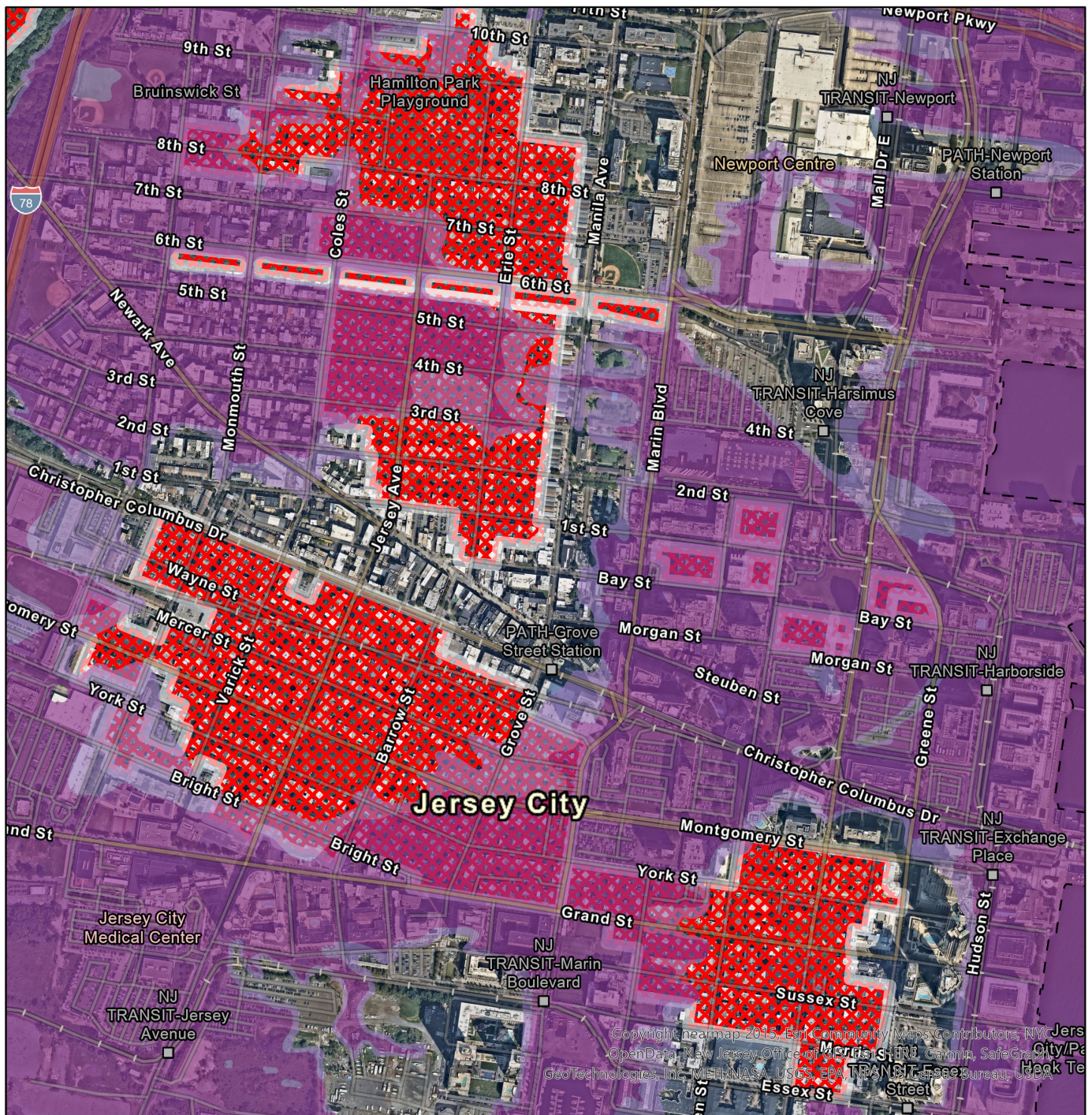







Flood Risks of Existing Historic Districts & Sites



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 -  Special Floodway



0 0.13 0.25 0.5 Miles

Flood Risks of Existing Downtown Historic Districts & Sites



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Hudson County Storm Surge and Hurricane Categories

The Hudson County Storm Surge and Hurricane Categories identifies the areas within the county that are at risk of “Category 1 and 2” storm surge/ hurricane events as well as “Category 3 and 4”. Both the west and east Jersey City waterfronts have been identified as at risk to both Categories where “Category 1 and 2” primarily affects the outer waterfront areas and “Category 3 and 4” affects the inner waterfront areas.

The following existing historic landmarks and districts fall within the identified at risk areas: Hamilton Park Historic District; Harsimus Cove Historic District; Paulus Hook Historic District; Van Vorst Park Historic District; Ellis Island; The Hudson and Manhattan Railroad Powerhouse; Pennsylvania Railroad Harsimus Branch Embankment; Butler Brothers Warehouse; Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery; Great Atlantic and Pacific Tea Company Warehouse (Headquarters); Merchants’ Refrigerating Company Warehouse; and The Former Whitlock Cordage Site.

Extreme weather events such as Hurricane Sandy and the more recent Tropical Storm Ida along with the current data indicate that large portions of Jersey City are susceptible to flooding and sea level rise. New Jersey coastal areas can expect to see a rise in sea level of 0.9 – 2.1 feet over the next 30 years.¹⁰ Ongoing calculation of the sea level will largely be impacted by the level of global greenhouse gas emissions. Based on the NJ Flood Mapper tool developed by Rutgers University, Jersey City’s historic assets are not at considerable risk of flooding due to an increased sea level until the sea level rises by two or more feet. At a two-foot increase in sea level, the inland historic assets are generally not at an increased risk of flooding, though Ellis Island begins to become at risk. If the current sea level were to rise by 3 feet, the low lying, inland Van Vorst Park and Paulus Hook Historic Districts would become at risk of flooding. If the sea levels were to rise by 5 feet, the Van Vorst Park and Paulus Hook Historic Districts and several waterfront historic assets, although inland,

would become hydrologically connected to the Hudson River, allowing for free-flowing flooding. The Harsimus Cove and Hamilton Park Historic Districts would also become susceptible to the risk of flooding.




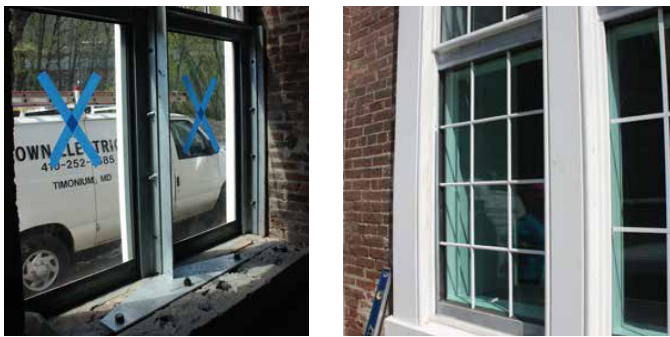
When considering hurricane events, Van Vorst Park, Paulus Hook, Harsimus Cove, and Hamilton Park Historic Districts as well as neighboring waterfront landmarks are at an incremental risk in the event of category 1 – 4 hurricanes. For a category 1 storm, the historical assets are in areas that can expect to see surges between 0 – 6 feet. For a category 4 storm, these same areas can expect to see surges over 9 feet. Similarly, these same areas were impacted by the Hurricane Sandy storm surge. While there have been hazard mitigation efforts made since Hurricane Sandy and other storms, including “new stormwater pumping systems, water retention systems, and green building programs,” this serves as an indication of how vulnerable these areas are to flooding based on the intensity of a future storm.¹¹

Climate change and extreme weather events are threatening historic assets and structures throughout the country. This has prompted those at the federal level to develop strategies for how local governments and owners of historic sites can best preserve these assets in the face of increasingly intense storms that at the time of constructing these buildings did not occur or occurred at a lower intensity and frequency. In 2021, the U.S. Department of the Interior released its Guidelines on Flood Adaptation for Rehabilitating Historic Buildings. This document was produced in response to the need for guidance for historic preservation offices and owners of historic structures that are being impacted by increasing strong and destructive flooding events. The guidelines and recommendations from the Secretary of the Interior’s Standards for Rehabilitation are intended to prepare and adapt historic structures and buildings to withstand and quickly recover from natural hazards while maintaining the historic characters and features of the property. Recommendations featured in the Department of the Interior’s Guidelines are highlighted below.¹²

¹⁰ [Summary of the Rutgers 2019 Science and Technical Advisory Panel \(STAP\)](#)

¹¹ [How has Hudson County invested in resiliency 10 years since Hurricane Sandy?](#)

¹² [U.S. Department of the Interior National Park Service Technical Preservation Services: Guidelines on Flood Adaptation for Rehabilitating Historic Buildings Recommendations and Examples](#)

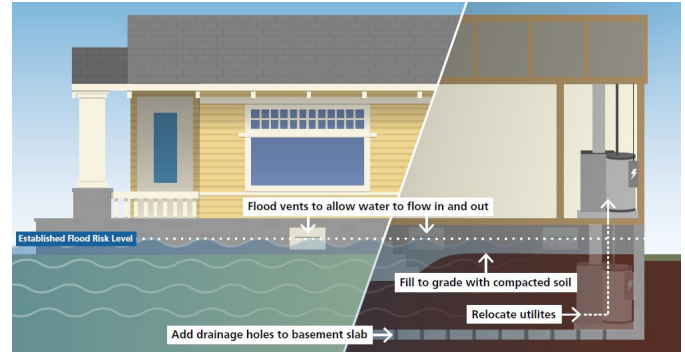
Recommendation	Example
<p>Temporary protective measures: Temporary, non-permanent measures intended to secure property against shallow floods. Measures can include sandbags, temporary floodgates and dams, and flood-wrapping systems.</p>	 <p><i>Permanent stanchions installed in the historic wood door jamb at a historic train station in Ocean City, NJ. The temporary floodgate is inserted when flooding is expected.</i></p>
<p>Site and landscape adaptations: Permanent adjustments made to the site and landscape that protect property from regular floods by controlling the movement of water around, or even through, the building. Measures include stormwater management systems, floodwalls, and levees.</p>	 <p><i>The former Smulekoffs Furniture Store in Cedar Rapids, IA built a permanent floodwall along an existing loading dock.</i></p>
<p>Protecting utilities: Temporary or permanent adjustments that protect utilities and/or mechanical systems from floods. Measures include locating, or relocating, utilities to an elevated area that is above known flood-risk levels and sealing at-risk utilities in watertight enclosures.</p>	 <p><i>Fort Hancock's historic barracks building relocated exterior mechanical equipment on an elevated platform behind the building.</i></p>
<p>Dry floodproofing: Permanent watertight seal added to the exterior foundation, including all openings, and to the interior areas that are below known flood-risk levels.</p>	 <p><i>An industrial mill in Baltimore, MD installed steel reinforcements and aquarium glass in windows that extended below flood risk levels.</i></p>

Wet floodproofing: Permanent alteration to the building that enables water to enter during a flood event through vents or other openings and exit as water recedes.



A building in Davenport, IA had vents installed at its base to allow flood waters to move in, through, and out of the building at a controlled rate.

Fill the basement: Permanent filling of below ground basements only using materials such as compacted gravel, soil, sand, or grout.



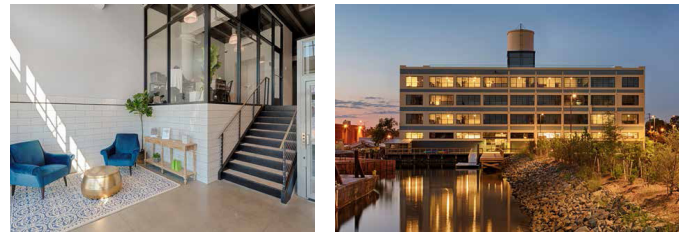
This graphic indicates additional measures that must be taken prior to filling a basement with materials such as compacted soil.

Elevate on a new foundation: Permanent elevation of the building onto a higher foundation so the first floor is above the known flood-risk levels.



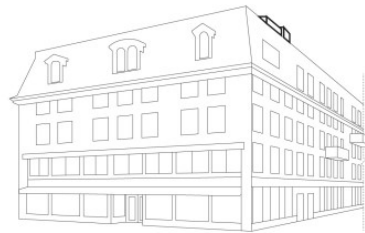
This ranch house was elevated to reduce flood risk after previously sitting close to the known flood risk level.

Elevate the interior structure: Permanent removal and replacement of the building's ground floor with a new floor plate that is above the known flood-risk levels.



The first floor of a former warehouse in Norfolk, VA has been elevated with a ground-floor lift that connects the lobby with a new, finished floor.

Abandoning the lowest floor: Permanent abandonment of the ground floor which requires the movement of all activities to the floor(s) above. The abandoned ground floor is then dry or wet floodproofed.



Abandon lowest floor and use the space for storage and as a lobby.
Wet floodproof the first floor and use flood damage-resistant materials in that space. Infill the basement and elevate mechanical systems to a floor above the BFE or to the roof.

Source: City of Boston, Retrofitting Boston Buildings for Flooding

In a similar response, the New Jersey Historic Preservation Office (HPO) recognizes the risks that climate change poses to the state's historic assets. The New Jersey Comprehensive Statewide Historic Preservation Plan 2023 – 2028 provides context regarding future flooding and hazard risks that New Jersey may expect to face. The plan identifies two overarching goals that are intended to improve disaster planning and resilience as it relates to historic preservation: 1) establish a comprehensive inventory of historic resources in flood prone/hazard vulnerable areas with the inclusion of unique risks for each; and 2) improve interagency coordination with local/state emergency management officials.

The New Jersey Department of Environmental Protection (NJDEP), which includes the Historic Preservation Office under its umbrella, has also been updating its regulations for all developments as they relate to flood risk. When reviewing applications for development, Jersey City must ensure compliance with the NJDEP's Inland Flood Protection Rule, made effective on July 17, 2023, which requires the following:

The elevation of habitable first floors will be two feet higher than currently indicated on NJDEP flood maps and three feet higher than indicated on FEMA maps; and

Applicants for certain permits will use NJDEP's New Jersey-specific precipitation data when calculating peak flow rates of streams and rivers for permits under the Flood Hazard Area Control Act Rules, N.J.A.C. 7:13, as well as when proposed development triggers compliance with DEP's Stormwater Management rules, N.J.A.C. 7:8.¹³

At the local level, cities, particularly those along the eastern seaboard such as Boston and New York, are developing standards to allow historic structures to adapt to the changing climate and the accompanying flood risks. These standards are intended to preserve the integrity of their districts and structures so that they can continue to be enjoyed for future generations. Apart from preserving the integrity of the historic districts and structures, the intent of these standards should also be to align with the requirements of the National Flood Insurance Program (NFIP) and New Jersey's

recently implemented Inland Flood Hazard Rule. Jersey City may want to consider implementing green infrastructure, which can help to improve the resiliency of historic assets and reduce its carbon footprint. Some examples of green infrastructure include green roofs and solar panels. Green roofs feature a garden system that facilitates stormwater management through increased pervious surface space, reduces the temperature of the roof and building (resulting in less energy use), protects the roof from UV rays and other weather-related vulnerabilities, and can be used as an open space feature for a building. Individual buildings can install rooftop solar panels to generate solar power for their use, which can help reduce reliance on energy from the electrical grid while producing carbon-free energy and thus help reduce individual site contributions of greenhouse gas emissions. Solar panels can be discrete roof additions that maintain the regulations of the City's historic design guidelines.

FUTURE HISTORIC PRESERVATION PLAN

The Future Historic Preservation Plan section is intended to provide implementable recommendations that address the issues and trends identified earlier in the Plan Element. The following subsections details these recommendations and provides a rationale on how they can be implemented in conjunction with several recommendations and actions proposed in the earlier sections of this document. The recommendations set forth within this section will provide a policy guide for the City. These recommendations stem from the goals and objectives set forth within this Historic Preservation Plan Element, which in turn align with the goals and objectives of the City's Master Plan.

Conventional Preservation Tools

Historic Preservation Ordinance

A Historic Preservation Ordinance (HPO) is considered to be a conventional preservation tool with legal authority to identify, evaluate, and protect historically significant resources from inappropriate alterations or demolition. To be legally viable, the ordinance must:

¹³ [Governor Murphy Announces Filing of Landmark Inland Flood Protection Rule](#)

- **Clearly state the public purpose that goes beyond aesthetic regulation and include other community goals such as economic development or community revitalization;**The purpose of historic districts in Jersey City is to, “to recognize the special significance of these neighborhoods because of their varied and well-preserved historic character. They reflect Jersey City’s past and its unique geographic location.” Further, the Historic Preservation Commission and its preservation efforts intend to, “maximize the entire City’s knowledge and enjoyment of these historic resources and, as appropriate, promote the assets beyond the boundaries of the City.”
- **Include criteria defined by the Commission, by which a historic landmark or district can be identified, evaluated and protected;**

Jersey City provides definitions of Historic Resource/Cultural Resource, Landmark, and Historic District in the Code of Ordinances to guide the identification of a historic landmark or district.

The City also outlines the standards for protection, stabilization, preservation, rehabilitation, restoration, reconstruction, new construction, relocation (of a landmark or building, object or structure in a historic district), and demolition in Article V, Subsection 345-71 – Historic Design Standards of the Jersey City Zoning Codes. The Historic Preservation Commission application review procedures are identified in Subsection 345-30.

- **Explain what types of changes are subject to review (i.e., demolitions, building or landscape alterations, or new construction in historic districts).**

All work on historic landmarks/sites or any property within a historic district requires review or approval from the Historic Planning Commission (HPC). This includes any construction, alteration, minor alteration, ordinary maintenance and repair, or demolition on a landmark building, sign, building, structure, object, site, or landscape feature within a designated historic district, whether or not a construction permit is required. If a permit is

required, approval must be received from the HPC prior to applying for the building permit. Approvals can be granted by HPC Staff, or by the HPC for larger projects. The HPC and HPC Staff review each application to ensure that the project aligns with the architectural and aesthetic values and significance of the respective historic district (including architectural style, materials, colors, textures, scale and design, and the surrounding buildings).

Certified Local Government (CLG) Program

Jersey City can become eligible for a variety of historic preservation grants at the state and federal level by becoming a Certified Local Government (CLG). Specific details regarding the historic preservation grants can be found in the **Historic Resources Funding Sources** section of the Plan.

To apply for CLG certification, the Jersey City Mayor must submit a request for certification to the State Historic Preservation Officer (SHPO) with the following items:

- Confirmation from the Mayor that Jersey City meets the certification standards outlined below.
 - The local government shall enforce appropriate State and local legislation for the designation and protection of historic properties and shall comply with Section 106 of the National Historic Preservation Act, as amended.
 - The local government shall establish by State or local law an adequate and qualified historic preservation review commission (Commission) composed of professional and lay members.
 - The local government shall maintain a system for the survey and inventory of historic properties.
 - The local government shall provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register.
 - The local government shall satisfactorily perform the responsibilities listed in the above points, according to the Standards specified in Appendix D of the New Jersey HPO certified local government guidelines.

- The completed New Jersey CLG Application and requested materials.
- The list and map(s) of existing historic districts and landmarks.

Jersey City meets the requirements indicated above and should therefore apply for CLG certification to become eligible for additional historic preservation funds. Refer to “Recommendations” for consideration of additional staff to support the City’s growing workload as it continues to increase due to potential new designated districts and landmarks that result from the implementation of this Plan Element.¹⁴ CLG grants will also provide funding for planning and policy projects such as updated Design Guidelines, intensive-level architectural surveys and thematic historic context statements, National Register nominations, and disaster and/or resiliency plans.

Historic Preservation and Tax Incentives

The varied architectural styles and materials used to construct Jersey City’s historic buildings – which have remained throughout periods of great change and growth in the City – have created a distinct character within neighborhoods that should continue to be preserved. Eligibility for incentives varies for municipalities, non-profits, and private property owners; tools that are not available to a municipality are discussed here to increase public awareness of such incentives. Incentivizing private preservation is key to maintain this community character. One way to do so is through tax benefits, such as the federal income tax deduction a property owner is eligible to receive if certain criteria are met through the enactment of a historic preservation easement. A preservation easement is a voluntary legal agreement by which a property owner places restrictions on changes to, or the development of, a property and transfers the right to enforce those restrictions to a qualified organization, either a tax-exempt, charitable organization or public agency. Once recorded, preservation easements run with the land in perpetuity as they become part of a property’s chain of title. Preservation easements are beneficial in that they allow a private property owner to retain ownership while ensuring that the property’s integrity and historic character will be preserved. Easements are a flexible preservation tool because they can be individually tailored based

on the needs of the individual resource, the goals of the protecting organization, and the property owner.

Façade easements are a type of preservation easement that only protect the exterior elevations of a historic building; in many cases the protected elevations are only those visible from the public right of way. Façade easements can be placed on properties, such as row houses, which are located in more densely built urban environments. As Jersey City’s historic districts feature architecturally significant row houses, among other buildings with distinct architectural styles, a façade easement program would help ensure that the historic character of the neighborhood remains for future generations. Like conservation easements, facade easements act as a tax incentive by placing restrictions on future work, lowering the assessed value of the building and reducing tax payments. A municipality cannot implement this preservation tool on their own; with both preservation and conservation easements, a municipality must rely on an outside partner to accept the easements.

Another available tool for the preservation of commercial historic properties is the Federal Rehabilitation Tax Incentives program. This tool is a 20% federal income tax credit available for the rehabilitation of historic, income-producing buildings, determined to be “certified historic structures” by the Secretary of the Interior through the National Park Service. Properties must be listed in or eligible for listing in the National Register to apply; the requirement promotes the identification and nomination of potentially significant historic resources. This tax incentive can work in concert with a historic easement or be pursued for an independent rehabilitation project.

Adaptive Reuse

Adaptive reuse has become an attractive alternative to new construction for cities, particularly those such as Jersey City, that are built out and have many older and historic buildings in economically vibrant areas. This development approach aims to revitalize areas and buildings within cities that may be underutilized and promote sustainability through the reduction of construction waste. Adaptive reuse continues to yield creative projects that often serve as tourist destinations, such as the Chelsea Market in New York City. Adaptive reuse projects

14 [Jersey City Master Plan Land Use Element](#)

can work to tackle several current issues in Jersey City including increasing housing availability and affordability and modernizing vacant or underutilized properties. The adaptive reuse of the former Whitlock Cordage site in Jersey City is successful example of one such property. This project involved rehabilitating a locally designated industrial property into residences and leveraging financial incentives in the form of Federal Rehabilitation Tax Credits and Low-Income Housing Tax Credits.



Vacant and underused houses of worship have increasingly been rehabilitated in adaptive reuse projects. These projects are mutually beneficial to both the religious institutions and the municipality, by providing new revenue and contributing to property taxes, respectively. Jersey City is already home to adaptive reuse projects including St. Boniface Church, which has been converted into condos, as well as St. Lucy's Church, which is being adapted to feature a new addition for housing. Based on the goals of the City's Master Plan and this Historic Preservation Master Plan Element, it is recommended that the City consider developing standards for adaptive reuse of historic structures such as places of worship and schools and for adaptive reuse to be considered as positive criteria for variance requests. These standards would apply to age-eligible properties and not solely to

locally designated properties, for which standards and design guidelines are already in place. These strategies will help prevent these historic structures from falling into disrepair, while reducing the environmental impact of development.

Local Designation

While Jersey City currently identifies and evaluates historic resources for municipal landmarking based on the National Register Criteria for Evaluation, it is recommended that the City codify criteria for local designation. Updates to the City's Historic Preservation Ordinance and the codification of a landmarking procedure is an opportunity to expand the criteria for evaluating significance, to be more inclusive and more tailored to Jersey City's diverse history in tangible and intangible resources. In recent years, preservationists have acknowledged that the criteria for listing in the National Register, established by the National Park Service (NPS), and the preservation field's penchant towards physical sites and a close scrutiny of integrity has led to a lack of designated sites significant to telling the stories of underrepresented communities. This lack of representation has also trickled down to the state level, as eligibility criteria for listing in state registers of historic places typically mirrors those of the NPS.

Municipalities, through establishing criteria for designation at the local level, have the opportunity to expand criteria for eligibility to ensure that sites of significance that may be lacking in integrity can be designated at a local level. The City has recently taken steps to do this as the City Council voted to grant landmark designation to the home of Venus Xtravaganza, which represents an effort by the City to preserve its LGBTQ+ history. Expanded definitions of significance and integrity for physical sites representing intangible, social, cultural, and other underrepresented histories enable the City to protect these sites with the convention preservation tool of local designation.

Zoning Changes

Changes to H District Requirements

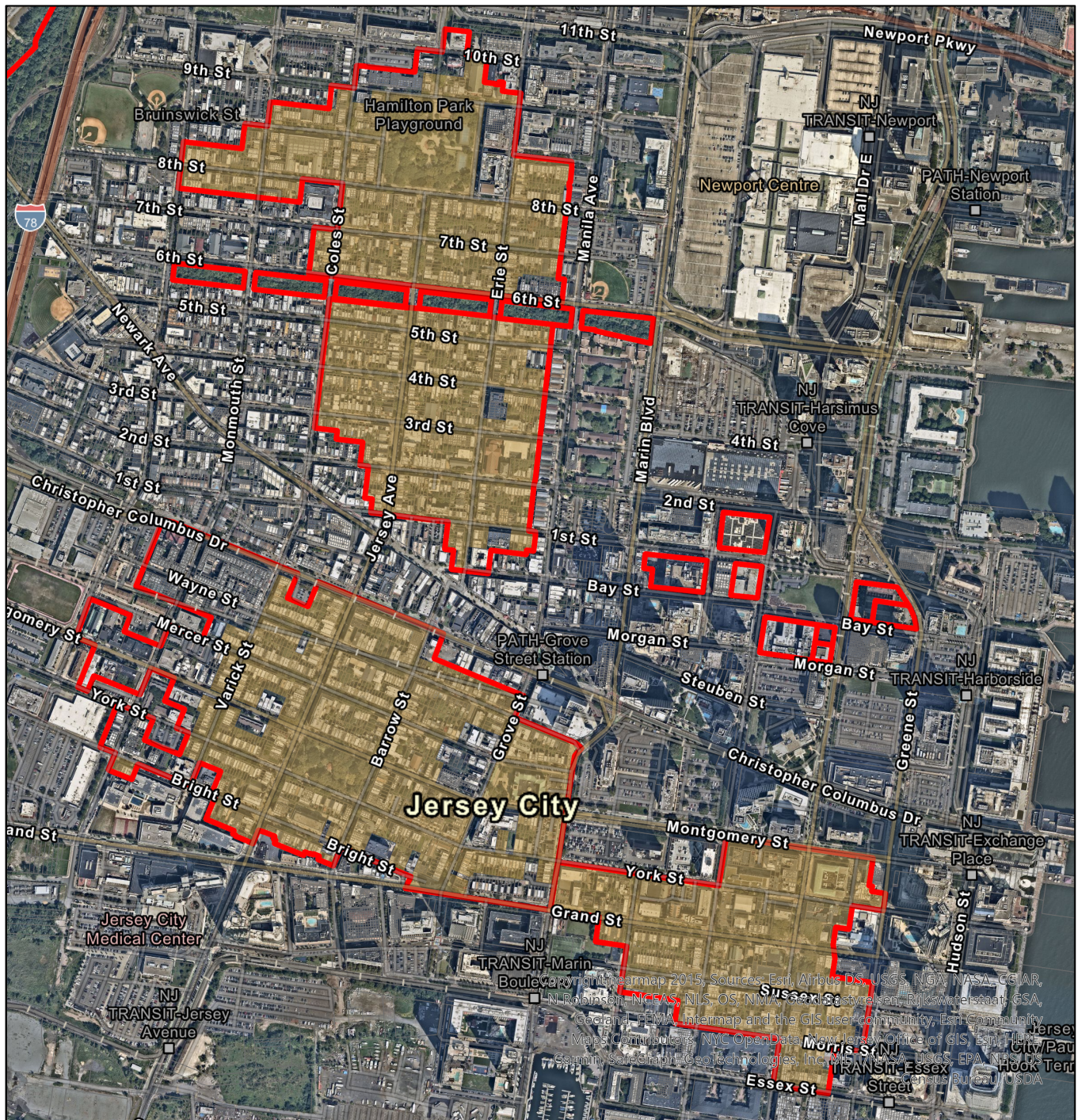
The predominant use in the downtown historic districts is townhouse residential. The Jersey City zoning code defines townhouse as:

A residential building in which each building has its own front and rear access to the outside and is separated from adjacent building only by fire-resistant building walls. A townhouse building may contain one to four units in accordance with the density standard of the particular zoning district in which such property is located.

The H District's maximum density and minimum lot size requirements generally restrict a townhouse building to no more than three units even though the definition suggests that the townhouse use can contain a fourth unit. Given the downtown's historic development pattern as an area where waves of new immigrants of the City lived, these buildings were historically divided into multiple units. As noted in the Development Trends section, as downtown Jersey City has gained in popularity and affluence, many of these buildings with multiple units have been converted into one large single-family unit. In newer buildings that align with the historic character of the H district, these units tend to be larger units given the restriction on the total number of units based on the density requirement. This can lead to a loss in affordability in this area of the city. Jersey City may want to consider increasing the maximum permitted density in this zone district. Allowing for greater density could result in building floor area to be spread among additional units, adding smaller units in the H district. These additional smaller units could be created in the area without having an impact on surrounding buildings as the bulk standards would remain the same. There may be other changes to the H District that the City may wish to consider in order to encourage the preservation of smaller, more affordable units in the downtown districts such as permitting multifamily buildings while maintaining the existing bulk standards in the district.

Split Zoning

Split zoning in the historic districts of Jersey City was an issue identified in the 2022 Land Use Plan Element. This issue can occur when lots are subdivided or consolidated after zone, overlay, or redevelopment boundaries have been adopted. Based on the goals of the City's Land Use Element and this Historic Preservation Element, it is recommended that the boundaries of the H zone districts are reevaluated to more closely align with the boundaries of the locally designated districts. The City may also wish to align the boundaries with the city blocks to help encourage and preserve the "doughnut" pattern that encourages rear yard courtyards. This could also be accomplished through transition overlay zones as discussed later in this element. It is recommended to review these boundaries as this could help to maintain and enhance the integrity of the downtown historic districts. Outside of the downtown historic districts, the issue of split zoning of individual properties is the main rationale for reviewing zoning boundaries. The West Bergen-East Lincoln Park district is particularly faced with this issue as the underlying zone district boundaries split individual properties, making rehabilitation of historic properties and properties within the historic district difficult. It is recommended that the City review the underlying zone district boundaries in the West Bergen-East Lincoln Park district to reduce the number of split zoned properties.



- Historic Districts and Landmarks
- H Zone District
- Parcels



0 0.13 0.25 0.5 Miles

Historic Districts and H Zone District Boundaries



architects
+
engineers

119 Cherry Hill Rd #110
Parsippany, 07054
631-756-8000
www.h2m.com

Design Standards and Guidelines

Strong and effective design guidelines are one of the most significant tools a historic preservation commission (HPC) needs to fulfil its mission of preserving and protecting the historic properties and districts within the municipality. Importantly, design guidelines provide a framework for the HPC to review and evaluate applications proposing changes to historic properties which helps to ensure that decisions rendered on sites within their jurisdictional review are fair and consistent. Guidelines also help property owners to design and plan appropriate projects from the beginning. Jersey City has design standards and guidelines for its historic districts and properties based on the Secretary of the Interior's Standards for Rehabilitation. These guidelines are codified as part of the current Historic Preservation Ordinance. The West Bergen-East Lincoln Park Historic District has its own set of design guidelines. Design standards and guidelines are used to protect historic districts, with the intention to preserve the existing historic character and prevent any exterior activities that would destroy or be inconsistent with that district's style. Importantly, design standards are not based solely on aesthetic, but recommend technical practices that protect the performance of historic building materials and construction methods. During the Historic Preservation Plan public outreach process, there was considerable recognition that the guidelines should provide greater flexibility with regards to the use of modern materials. In recent years, there have been advances in building materials that allow for rehabilitation of historic homes and structures that are more resilient yet maintain the historic aesthetic characteristic that the Historic Preservation Ordinance strives for. It is recommended that these changes are made to accommodate such materials. This change will help avoid cost prohibitive rehabilitation as strict adherence to historic standards may place excessive burden upon homeowners. It is ideal to avoid a situation where an owner must choose between expensive conversion costs or disinvestment, since disinvestment usually triumphs. The National Park Service recommends that design guidelines are periodically updated to be responsive to local needs and current preservation best practices and technologies. As mentioned above, GLG grants are available for design guidelines updates.

Increase Awareness of Historic Districts and Site History

Another recommendation, which aligns with the feedback received during the community workshop sessions, is to increase awareness of Jersey City's historic districts and the history of individually designated sites. New street signs can be installed at intersections within the historic districts, which with its own sign color and text font would be distinct from the typical street signage located throughout the rest of the City. The new signage can also be designed so that it includes the name of the historic district. The City should also consider the creation and installation of historic markers and signage on or near individually listed sites to help increase public awareness of Jersey City's historic sites and overall history.

The Historic Preservation Commission should focus efforts on educating property owners of the benefits of preservation, including retention of cohesive neighborhood character. The HPC should consider encouraging Jersey City Public Schools to include local history and preservation in the curricula. The HPC can take measures to support the Jersey City Public Library (JCFPL) in promoting local history by providing JCFPL with informational pamphlets about the HPC and preservation practices, for example, to put at reference desks for patrons to take. The HPC could also create displays featuring local preservation projects or significant historic sites. A partnership between the HPC and the JCFPL can include preservation-related events, such as the creation of a preservation scavenger hunt or hosting a lecture/speaker series open to members of the public. The HPC can also take an active role in educating community members about the history of Jersey City through programing such as walking and mobile tours based on historic themes or within historic districts/corridors. GIS Story Maps are another effective tool in educating the public through text and visuals like photographs and maps.

It is also important that staff and board members of the Jersey City HPC, as well as members of the Planning Board, Board of Adjustment, and staff within the Zoning, Construction Code, and Planning Divisions have opportunities or requirements for on-going training in historic preservation. Training should include historic preservation practices, the local preservation ordinance, and the historic

preservation design standards that the HPC uses to review proposed projects. Educating City staff and their respective boards will help to ensure that the decisions of each body or City Division will respect preservation standards of design and respect the City's historic resources.

Additional Preservation Tools

Additional preservation tools may be appropriate in protecting historic resources and older, character-rich buildings that may not be included on a national or state register, and therefore not included in an identified historic district. *Adaptive reuse, Historic District Transition Area Overlays, and Demolition Deterrents*, are some examples.

Adaptive Reuse

To preserve structures that have historic or architectural value but may not be formally recognized as historic from possible disinvestment or teardowns, one preservation tool is to consider allowing for adaptive reuse. Adaptive reuse is described in greater detail in the Conventional Preservation Tools section of this document for identified historic assets or buildings located within historic districts. Adaptive reuse in these scenarios may be done on more of a case-by-case basis rather than having a set standard.

Historic District Transition Area Overlay

Neighborhoods that are worth preserving but may not meet historic district standards may benefit from the designation as a Historic District Transition Area Overlay. The transition areas would be located in areas immediately adjacent to certain historic districts within the City. These transition area overlays are intended to be less restrictive than historic districts and focus more on preserving the overall community character. They do not address traditional design-review items in historic districts such as windows, doors, trim and building materials. They can provide for the review of demolitions or other major changes such as large additions. The intent of transition areas is to provide compatibility of the surrounding area with the identified historic districts. The City already has some form of similar mechanism that exists in its redevelopment plans for several areas that are adjacent to its historic district. It is recommended that a historic district transition area overlay could be adopted in areas

that are not designated as redevelopment areas. Areas that could be potential candidates for these transition areas are the areas adjacent to the West Bergen-East Lincoln Park Historic District and the pending Sherman Place Historic District. It is recommended that this overlay covers about one to two blocks from the historic district boundaries and serves as a buffer between the areas that are in the historic district to those immediately outside the historic district. This transition will aid in eliminating design of new buildings that is in conflict with the established character of the historic districts and will be complementary to it. It is recommended that the City adopts design standards for the historic district transition overlay areas.

Demolition Deterrents

Implementation of a demolition ordinance is one way to encourage rehabilitation of older buildings. The City of Jersey City adopted Ordinance 18-036 in 2018 which amended and supplemented the City's previous demolition ordinance. This ordinance required that all applications for demolition be reviewed by the Historic Preservation Officer prior to the issuance of the demolition permit. This was done as a way to ensure the protection of the City's cultural and historic resources from demolition. However, one aspect that is not addressed by the ordinance is demolition by neglect, wherein property owners allow their properties to fall into disrepair which may eventually lead these structures to be demolished. This action was brought up during the public outreach efforts where there was significant concern that certain historic properties are being allowed to fall into disrepair in the hopes that they can be torn down and redeveloped. This action has been something that cities across the country have attempted to prevent through ordinance. Cities such as New Orleans, Raleigh, and Portland, Maine have created either demolition by neglect ordinances or amended sections of their historic preservation ordinances to codify the responsibilities of owners of historic properties and establish penalties for non-compliance in order to ensure the integrity and character of their historic resources. The City may consider amending the demolition ordinance to include this type of deterrent to deter demolition by neglect.

Historic Resources Funding Sources

Historic designation or an official determination of eligibility for designation enables government agencies, nonprofit organizations, and other qualifying groups to apply for county, state, and federal grant programs which can help fund a variety of preservation-related objectives. The following funding opportunities generally consist of tax incentives, low-interest loans, and grants, including funds for open space projects. The incentives detailed below are separated by the level of government from which they are offered: federal, state, county, and local. Each section includes brief descriptions of each incentive followed by a comprehensive table summarizing the funding source, the type of incentives offered, eligible activities, and the applicants and properties eligible to apply. It should be noted that eligibility for most of the existing funding described in this section is limited to government organizations, non-profit entities, and income-producing properties. The funding sources listed herein are included for both the benefit of the City and for organizations seeking additional sources of capital for planned projects and community outreach efforts relating to the preservation and rehabilitation of historic sites.

Federal Resources

Federal Historic Preservation Tax Incentives Program

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the re-use and rehabilitation of historic buildings. This federal tax credit can be utilized for large-scale adaptive reuse projects which help to preserve significant historic structures and result in an increased investment in the locality.

Community Development Block Grant Funds for Historic Preservation and Heritage Tourism

Localities are able to utilize Community Development Block Grants (CDBG) to promote historic preservation and heritage tourism in their communities. The CDBG program was created under the Housing and Community Development Act of 1974 to provide resources and flexibility to local governments for determining development in their communities.

The following table provides a summary of federal historic resource financial incentives, including activities funded and entities eligible to apply:

Federal Level Historic Resource Financial Incentives

Funding Source	Type of Funding Offered	Examples of Activities Funded	Eligibility
<p>Federal Historic Preservation Tax Incentives Program</p> <p>* The program is administered by the NPS</p>	CLG Grant	<ul style="list-style-type: none"> • Architecture and Archaeological Surveys • National Register Nominations • Local preservation planning activities • Educational outreach materials 	<p><u>Applicants:</u> Municipalities</p> <p>*Note: Municipality must have CLG Status</p>
<p>Department of Housing and Urban Development</p> <p>*Federal funds are allocated to states who in turn allocate the funds to local governments.</p>	Community Development Block Grant	<ul style="list-style-type: none"> • Historic preservation studies and resource surveys • Delineation of historic districts, including reuse plans and the preparation of ordinances and codes to assure preservation of the historic district • Designing improvements to the façade of structures, including historic buildings • Making improvements necessary to restore a property's architectural/historic character <p>*All CDBG assisted historic preservation and heritage tourism activities must meet a national objective such as benefit low and moderate-income persons, prevent or eliminate slums or blight, or be designed to meet a community development need.</p>	<p><u>Applicants:</u></p> <ul style="list-style-type: none"> • Principal cities of Metropolitan Statistical Areas (MSAs) • Other metropolitan cities with populations of at least 50,000 • Qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities)

State Resources

Historic Preservation Fund (HPF) Certified Local Government (CLG) Program

The Certified Local Government Program (CLG) allows designated municipalities to participate more directly in state and federal historic programs, including the eligibility to apply for Historic Preservation Fund (HPF) grants available annually from the National Park Service. In order to participate in these grant programs, the City of Jersey City must first pursue CLG designation.

Historic Property Reinvestment Program

The New Jersey Economic Development Authority Historic Property Reinvestment Program is a \$50 million competitive tax credit program established to leverage the federal historic tax credit program to support rehabilitation projects of identified historic properties.

The benefits of preservation incentives heavily skew toward income-producing properties and historic properties owned by not-for-profit organizations or municipalities. New Jersey's Historic Property Reinvestment Program has the potential to aid smaller-scale rehabilitation projects, especially in residential areas. The requirement for a percentage of units to be reserved for low- and moderate-income households helps to ensure more inclusive access to living in the historic district.

The State of New Jersey Historic Trust

The Historic Trust was created by state legislation in 1967, and since 2002, the agency has been affiliated with the Department of Community Affairs. It is a 501(c)(3) non-profit organization. Since 1990, the New Jersey Historic Trust has awarded more than \$190 million in matching grants to historic preservation construction and planning projects. The Historic Trust has a revolving loan fund program in addition to these matching grants.

New Jersey Historic Trust Historic Preservation Revolving Loan Fund

The New Jersey Historic Trust's Historic Preservation Revolving Loan Fund provides financing for the preservation, rehabilitation, restoration, improvement, and acquisition of historic

properties. A revolving fund is established with a pool of capital created with the intent of allocating the funds to qualifying projects in the form of below-market loans with a loan repayment period that is usually from five to ten years.

This type of incentive can also be established and offered at a local level to help historic property owners. While federal- and state-level preservation incentives often have eligibility criteria which severely limits the pool of eligible applicants, creating the same at the local level allows for greater flexibility in setting the eligibility criteria, which in turn results in providing a benefit to more historic property owners.

Preserve New Jersey Historic Preservation Fund

Established by legislation in 2016, this program provides a stable source of funding for historic preservation projects through matching grants from the state's corporate business tax. The Preserve New Jersey Fund provides four types of historic preservation grants: Historic Sites Management grants; Heritage Tourism planning grants; Municipal, County, and Regional Planning grants; and Capital Preservation grants. Eligibility for these grants is limited to governmental agencies and nonprofit organizations.

Cultural Trust Capital Preservation Grant Program

The New Jersey Cultural Trust provides grants to support capital projects, endowments, and institutional and financial stabilization of arts, history, and humanities organizations in New Jersey. Although Jersey City's Historic Preservation Commission would be ineligible to receive these grants, non-profit organizations focused on history and historic preservation, such as the Jersey City Landmarks Conservancy, may be eligible.

The following table provides a summary of state historic resource financial incentives, including activities funded and entities eligible to apply:

State Level Historic Resource Financial Incentives

Funding Source	Type of Funding Offered	Examples of Activities Funded	Eligibility
<p>National Park Service Historic Preservation Fund – Certified Local Government Grants</p> <p>*Federal funds are allocated to states. The program is administered by the New Jersey Historic Preservation Office</p>	CLG Grant	<ul style="list-style-type: none"> Architecture and Archaeological Surveys National Register Nominations Local preservation planning activities Educational outreach materials 	<p><u>Applicants:</u> Municipalities</p> <p>*Note: Municipality must have CLG Status</p>
New Jersey Economic Development Authority – Historic Property Reinvestment Program	Historic Tax Credit	<ul style="list-style-type: none"> Transformative rehabilitation projects of historic properties 	<p><u>Applicants:</u> Private property owners</p> <p><u>Properties:</u> Must be income-producing; must be listed in or eligible for listing in the National Register or State Register of Historic Places individually or a contributing property within a historic district; For a residential project, in addition to meeting other criteria, the building must serve a residential rental purpose and contain at least four dwelling units.</p> <p>*Income-producing properties designated at the municipal level are eligible for this state tax credit, however the project would not be eligible for pairing with the federal historic tax credit program</p>
New Jersey Historic Trust	<ul style="list-style-type: none"> Revolving Loan Fund Minimum loan amount is \$25,000 Interest rate is 4% Term of repayment is up to 4 years <p>*Funded through a state bond program</p>	<ul style="list-style-type: none"> Financing for preservation, rehabilitation, restoration, improvement, and acquisition of historic properties 	<p><u>Applicants:</u> Agencies or entities of county or municipal government; Nonprofit organizations</p> <p><u>Properties:</u> Listed in National and/or State Registers either individually or as a contributing property within a historic district; Certified eligible for listing by the SHPO</p>
New Jersey Historic Trust - Preserve New Jersey Historic Preservation Fund	<p>4 Types of Matching Grants:</p> <ul style="list-style-type: none"> Historic Site Management Grants Heritage Tourism Planning Grants Municipal, County, and Regional Planning Grants Capital Preservation Grants 	<ul style="list-style-type: none"> Site Management Grants: Materials analysis; planning and construction documents; conducting research; historic structure reports Heritage Tourism Planning: Visitor-readiness assessments; marketing plans and studies; design and fabrication of interpretive signage or literature Planning: Preparation of design guidelines; preparation and revision of local historic preservation ordinances Capital Grants: Capital expenditures and construction costs 	<p><u>Applicants:</u> Entities of county, municipal, or state government; Nonprofit organizations</p> <p><u>Properties:</u> Listed in National and/or State Registers either individually or as a contributing property within a historic district; Certified eligible for listing by the SHPO</p>
<p>New Jersey Cultural Trust Capital Historic Preservation Grants Program</p> <p>*Jointly administered by New Jersey Cultural Trust & New Jersey Historic Trust</p>	Capital Grants	<ul style="list-style-type: none"> Stabilization, repair, restoration, adaptive reuse, and improvements to historic properties, including adapting for increased accessibility 	<p><u>Applicants:</u> New Jersey-based, nonprofit organization determined "qualified" by the Cultural Trust that fulfill a primary arts, history, or humanities mission through active programs and services</p> <p><u>Properties:</u> Listed in the National and/or State Registers or as a contributing property within a historic district</p>

County Resources

Hudson County Open Space, Recreation, and Historic Preservation Trust Fund

This Trust Fund through Hudson County provides grant funding at the regional level (up to \$1,000,000) and local level (up to \$500,000) for acquisition and historic preservation planning activities. These projects must result in the completion of site or construction plans related to the proposed historic preservation activities.

Hudson County History Partnership Program (HCHPP) Grants

This program provides one-to-one match grants for Program Support (up to \$7,000) and General Operating Support (up to \$10,000).

The following table provides a summary of County historic resource financial incentives, including activities funded and eligible properties:

County Level Historic Resource Financial Incentives			
Funding Source	Type of Funding Offered	Examples of Activities Funded	Eligibility
Hudson County Open Space, Recreation, and Historic Preservation Trust Fund	Grants	<ul style="list-style-type: none"> • Preservation of historic properties, including capital projects and historic rehabilitation plans 	<p><u>Applicants:</u> Hudson County; all Hudson County government agencies and its affiliates; any municipality within Hudson County; and local entities, non-profit organizations, and qualified charitable conservancies located in Hudson County</p> <p>*Local entities are required to partner with the local municipality, where the project is located, or Hudson County</p>
Hudson County History Partnership Program *Funding made available through Hudson County and the New Jersey Department of State – New Jersey Historical Commission	Matching Grants	<ul style="list-style-type: none"> • Presentation and interpretation of county and local history • Public programs, including lectures, exhibitions, workshops, and conferences • Research in connection with preservation projects • Surveys of historic resources on Hudson County or its municipalities 	<p><u>Applicants:</u> Non-profit organizations located in and serving the residents of Hudson County through programming and collections relating to the history of the County and/or its municipalities; units of government in Hudson County including schools, libraries, colleges, and universities; Hudson County-based business organizations</p>

Local Financial Incentives to Consider Implementing

Façade Renovation/Rehabilitation Grants

Façade renovation/rehabilitation grants are often established to enhance the physical appearance of an area by partnering with building/property owners and tenants. These grants are typically used in commercial downtown districts to restore storefronts and install signage; however cities can adapt them how they deem fit. Though existing examples of these grants may not have been established with historic preservation goals in mind, historic property owners can benefit when applicable properties are located within existing historic districts or are individually landmarked properties. Preserving the physical historic fabric of neighborhoods and downtown districts can help enhance a connection to the past while also encouraging rehabilitation projects. While traditional historic materials are often passed over for cheaper, alternative materials permitted by Historic Preservation Commissions, providing funding for rehabilitation projects can incentivize property owners to use appropriate materials and encourage continued maintenance on their buildings.

Façade renovation/rehabilitation grants are typically offered by a municipality in partnership with another organization or entity. In cities that have established Urban Enterprise Zones (UEZ), façade rehabilitation grant programs, along with other programs designed to stimulate the economy, are common. Many UEZs within New Jersey have offered or currently offer façade renovation grants, including Asbury Park, Camden, and Newark, among others. While UEZ boundaries are often established based on a variety of economic factors, areas of the UEZ may overlap with historic districts whose historic properties can also benefit from this program.

Façade improvement programs can also be funded through grants from government agencies. In the City of Utica, New York, a façade improvement loan program was put in place by the City's Department of Urban and Economic Development. This program uses Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding to leverage other private and public funding. The loan program is a "forgivable"

loan program that provides up to \$22,500 for façade improvements on buildings within a "target area," but is not specifically for historic properties.

Though façade rehabilitation grants for residential buildings are not as common or abundant as those applicable to business districts, there are municipalities that have established these grants through partnerships with outside organizations and other government agencies. Clinton, New Jersey has created a historic façade improvement grant program through a public-private partnership between the Clinton HPC and the Red Mill Museum Village, which encompasses both commercial and residential properties. The grant approval board is made up of members of both the Clinton HPC and the Red Mill Museum Village Board. Bethlehem, Pennsylvania offers a specific residential historic façade grant program which is funded by the Pennsylvania Housing Finance Agency through Northampton County's Department of Community and Economic Development.

Tax Abatements

A tax abatement is an incentive that government entities utilize to reduce or eliminate property taxes. The establishment of tax abatement program for exterior rehabilitation projects is a useful tool for a municipality because it provides a strong incentive for historic property owners to repair, rehabilitate, and regularly perform maintenance on their buildings. As demolition by neglect, where property owners fail to maintain their buildings with the express intent of allowing them to fall into disrepair so they can be demolished, is a major concern for Jersey City's residents, building owners should be encouraged and rewarded for continued upkeep of their property.

Although there are only a handful of different types of state property tax incentives for preservation, the provisions of each state's enabling legislation vary considerably. In Volume I of their publication, *Best Practices for Effecting the Rehabilitation of Affordable Housing*, the Department of Housing and Urban Development provides a Resource Guide for topics covered in Volume I, including a breakdown of each state's historic preservation property tax incentives. The guide notes where these incentives can be applied (statewide or locally), the property types they apply to (commercial, residential, or

both) and the type of incentive, such as a tax exemption, rehabilitation assessment or abatement, or tax reduction, among others. New Jersey's tax incentive for rehabilitation is statewide. The enabling legislation is the Five-Year Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) which "enables municipalities to allow areas in need of rehabilitation to obtain short-term exemptions and abatements of local property taxes to encourage the redevelopment and maintenance of properties within the area in need of rehabilitation." The New Jersey Redevelopment and Housing Law (N.J.S.A. 40A:12A-14) defines the conditions for determining areas in need of rehabilitation. Of these, condition number 2 is the easiest to apply to historic properties and districts; to meet this condition "more than half of the housing stock in the delineated area is at least 50 years old. The Five-Year Exemption and Abatement Law only requires a dwelling to be over 20 years old to be eligible for the incentive. While this law does not specifically target historic properties, the 20-year age threshold encompasses any properties that are considered eligible based on the Secretary of the Interior's 50-year threshold.

Under the Five-Year Exemption and Abatement Law, a municipality can provide a tax abatement or exemption up to \$25,000 (this amount is the maximum, but the value depends on what each municipal ordinance specifies) for new construction of dwellings, improvement of an existing dwelling, and conversion into a residential use after adopting an authorizing ordinance. Property owners do not have to pay taxes on the value of that improvement, unless above the specified threshold, for five years.

New Jersey municipalities can use the state's short-term exemption and abatement law in a way that benefits residential historic property owners through the purposeful designation of areas in need of rehabilitation that overlap with existing historic districts, where possible. Municipalities, including Atlantic City, Belleville, Dover, West Milford, Bayonne, Gloucester City, and Pleasantville, were able to designate the entire municipality as an area in need of rehabilitation. For larger cities and municipalities with a greater amount of recently-constructed housing stock, such a large-scale designation may not be possible. However, smaller areas in need of rehabilitation can overlap with historic district boundaries, such as those determined in the City of Paterson's Great Falls Redevelopment Plan, which partially overlap with the Great Falls Historic District, and in Freehold's Center

Core Redevelopment Plan, where the area in need of rehabilitation is within the Freehold Center Historic District. Washington Township, New Jersey, passed an ordinance specifically designating all property within the township's three historic districts as an area in need of rehabilitation in 2021.

Jersey City can also look to larger cities across the country to evaluate what types of incentives the City itself can offer to historic property owners separate to that offered through state enabling legislation. Fort Collins, Colorado has two innovative city-run programs that provide benefits to owners of historic properties. The city offers Landmark Rehabilitation Zero Percent Interest Loans to applicants proposing exterior work which are locally designated individually or are a contributing building within a local historic district. This is a matching loan (1:1) program for up to \$7,500 each year. The loans do not have to be repaid until the property is sold—the loan repayment funds go back into the landmark rehabilitation loan program to ensure that the program continues to receive funding. The City also offers funding for technical assistance through their Rehab Right Design Assistance Program. This program provides support to historic property owners by offering small grants for design and planning costs for historic building projects affecting the exterior of the building. Funding in the amount of up to \$2,000 can go towards multiple aspects of the project, such as a mortar analysis and professional evaluation of existing wood windows in need of rehabilitation. Funds for this program are provided in the City budget annually.

The incentives described above do not constitute an all-encompassing list of existing opportunities; rather, they are meant to explain the different types of available funding within the context of Jersey City's existing historic resources. Many grants have very specific eligibility criteria and offer funds for a myriad of preservation activities that the City's historic resources can benefit from depending on the goal of a project. As evidenced above, there are few, if any, federal, state, and local funding opportunities available for private homeowners where the property is not income-producing. Because of the number of privately-owned residential buildings in Jersey City's historic districts, it is important that the City make an effort to incentivize rehabilitation for private homeowners. Not only will it encourage property owners to maintain their properties using traditional materials, but it will also provide economic benefits to the surrounding neighborhood.

HISTORIC PRESERVATION PLAN RECOMMENDATIONS

Directions

“Check off” a completed Strategy and mark the year of completion as a way to measure progress. **Short:** complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Recommendation		Implementing Party	Plan Element Goal	Completion Timeframe	Completed	Year Completed
1	Seek Certified Local Government (CLG) designation through the State Historic Preservation Office.	HPC, City Council	Goal #2	Short		
2	Establish program to provide incentives such as rehabilitation tax abatements through the designation of “areas in need of rehabilitation” and a low-interest/no interest loan program to promote the preservation and rehabilitation of existing buildings.	City Council	Goals # 1, 2, 4, & 6	Establish program: Medium Implement program: Ongoing		
3	Improve signage for historic districts to create a distinct feel for the neighborhoods.	DPW, Cultural Affairs, Department of Infrastructure	Goal #3	Medium		
4	Increase Historic Preservation staff to address increase demand for existing historic districts and enforcement of approved work.	City Council	Goal #2	Short		
5	Hire additional staff due to potential increase in new historic designations.	City Council	Goal #2	Medium		
6	Explore the potential to utilize historic preservation easements.	City Council	Goal #2	Ongoing		
7	Conduct research into Jersey City's African American history to explore the possibility of developing an African American History Trail and/or to create a series of markers that indicate the history of the Underground Railroad in Jersey City.	Planning Division, HPC, Department of Infrastructure	Goal #3	Long		
8	Conduct research to highlight the impact of immigrant groups to Jersey City.	Planning Division, HPC	Goal #3	Long		
9	Educate owners of historic properties of application processes and design guidelines.	HPC, City Council	Goal #2	Short		
Local, State and National Historic Listings						
10	Codify criteria for local designation in the Historic Preservation Ordinance.	HPC, City Council	Goal #2			

11	Consider the expansion of the H Historic District along the boundaries of the districts.	HPC, Planning Board, City Council	Goals #1 & 2	Medium		
12	Review existing monuments, statues, and memorials for potential local historic designation.	HPC, Planning Board, City Council	Goal #3	Long		
13	Designate the Hilton-Holden House (79 Clifton Place) as a historic landmark	HPC, Planning Board, City Council	Goals #2 & 3	Short		
14	Locally designate the Bergen Hill Historic District with expanded boundaries.	HPC, Planning Board	Goals #2 & 3	Medium		
15	Resurvey district to explore the eligibility of Communipaw-Lafayette Historic District.	HPC, Planning Board, City Council	Goal #2	Medium		
16	Explore designation of Central Avenue Historic District at the local level.	HPC, Planning Board, City Council	Goal #2	Medium		
17	Evaluate the potential to locally designate the Lower Newark Avenue Historic District.	HPC, Planning Board, City Council	Goal #2	Long		
18	Conduct research to evaluate eligibility for designation of Washington Village Historic District at the local level.	HPC, Planning Board, City Council	Goal #2	Long		
19	Conduct additional architectural survey of Sherwood-Claremont Historic District to determine eligibility.	HPC, Planning Board, City Council	Goal #2	Long		
20	Explore local designations of historic resources in Journal Square.	HPC, Planning Board, City Council	Goal #2	Short to Medium		
21	Increase awareness of historic districts and properties within the City and conduct public outreach in anticipation of and during additional designation processes.	HPC, City Council	Goals #2 & 3	Medium		
Regulations						
22	Update existing guidelines to provide specific standards to regulate the incorporation of sustainable building designs.	Planning Division, HPC, City Council	Goal #5	Medium		

23	Investigate the potential to allow for an increase in permitted height to account for base flood elevation for historic district properties located in a FEMA or NJDEP designated floodplain.	Planning Division, HPC, City Council	Goal #5	Medium		
24	Consider incorporating the Department of the Interior's Guidelines on Flood Adaptation for Rehabilitating Historic Buildings to incorporate standards for historic properties located in identified flood hazard areas.	HPC, Planning Division	Goal #5	Long		
25	Create standards for the adaptive reuse of historic structures to maintain historic character.	Planning Division, City Council	Goal #6	Medium		
26	Update guidelines to incorporate flexibility in preservation treatments to allow for more modern materials that maintain historic character to be utilized.	Planning Division, HPC	Goal #1	Short		
27	Separate the design guidelines within the Historic Preservation Ordinance to create two separate policy documents. These tools are complementary but recommended to be individually adopted documents.	Planning Division, HPC, City Council	Goal #2	Medium to Long		
28	Consider increasing the maximum permitted density in the H Historic District while maintaining the existing bulk to allow for smaller units.	Planning Division, HPC, City Council	Goals #1 & 4	Short		
29	Consider amending the rear yard setback to be based on a percentage of the lot depth rather than a set distance to account for lots that do not meet the minimum lot depth requirement.	Planning Division, City Council	Goal #1	Short		
30	Incorporate design standards in redevelopment plans adjacent to established historic districts to continue to maintain the character of the area.	Planning Division, City Council	Goal #1	Short		
31	Consider amending the City's demolition ordinance to discourage demolition by neglect and implement enforceable standards of proof.	HPC, City Council	Goal #2	Short		
32	Incorporate historic district transition areas as a part of the zoning code to ensure compatibility with historic districts.	HPC, Planning Division, City Council	Goal #2	Long		

APPENDICES

APPENDIX A:

Historic Resources Inventory

APPENDIX A

A district, place, property, structure, or object can be officially recognized for historic significance on the National, State, or local Registers of Historic Places. While each type of designation represents different levels of significance, each also has specific legal protections and/or funding opportunities for preservation. National designation provides more opportunity for financial and tax incentives for protection of historic resources while local designation offers the most protection for privately-owned historic properties through regulation of exterior alterations that are integrated into zoning and development standards. It is important to note that a review process is required for publicly funded work on properties listed in the National and State Registers of Historic Places (as well as those with a Certification of Eligibility). However, designation at the state and/or national level does not trigger regulatory review on privately funded efforts on alterations proposed by a property owner. Therefore, municipal designation (along with a strong historic preservation ordinance) offers the most protection for privately owned historic properties.

As of 2023, Jersey City has five designated historic districts and 14 locally designated landmarks, most of which are also included in the 35 sites in the city listed in the National and/or State Registers of Historic Places. Official designation of a sixth historic district is in process. The following two tables quantify historic sites in Jersey City.

Table Definitions

Certification of Eligibility (COE): A Certification of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not listed in the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust as well as county preservation funding programs.

Determination of Eligibility (DOE): A Determination of Eligibility is issued by the Keeper of the National Register, National Park Service, Department of the Interior. A DOE is a formal certification that a property is eligible for listing in the National and/or State Registers. Properties that have been determined to be “eligible for listing” have the same protections and regulatory review requirements as listed properties.

State Historic Preservation Office Opinion (SHPO Opinion): A SHPO Opinion is an opinion of eligibility issued by the State Historic Preservation Officer. These Opinions are usually issued in response to a federally funded activity that will have an effect on historic properties not listed in the National Register of Historic Places.

Table Designation Abbreviations

NHL: National Historic Landmark

NR: National Register of Historic Places

SR: State Register of Historic Places

Local: Local Designation (Municipal Designation)

Historic Preservation Master Plan Element

TABLE 1

Jersey City Designated Historic Sites

Table 1, showing the **designated** historic districts and sites in Jersey City, is broken down into two sections: historic districts and individual historic sites/properties. This table also indicates the date(s) of designation for each applicable level of government. Regarding historic districts, it is not uncommon for the boundaries to be slightly different between designation levels. In other words, the designation boundaries at the local level do not always match the boundaries demarcated in the State and/or National Register nominations. Often, local boundaries are able to include more properties that the municipality deems significant but that may not meet the state and national criteria for designation.

Site Name	Location/Address	NHL	NR	SR	Local
Hamilton Park Historic District			1/25/1979 Extension: 12/2/1982	4/26/1978 Extension: 10/1/1982	2/1/1977
Harsimus Cove Historic District			12/9/1987	10/15/1987	7/21/1983
Lembeck and Betz Eagle Brewing Company Historic District			6/21/1984	5/17/1984	
Morris Canal*			10/1/1974	11/26/1973	
Paulus Hook Historic District			6/21/1982 Extension: 5/13/1985	8/7/1981 Extension: 3/11/1985	3/14/1977
Statue of Liberty Enlightening the World			9/14/2017		
Statue of Liberty National Monument, Ellis Island, and Liberty Island			10/15/1966	5/27/1971	
US Route 1 Extension [Pulaski Skyway]*			8/12/2005	6/13/2005	
Van Vorst Park Historic District			3/5/1980 Extension: 10/11/1984	8/2/1987 Extension: 8/21/1984	2/1/1977
West Bergen - East Lincoln Park Historic District			7/19/2016	12/29/2014	7/1/2015
Apple Tree House (Van Wagenen House)	298 Academy Street		8/16/2006	6/20/2005	5/24/2000
Butler Brothers' Warehouse	335-341 Washington Street (99-121 Bay Street)			10/26/2015	3/23/2011
Central Railroad of New Jersey Terminal	Johnston Avenue		9/12/1975	8/27/1975	
Ellis Island	Ellis Island			6/22/1994	6/22/1994
Erie Railroad Signal Tower	Northeast end of Bohnert Place, West side of railroad tracks		12/23/1987	4/16/1987	
Fairmount Apartments/ Divine Fairmount	2595 Kennedy Boulevard		3/3/1995	12/9/1994	

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Site Name	Location/Address	NHL	NR	SR	Local
Fickens Warehouse	750-766 Grand Street		6/14/1984	5/1/1984	
Former Whitlock Cordage Site	142-144 First Street				5/14/2003
Grace Church Van Vorst	268 Second Street		8/1/1979	5/24/1979	
Great Atlantic and Pacific Tea Company Warehouse	144-158 Bay Street	6/2/1978	6/2/1978	6/2/1978	3/23/2011
Great Atlantic and Pacific Tea Company Warehouse Auxiliary Building and Bakery	124-134 Bay Street				3/23/2011
Holland Tunnel	Under the Hudson River, from Jersey City to lower Manhattan	11/3/1993	11/4/1993	10/13/1995	
Hook and Ladder No.3	218 Central Avenue		8/24/2015	12/29/2014	
Hudson and Manhattan Railroad Powerhouse	70-90 Bay Street		11/23/2001		3/23/2011
Hudson County Court House	583 Newark Avenue		8/25/1970	6/12/1970	
Ionic House (Dr. William Barrow Mansion)	83 Wayne Street		5/2/1977	12/20/1976	
Jersey City High School (William Dickinson High School)	2 Palisade Avenue		6/1/1982	12/23/1981	5/27/1980
Jersey City Medical Center (Boundary Increase and Additional Documentation)	115 Cornelison Avenue		12/24/2013	9/30/2013	
Jersey City Women's Club	375 Fairmount Avenue				4/23/2003
Jersey City YMCA (Bergen View Apartments)	654 Bergen Avenue		11/12/1999	9/29/1999	
Labor Bank Building	26 Journal Square		6/14/1984	5/1/1984	
Merchants Refrigerating Company Warehouse	142-144 First Street				3/23/2011
Newkirk House	510 Summit Avenue			11/7/1979	
Pennsylvania Railroad Harsimus Branch Embankment	Parallels Sixth Street, between Brunswick Street to Marin Boulevard			12/29/1999	1/11/2006
Pohlmann's Hall	154 Ogden Avenue		9/5/1985	7/9/1985	
Reservoir # 3	Block bounded by Summit Ave. Jefferson Ave., Central Ave., and Reservoir Ave.		8/27/2012	9/28/2011	
St. Anthony of Padua Roman Catholic Church	457 Monmouth Street		3/22/2004	12/24/2003	
St. John's Episcopal Church	120 Summit Avenue				6/19/2013
St. Patrick's Parish and Buildings	492 Bramhall Avenue		9/17/1980	3/17/1980	
Stanley Theater	2932 J.F.K. Boulevard			5/12/1981	
U.S. Post Office	69 Montgomery Street			1/31/1986	

Historic Preservation Master Plan Element

Site Name	Location/Address	NHL	NR	SR	Local
Venus Pellagatti Xtravaganza House	343.5 Eighth Street				7/12/2023
	Holland Street				4/23/2003

*Note: These districts and properties span multiple municipalities

TABLE 2

Jersey City Eligible Historic Sites

Table 2, showing the historic districts and properties in the City *eligible* for listing in the National and State Registers, is also divided into two sections for historic districts and individual historic sites/properties. This table indicates if a property or district has received a SHPO Opinion, COE, or DOE and the date of record.

Site Name	Location/Address	SHPO Opinion	COE	DOE
Bergen Hill Historic District		2/4/1991		
Communipaw-Lafayette Historic District		2/17/1995		
Delaware, Lackawanna, and Western railroad Boonton Line Historic District [Eastern segment] *		6/12/2013		
Erie Railroad Bergen Archway Historic District*		4/27/2000		
Erie Railroad Main Line Historic District*		2/20/2003		
Hackensack River Lift Bridges Historic District*		5/3/2002		
Hudson and Manhattan Railroad Transit System [Historic District] *		3/4/2002		
Immigrant Roman Catholic Church (St. Anthony's/Holy Rosary) Historic District		7/14/2017		
Italian Village Historic District		5/13/2019		
Jersey City and Harsimus Cemetery Historic District		7/14/2017		
Jersey City Waterworks Historic District		4/2/2013		
Lafayette Gardens Historic District		8/8/2001		
Lehigh Valley Railroad Historic District*		3/14/2002		
Lincoln Park		8/9/1984		
Lower Newark Avenue Historic District		6/13/1990		
Morris Canal Historic District Boundary Increase (Sugar House) *		7/26/2006		
New Jersey Midland Railway/New York, Susquehanna, and Western Railroad Historic District*		7/18/2016		

Historic Preservation Master Plan Element

Site Name	Location/Address	SHPO Opinion	COE	DOE
New Jersey Railroad Bergen Cut Historic District*		5/21/1999		
Old Main Delaware, Lackawanna, and Western Railroad Historic District*		9/24/1996		
P. Lorillard Company/American Can Company Historic District		3/10/1999		
Pennsylvania Railroad Harsimus Branch Right-of-Way Historic District*		7/14/2017		
Pennsylvania Railroad New York Bay Branch Historic District*		12/18/2019		
Pennsylvania Railroad New York to Philadelphia Historic District*		1/14/2015		
People's Gas Light Company/PSE&G Marion Office Historic District*		3/10/1999		
St. Ann's Polish Roman Catholic Church Historic District		3/10/1999		
US Routes 1 & 9 Historic District*		3/8/1996		
Warehouse Historic District		2/28/1991		
104-110 Palisade Avenue	104-110 Palisade Avenue	2/28/1991		
108-110 Ogden Avenue	Bergen and Highland Avenues	2/28/1991		
153 Ogden Avenue	153 Ogden Avenue	2/28/1991		
154-158 Ocean Avenue	Grace-Greenville Episcopal Church	9/23/1994		
261-267 Van Wagenen Avenue	261-267 Van Wagenen Avenue	3/10/1999		
268-272 Ogden Avenue	268-272 Ogden Avenue	2/28/1991		
273 and 273 1/2 10th Street	273 and 273 1/2 10th Street	11/3/1980		12/11/1980
54-88 Union Street	54-88 Union Street	3/3/1982		
57-59 Sip Avenue	57-59 Sip Avenue	6/26/1989		
74 Palisade Avenue	74 Palisade Avenue	2/28/1991		
American Railway Express Building	262 Brunswick Street / 345 Tenth Street	2/28/1991		
Belvedere Court	364-270 Palisade Avenue	4/24/2018		
Bergen Avenue Bridge (SI&A #0900011)	Bergen Avenue over Conrail (former Central Railroad of New Jersey)	5/16/1995		
Bevan and St. Paul Avenues Bridge [Tunnel] (SI&A # 0951169)	Bevan Avenue and St. Paul Avenue over Erie Railroad Bergen Archway	4/27/2000		
Black Tom Site	Morris Pesin Drive in Liberty State Park		5/28/2018	
Brunswick Laundry Powerhouse	68-72 Liberty Avenue	3/10/1999		
Burke Brothers Livery Stable/Garage	369 Fifth Street		10/31/2005	
Car Float Transfer Bridges 1 and 2	Liberty State Park, Greenville Yard Complex	7/27/1978		11/7/1978
Central Avenue Bridge [Tunnel] (SI&A # 0951167)	Central Avenue, Oakland Avenue, and Hoboken Avenue	4/27/2000		

Historic Preservation Master Plan Element

Site Name	Location/Address	SHPO Opinion	COE	DOE
	over Erie Railroad Bergen Archway			
Church of the Redeemer	33-37 Warner Avenue	3/10/1997		
Commercial Trust Company Bank	15 Exchange Place	5/16/1995		
Continental Can Company Complex	251-281 Coles Street	5/30/1997		
Delaware, Lackawanna and Western Coal Pier #5	Hudson River; between 18th and 14th Streets	11/23/1983		6/26/1984
Delaware, Lackawanna and Western Grain Trestle Associated with Pier #6	Hudson River; 14th Street	11/23/1983		
Early Jersey City Brick Sewers	multiple locations	8/21/2019		
Engine Company Number 1 Firehouse	155 Morgan Street	5/16/1995		
Engine Company Number 10 Firehouse	283 Halladay Street	6/12/1980		
Engine Company Number 13 Firehouse	152 Linden Avenue	6/12/1980		
Engine Company Number 14 Firehouse	46 Irving Street	6/12/1980		
Engine Company Number 15 Firehouse	200 Sip Avenue	6/12/1980		
Engine Company Number 17 Firehouse	110 Boyd Avenue	6/12/1980		
Engine Company Number 19 Firehouse	2 Bergen Avenue	6/12/1980		
Engine Company Number 7 Firehouse	666 Summit Avenue	6/12/1980		
Erie Lackawanna Railroad and Ferry Yard Hoisting Engine House and Steam Engines	Hudson River; 14th Street	11/23/1983		
Fifth Ward Savings Bank	495 Manila Avenue		7/14/2017	
First Fidelity Bank	236 Martin Luther King Drive	9/19/1995		
Former Candy Factory	374-378 West Side Avenue and 346-370 Claremont Avenue	2/28/1991		
Grove Street Bridge	NJ Transit Morristown Line, Milepost .66	1/20/1999		
Hanover National Bank Repository	19 Winfield Street		5/18/2006	
Holbrook Manufacturing Company	319 Coles Street	2/28/1991		
Jersey City Fire Department Engine 5/Ladder 6	355 Newark Avenue	7/14/2017		
Jersey City Motor Vehicle Inspection Station	117 Roosevelt Avenue	6/9/1998		
Jersey City Reservoir 2 and 3 Complex	Central and Reservoir Avenues	10/15/1991		
Jersey City Waterworks Pipeline	Parallels the Pulaski Skyway	5/7/1999		
JFK Boulevard Bridge (SI&A # 0951170)	JFK Boulevard over Erie Railroad Bergen Archway	4/27/2000		
Lackawanna Warehouse and Viaduct	16th Street between Jersey Avenue and Grove Street	5/16/1995		

Historic Preservation Master Plan Element

Site Name	Location/Address	SHPO Opinion	COE	DOE
Lincoln Park Fountain	679 WEST SIDE AVE.		12/13/2016	
Lower Hack Draw Bridge	NJ Transit Morristown Line, Milepost 2.52 through 2.64 (Over the Hackensack River)	9/18/1996		
National Docks and New Jersey Junction Connecting Railroad Waldo Tunnel	Roughly bounded by 120 Academy Street	2/27/2009		
New Jersey Art Foundry	433-435 Tonnele Avenue	3/10/1999		
Old and New Bergen Tunnels	NJ Transit Morristown Line, Milepost 1.46	5/8/1998		
Old Bergen Church Cemetery	820 Bergen Avenue		5/11/2018	
One Exchange Place (Bank Building)	1 Exchange Place	2/28/1991		
Orange Railway Express Building, Signal Tower, and Freight House	75 Lincoln Avenue	1/20/1999		
Our Lady of Victories Parochial School	238 Ege Avenue	5/16/1995		
Palisade Avenue Bridge (SI&A # 0951165)	Palisade Avenue over Erie Railroad Bergen Archways	4/27/2000		
PATH Train Repair Shed	Marin Boulevard	2/28/1991		
Pennsylvania Railroad (PATH) Bridge over Hackensack River	Over the Hackensack River between Jersey City and Kearny Town	5/3/2002		
Pennsylvania Railroad Harsimus Branch (Conrail/CSX) Bridge over the Hackensack River	Spans the Hackensack River between Jersey City and Kearny Town.	5/3/2002		
People's Palace	376-382 Bergen Avenue	3/22/1995		
Pier 19	Liberty State Park			10/20/1978
Poidebard Silk Works	1204-1212 Summit Avenue	8/22/1991		
Public School Number 23	15-29 Broadway (143 Romaine Avenue)	5/23/1988		
Public School Number 34	1830 J.F.K. Boulevard	3/10/1997		
Public School Number 5	182-196 Merseles Street	2/28/1991		
Roben Company Office Buildings	737 Tonelle Avenue	8/22/1989		
Roosevelt Stadium	NJ Route 440 at Danforth Avenue	12/20/1984		
Ruth Court/ Maryland Court/ Plaza Court	3139-3149 Kennedy Blvd.	4/24/2018		
Sacred Heart Roman Catholic Church Complex	210-216 Martin Luther King Drive	9/19/1995		
South Bergen Reformed First Congregational Church	383-387 Bergen Avenue	5/16/1995		
St. John's Church	3018, 3026, 3046-3052 J.F.K. Boulevard	11/20/1991		
St. Lucy's Roman Catholic Complex, Perpetual Novena of St. Jude Thadeus	611,615,621 Grove Street; 206 15th Street	1/11/2000		
St. Peter's Cemetery	US Routes 1 and 9	6/18/1996		
Summit Avenue Bridge (SI&A # 0951168)	Summit Avenue over Erie Railroad Bergen Archway	4/27/2000		

Historic Preservation Master Plan Element

Site Name	Location/Address	SHPO Opinion	COE	DOE
The "Original Mana" Diner	464 Tonnele Avenue	8/22/1989		
The Sevilla	2801 J.F.K. Boulevard	12/28/1993		
West End Interlocking Tower	East of West Side Avenue, New Jersey Transit Morristown Line, Milepost 2.10 [Parcels 5301/32 and/or 7402/29]	1/20/1999		
West-End Through Truss Bridges	NJ Transit Morristown Line, Milepost 1.89	3/31/1997		
White Eagle Hall	335-337 Newark Avenue	7/14/2017		
Whitlock Cordage Company Buildings K & L	160 Lafayette Street	4/10/2000		
Wittpenn Bridge (SI&A #0909150)	NJ Route 7 over Hackensack River	2/7/2001		

*Note: These districts and properties span multiple municipalities

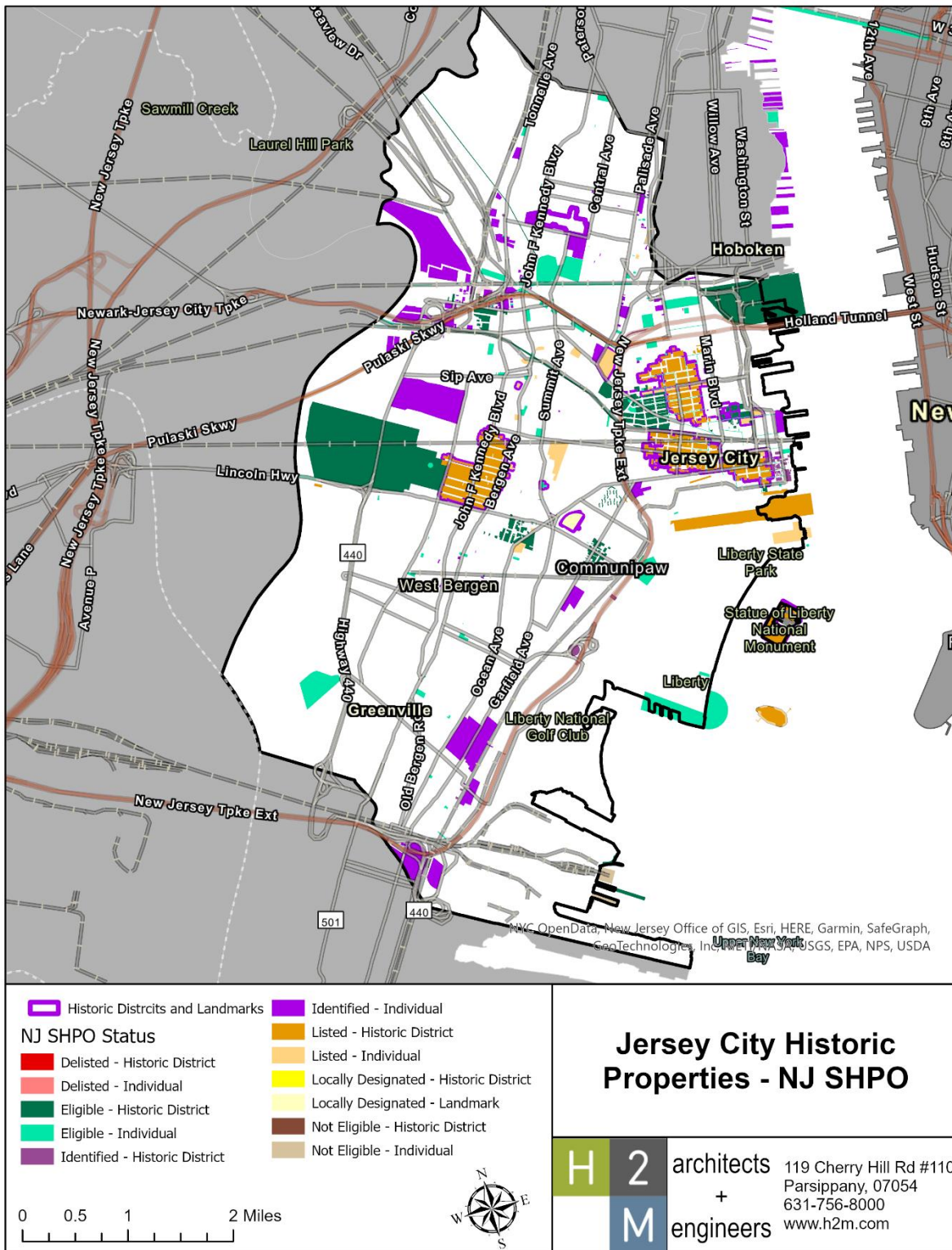
The following properties were determined to be *not eligible* for listing:

Site Name	Location/Address	SHPO Opinion
Greenville Yard Piers [carfloat transfer bridges]	Hudson River at Greenville Yards	Determined Not Eligible: SHPO Opinion 7/22/2015
Greenville Yards Historic District	Greenville Yards Historic District	Determined Not Eligible: SHPO Opinion 7/22/2015
L.O. Koven and Brothers Sheet Iron and Plate Steel Works	100 Paterson Plank Road	Determined Not Eligible: SHPO Opinion 4/24/2028

The following properties have been demolished since a SHPO Opinion was issued:

Site Name	Location/Address	SHPO Opinion
Central Railroad Bridge	Central Railroad over Communipaw Avenue	2/18/1991
Conrail Bridge	Conrail (Lehigh Valley Railroad), Milepost 2.77 over Central Railroad of New Jersey Main Line	2/17/1995
Engine Company Number 8 Firehouse	25 Ege Avenue	6/12/1980
Erie Terminal Station of the Hudson and Manhattan Railroad Company ("Erie Station/Path Pavonia Station")	64 Pavonia Avenue	11/23/1983
Firehouse Number 12	140 Morris Street	2/17/1995
PATH Exchange Place Station Entrance	14-16 Exchange Place	2/28/1991
Rogers-Pyatt Shellac Company/S.A. Wald Marine Cargo Salvors Warehouse	39-41 Essex Street	2/17/1995
Roundhouse for the Central Railroad of New Jersey	Phillip Street	10/1/1975
Schiavone-Bonomo Corporation	1 Aetna Street at Jersey Avenue	2/17/1995
Covert/Larch Historic District		3/10/1999

Historic Preservation Master Plan Element



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Tables 3A-3F

The following tables 3A-3F depict properties within Jersey City that have been previously identified as being eligible for listing in the National Register of Historic Places in the 1986 architectural survey that was completed by Mary Dierickx, following the Phase 1 *New Jersey Sites Inventory Survey of Jersey City, New Jersey*, completed in 1982. Dierickx's 1986 survey resulted in an annotated list of properties and historic districts deemed potentially eligible for listing in the National Register using the National Register Criteria for Evaluation.

The condition of properties identified in the 1986 survey was evaluated and is recorded in the following tables. Properties that were unaltered or underwent minor alterations since the 1986 survey all received the note of "Retains Integrity" in the "Condition" column. Properties that have been altered since 1986 were marked as "Altered" and merit further evaluation for retention of integrity. Properties that have since been designated at the local level are noted with double asterisks (**).

Tables 3G-3K

Tables 3G-3K included properties identified during Phase 2 of the survey that have since been demolished. The "Demolition" classification does not necessarily signify a vacant lot; most buildings that were demolished have been replaced with new construction. Previously proposed historic districts that no longer retain integrity are noted as such. No Phase 2 sites in Ward B have been demolished.

TABLE 3A

Ward A of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
23402	1	134 Bergen Ave.	Corinthian Baptist Church	Retains Integrity	132 Bergen Ave.
28801	11	46 Danforth Ave.		Retains Integrity	
28204	9	160 Danforth Ave.	Public School Number 20	Retains Integrity	
28101	35	206 Danforth Ave.		Altered	
29503	1	232 Garfield Ave.		Retains Integrity	
26001	42.01	500 Garfield Ave.		Retains Integrity	500 Bayside Park Dr.
28602	19	14 Greenville Ave.		Retains Integrity	10-24 Greenville Ave., 183 Old Bergen Ave. (Church)
25501	19	1801 Kennedy Blvd.		Retains Integrity	
25501	18	1803 Kennedy Blvd.		Retains Integrity	
25501	17	1805 Kennedy Blvd.		Retains Integrity	
25501	13	1841 Kennedy Blvd.	Jersey City Free Public Library: Earl A. Morgan Branch	Retains Integrity	1843 JFK Blvd.
25502	7	1855 Kennedy Blvd.		Retains Integrity	
25401	37	1887 Kennedy Blvd.		Retains Integrity	
27901	27	283 Lembeck Ave.		Retains Integrity	
29404	11	93 Linden Ave.		Retains Integrity	
28901	22	30-32 Linden Ave.		Retains Integrity	
29305	18	165 Ocean Ave.	Trust Company Of New Jersey	Retains Integrity	
29404	10	192 Ocean Ave.		Retains Integrity	101 Linden Ave.

Historic Preservation Master Plan Element

Block	Lot	Address	Site Name	Condition	Alternate Address
25201	68	468 Ocean Ave.	J.C. Fire Truck #4, Engine Co., #22	Retains Integrity	
23603	18	534 Ocean Ave.		Retains Integrity	532-4 Ocean Ave.
29403	2	160-166 Ocean Ave.	M.E. Church	Retains Integrity	164, 168 Ocean Ave.
25201	2	67 Stegman St.		Retains Integrity	
26401	33	152 Stevens Ave.	Mount Olive Pentecostal Faith Church	Retains Integrity	150 Stevens Ave.
26602	22	27 Van Nostrand Ave.		Altered	
23701	7	1 Wilkinson Ave.		Altered	
23701	6	15 Wilkinson Ave.		Retains Integrity	13-39 Wilkinson Ave.
			Bayview Cemetery Gate	Retains Integrity	

TABLE 3B

Ward B of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
22304	19	260 Claremont Ave.		Altered	
22304	20	262 Claremont Ave.		Altered	
19303	13	99 Clendenny Ave.		Altered	
19202	61	140 Clendenny Ave.		Retains Integrity	
19202	63	142 Clendenny Ave.		Altered	
19203	3	215 Clendenny Ave.		Retains Integrity	
19202	62	140a Clendenny Ave.		Altered	
16203	9.02	126 Delaware Ave.	**	Retains Integrity	178 Kensington Ave.
20901	36	180 Ege Ave.		Altered	
20802	28	279 Ege Ave.		Altered	
16302	45	162 Fairview Ave.		Retains Integrity	162-164 Fairview Ave.
16401	14	187 Fairview Ave.		Altered	
16401	13	187.5 Fairview Ave.		Retains Integrity	
16401	12	189 Fairview Ave.		Altered	
17804	21	154 Harrison Ave.	First Church of Christ Scientist **	Retains Integrity	154-156 Harrison Ave.
17702	46	292 Harrison Ave.	**	Retains Integrity	
22901	1	2039 Kennedy Blvd.	Hepburn Hall, Jersey City State College	Retains Integrity	2051-2057 JFK Blvd
17702	27	2419 Kennedy Blvd.	Temple Beth-El **	Retains Integrity	2415-2431 JFK Blvd
19301	63	124 Lexington Ave.		Retains Integrity	
19201	65	164 Lexington Ave.		Altered	
19201	67	168 Lexington Ave.		Retains Integrity	
19201	24	51 Roosevelt Ave.		Altered	
19201	11	77 Roosevelt Ave.		Retains Integrity	
19201	9	79 Roosevelt Ave.		Retains Integrity	
19201	10	77a Roosevelt Ave.		Retains Integrity	
20601	5	315 Union St.		Retains Integrity	313-315 Union St.

Historic Preservation Master Plan Element

Block	Lot	Address	Site Name	Condition	Alternate Address
19203	44	362 Union St.	Public School Number 33	Retains Integrity	
20501	18	389 Union St.		Altered	
20602	67	220 Virginia Ave.	Public School Number 24	Retains Integrity	
20602	75	246 Virginia Ave.		Retains Integrity	452-4 West Side Ave.
22202	1	322 West Side Ave.		Retains Integrity	
20502	49	477 West Side Ave.		Altered	
19303	69	510 West Side Ave.		Retains Integrity	
19303	70	512 West Side Ave.		Retains Integrity	
19303	71	514 West Side Ave.		Retains Integrity	
19303	72	516 West Side Ave.		Retains Integrity	
19303	73	518 West Side Ave.		Retains Integrity	
19303	74	520 West Side Ave.		Retains Integrity	
19303	75	522 West Side Ave.		Retains Integrity	
19301	65	548 West Side Ave.		Retains Integrity	
19301	66	550 West Side Ave.		Retains Integrity	
19201	45	561 West Side Ave.		Retains Integrity	561-563 West Side Ave.
16204	1	691 West Side Ave.	St. Aloysius Roman Catholic Church Complex**	Retains Integrity	691-703 West Side Ave.
24702	62	388 Woodlawn Ave.		Retains Integrity	
24703	14	389 Woodlawn Ave.		Retains Integrity	
24702	63	390 Woodlawn Ave.		Retains Integrity	
24703	13	391 Woodlawn Ave.		Retains Integrity	
24702	64	392 Woodlawn Ave.		Retains Integrity	
24703	12	393 Woodlawn Ave.		Retains Integrity	
24702	65	394 Woodlawn Ave.		Retains Integrity	
24703	11	395 Woodlawn Ave.		Retains Integrity	
24702	66	396 Woodlawn Ave.		Retains Integrity	
24703	10	397 Woodlawn Ave.		Retains Integrity	
24702	67	398 Woodlawn Ave.		Retains Integrity	
24703	9	399 Woodlawn Ave.		Retains Integrity	
24702	68	400 Woodlawn Ave.		Retains Integrity	
24703	8	401 Woodlawn Ave.		Retains Integrity	
24702	69	402 Woodlawn Ave.		Retains Integrity	
24703	7	403 Woodlawn Ave.		Retains Integrity	
24702	70	404 Woodlawn Ave.		Retains Integrity	
24703	6	405 Woodlawn Ave.		Retains Integrity	
24702	71	406 Woodlawn Ave.		Retains Integrity	
24703	5	407 Woodlawn Ave.		Retains Integrity	
24702	72	408 Woodlawn Ave.		Retains Integrity	

Historic Preservation Master Plan Element

TABLE 3C

Ward C of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
10901	47	190 Baldwin Ave.	Scott Printing Company Building	Altered	
9606	7	255 Baldwin Ave.	St. Joseph's Church Complex	Retains Integrity	253-7 Baldwin Ave.
9606	6	257 Baldwin Ave.	St. Joseph's Church Complex	Retains Integrity	253-7 Baldwin Ave.
9606	3	263 Baldwin Ave.	St. Joseph's Church Complex	Retains Integrity	263-9 Baldwin Ave.
9606	2	265 Baldwin Ave.	St. Joseph's Church Complex	Retains Integrity	263-9 Baldwin Ave.
9606	1	267 Baldwin Ave.	St. Joseph's Church Complex	Retains Integrity	263-9 Baldwin Ave.
9601	43	282 Baldwin Ave.		Retains Integrity	
6806	16	375 Baldwin Ave.		Retains Integrity	
6805	30	376 Baldwin Ave.		Retains Integrity	
6806	15	377 Baldwin Ave.		Retains Integrity	
6805	31	378 Baldwin Ave.		Retains Integrity	
6806	14	379 Baldwin Ave.		Retains Integrity	
6805	32	380 Baldwin Ave.		Retains Integrity	
6806	13	381 Baldwin Ave.		Retains Integrity	
6805	33	382 Baldwin Ave.		Retains Integrity	
6806	12	383 Baldwin Ave.		Retains Integrity	
6806	11	385 Baldwin Ave.		Retains Integrity	
6806	10	387 Baldwin Ave.		Retains Integrity	
6806	9	389 Baldwin Ave.		Retains Integrity	
6807	16	391 Baldwin Ave.		Retains Integrity	
6807	15	393 Baldwin Ave.		Retains Integrity	
14904	13	729 Bergen Ave.	Commercial Trust Company Of New Jersey	Retains Integrity	
13401	2	800 Bergen Ave.	St. Aedan's Church Complex	Retains Integrity	790-804 Bergen Ave.
13402	17.01	880 Bergen Ave.	Bergen Square Building (Lincoln Trust Company Building)	Altered	
10701	3	898 Bergen Ave.		Altered	896 Bergen Ave.
12106	7	903 Bergen Ave.		Retains Integrity	
14906	9	17 Britton St.		Retains Integrity	
14906	8	19 Britton St.		Retains Integrity	
10303	28.01	99 Broadway	Our Lady of Mount Carmel Church & Rectory	Retains Integrity	99-101 Broadway
9203	3	104 Broadway	Manhattan Tobacco Warehouse	Retains Integrity	106-108 Broadway
9202	20	124 Broadway	Watch Factory	Retains Integrity	
9602	7	145 Chestnut Ave.		Retains Integrity	
9705	7	146 Chestnut Ave.		Retains Integrity	
9602	6	147 Chestnut Ave.		Retains Integrity	

Historic Preservation Master Plan Element

Block	Lot	Address	Site Name	Condition	Alternate Address
5904	32	61 Concord St.		Retains Integrity	
7902	39	20 Cottage St.		Retains Integrity	
7902	40	22 Cottage St.		Retains Integrity	
7902	42	24 Cottage St.		Retains Integrity	
7902	58	54 Cottage St.		Retains Integrity	
7701	5	50 Dey St.	American Can Company Complex	Retains Integrity	315-61 St. Paul's Ave.
16501	32	10 Duncan Ave.	**	Retains Integrity	
16501	33	12 Duncan Ave.	**	Retains Integrity	
16501	34	14 Duncan Ave.	**	Retains Integrity	
16501	35	16-18 Duncan Ave.	**	Retains Integrity	
16501	36	22 Duncan Ave.	**	Retains Integrity	22-26 Duncan Ave.
16501	37	28 Duncan Ave.	**	Retains Integrity	
16501	38	36 Duncan Ave.	**	Retains Integrity	
16501	39	42 Duncan Ave.	**	Retains Integrity	38-48 Duncan Ave.
16501	40	54 Duncan Ave.	**	Retains Integrity	
16501	41	58 Duncan Ave.	**	Retains Integrity	56 Duncan Ave.
16301	56	128 Duncan Ave.	Public School Number 17	Retains Integrity	126-128 Duncan Ave.
16301	57	138 Duncan Ave.		Retains Integrity	
16301	58	140 Duncan Ave.		Retains Integrity	
16301	59	142 Duncan Ave.		Retains Integrity	
16501	18	297 Fairmount Ave.	**	Retains Integrity	
16501	17	299 Fairmount Ave.	**	Altered	
16501	16	301 Fairmount Ave.	**	Retains Integrity	
16501	15	303 Fairmount Ave.	**	Retains Integrity	
14905	28	320 Fairmount Ave.	**	Retains Integrity	318 Fairmount Ave.
16501	8	333 Fairmount Ave.	**	Retains Integrity	
14906	15	340 Fairmount Ave.	Melbro Towers Apartments **	Retains Integrity	
16501	2	355 Fairmount Ave.	The Eastern Christian Free Methodist Church (Former Parmley Memorial Baptist Church) **	Retains Integrity	2608 JFK Blvd.
16301	40	379 Fairmount Ave.	**	Retains Integrity	
16301	39	381 Fairmount Ave.	**	Retains Integrity	
14802	17	382 Fairmount Ave.	**	Retains Integrity	
14802	18	384 Fairmount Ave.	**	Retains Integrity	
14803	37	386 Fairmount Ave.		Retains Integrity	
6807	17	64-66 Fleet St.		Retains Integrity	64-74 Fleet St.
6806	4	67-73 Fleet St.		Retains Integrity	67-9 Fleet St.
6807	18	68 Fleet St.		Retains Integrity	64-74 Fleet St.
6807	19	74 Fleet St.		Retains Integrity	64-74 Fleet St.
14901	15	19 Glenwood Ave.		Retains Integrity	
14901	14	21 Glenwood Ave.		Retains Integrity	
14901	13	21.5 Glenwood Ave.		Retains Integrity	
13303	26	50 Glenwood Ave.		Retains Integrity	54-56 Glenwood Ave.
13303	27	54 Glenwood Ave.		Retains Integrity	58 Glenwood Ave.
13303	28	60 Glenwood Ave.		Retains Integrity	

Historic Preservation Master Plan Element

Block	Lot	Address	Site Name	Condition	Alternate Address
13303	29	64 Glenwood Ave.		Retains Integrity	64-66 Glenwood Ave.
9703	5	31 Henry St.		Altered	
13302	38	24 Highland Ave.	**	Retains Integrity	
13302	39	24.5 Highland Ave.	**	Retains Integrity	
13302	40	26 Highland Ave.	**	Retains Integrity	
13302	41	28 Highland Ave.	**	Retains Integrity	
13302	47	38 Highland Ave.	**	Retains Integrity	38-40 Highland Ave.
13303	9	41 Highland Ave.	**	Retains Integrity	
13303	8	45 Highland Ave.	**	Retains Integrity	
6701	15	446 Hoboken Ave.	St. Paul's Evangelical Lutheran Church	Retains Integrity	440, 442-6 Hoboken Ave.
7602	5	15-17 James Ave.		Retains Integrity	
12201	14	88 Jordan Ave.		Retains Integrity	
12201	15	90 Jordan Ave.		Retains Integrity	
16301	42	2595 Kennedy Blvd.	The Fairmount Hotel	Retains Integrity	
16501	42	2600 Kennedy Blvd.	The Duncan Apartments	Retains Integrity	
14906	17	2614 Kennedy Blvd.	**	Retains Integrity	
14906	20	2624 Kennedy Blvd.	**	Retains Integrity	
14802	11	2627 Kennedy Blvd.	**	Retains Integrity	
14802	10	2633 Kennedy Blvd.	**	Retains Integrity	
12101	11	2752 Kennedy Blvd.		Retains Integrity	
12005	4	2775 Kennedy Blvd.		Retains Integrity	
12005	1	2787 Kennedy Blvd.	The Summit Apartment House	Retains Integrity	2781-91 JFK Blvd
10603	15	2811 Kennedy Blvd.	Simpson Grace Methodist Church	Retains Integrity	
6304	6	3055 Kennedy Blvd.	Public School Number 31	Retains Integrity	
5906	30	59 Laidlaw Ave.		Retains Integrity	
7802	30	20 Liberty Ave.		Retains Integrity	
6303	1	75 Liberty Ave.		Altered	63-85 Liberty Ave.
9602	16	72 Magnolia Ave		Retains Integrity	
10901	9	75 Magnolia Ave.		Retains Integrity	
9606	1	125 Magnolia Ave.	Granada Apartment	Retains Integrity	129 Magnolia Ave.
14904	3	761 Montgomery St.		Retains Integrity	
14904	2	763 Montgomery St.		Retains Integrity	
14904	1	769 Montgomery St.		Retains Integrity	765-9 Montgomery St.
14803	13	893 Montgomery St.		Retains Integrity	891-893 Montgomery St.
9706	5	515 Newark Ave.		Retains Integrity	161-7 Chestnut Ave.
9706	4	517 Newark Ave.		Retains Integrity	
8206	29	558-560 Newark Ave.		Retains Integrity	
7701	3	888 Newark Ave.	P. Lorillard Factory Complex	Retains Integrity	
7604	9	930 Newark Ave.	Endicott & Johnson Shoe Factory	Retains Integrity	
5902	23	191 Palisade Ave.		Retains Integrity	
5902	18	203 Palisade Ave.		Retains Integrity	

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Block	Lot	Address	Site Name	Condition	Alternate Address
5902	17	205 Palisade Ave.		Retains Integrity	
9601	37	510 Pavonia Ave.		Retains Integrity	
9602	1	511 Pavonia Ave.	St. Joseph's Church Complex	Retains Integrity	
9606	9	537 Pavonia Ave.	St. Joseph's Church Complex	Retains Integrity	531-9 Pavonia Ave.
11904	1	299 Sip Ave.		Retains Integrity	289 Sip Ave.
13402	12	18 Smith St.		Retains Integrity	
13402	13	20 Smith St.		Retains Integrity	
13402	26	22 Smith St.		Retains Integrity	
5702	10	101 St. Pauls Ave.	Public School Number 6	Retains Integrity	98-108 St Pauls Ave.
7801	2	285 St. Pauls Ave.		Retains Integrity	283-287 St. Pauls Ave.
12001	30	112 Stuyvesant Ave.		Retains Integrity	
12001	31	114 Stuyvesant Ave.		Retains Integrity	
12001	32	116 Stuyvesant Ave.		Retains Integrity	
7903	26	575 Summit Ave.	Summit Avenue Baptist Church	Retains Integrity	569-73 Summit Ave.
6601	34	666 Summit Ave.	Firehouse 7	Retains Integrity	
10603	6	65 Tonnele Ave.	Mayflower Apartment Hotel	Retains Integrity	
9404	16	88 Tonnele Ave.		Retains Integrity	
9404	15	90 Tonnele Ave.		Retains Integrity	
9404	14	92 Tonnele Ave.		Retains Integrity	
9404	13	94 Tonnele Ave.		Retains Integrity	
12202	21	68 Tuers Ave.		Retains Integrity	70-78 Tuers Ave.
		Us Routes 1 & 9	General Pulaski Skyway **	Retains Integrity	
7905	13	49 Van Reipen Ave.		Retains Integrity	
7905	12	51 Van Reipen Ave.		Retains Integrity	
7905	11	53 Van Reipen Ave.		Retains Integrity	
7905	10	55 Van Reipen Ave.		Retains Integrity	
7905	9	57 Van Reipen Ave.		Retains Integrity	
7905	8	59 Van Reipen Ave.		Retains Integrity	
12107	6	68 Van Reypen St.	Alcazar Apartments	Retains Integrity	68-70 Van Reypen St.
12101	27	85 Van Reypen St.	Shelbourne Apartments	Retains Integrity	83-87 Van Reypen St.
12107	9	88 Van Reypen St.	Stockadain Apartments	Retains Integrity	76-90 Van Reypen St.
12002	5	39 Van Wagenen Ave.		Retains Integrity	
12002	4	41 Van Wagenen Ave.		Retains Integrity	
13501	2	461 Wayne St.		Retains Integrity	
			Newark Avenue-Five Corners Historic District		

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TABLE 3D

Ward D of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
4304	7	28 Beach St.		Altered	
5005	1	61 Booraem Ave.		Retains Integrity	
5008	24	90 Booraem Ave.		Retains Integrity	
2301	56	66-68 Bowers St.	The Greater Prayer Chapel	Retains Integrity	
2802	25	135 Bowers St.		Retains Integrity	
2802	24	141 Bowers St.	Central Avenue Reformed Church	Retains Integrity	137-139 Bowers St.
2803	1	180 Bowers St.		Retains Integrity	
4305	23	26 Carlton Ave.		Retains Integrity	
4702	2	45 Carlton Ave.		Altered	
4404	17	282 Central Ave.	Sixth Precinct Police Station	Retains Integrity	284 Central Ave.
4404	18	286 Central Ave.		Retains Integrity	
2803	29	359 Central Ave.		Retains Integrity	357-9 Central Ave.
2202	14	462 Central Ave.		Retains Integrity	
4402	52	220-24 Central Ave.	St Nicholas Church Complex	Retains Integrity	112-22, 119 Ferry St.
2202	15	464-470 Central Ave.	Public School 7	Retains Integrity	
2602	35	48 Columbia Ave.		Retains Integrity	
4404	39	138 Franklin St.		Retains Integrity	
403	49	120 Grace St.		Retains Integrity	
2206	3	139 Hancock Ave.	Public School 28	Altered	
2205	14	160 Hancock Ave.	St Paul Of The Cross Church	Retains Integrity	
4404	21	85-7 Hutton St.		Retains Integrity	
3602	23	179 Hutton St.		Retains Integrity	
803	4	46 Irving St.		Retains Integrity	
4701	31	3218 Kennedy Blvd.		Retains Integrity	
3501	14	3305 Kennedy Blvd.	Leonard Gordon Park	Retains Integrity	
3403	49	3410 Kennedy Blvd.		Altered	
3403	50	3412 Kennedy Blvd.		Altered	
3403	51	3414 Kennedy Blvd.		Altered	
3403	52	3416 Kennedy Blvd.		Altered	
2602	17	3451 Kennedy Blvd.		Altered	
1304	3	3545 Kennedy Blvd.	St Anne Roman Catholic Church	Retains Integrity	3557 Kennedy Blvd.
1402	58	3572 Kennedy Blvd.		Altered	
2605	47	128 Lincoln St.		Altered	
4403	36	24 Manhattan Ave.		Altered	
4301	6	189 Manhattan Ave.		Retains Integrity	
4301	5	189.5 Manhattan Ave.		Retains Integrity	
4301	4	191 Manhattan Ave.		Retains Integrity	
4301	3	193 Manhattan Ave.		Retains Integrity	
4301	2	193.5 Manhattan Ave.		Retains Integrity	

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Block	Lot	Address	Site Name	Condition	Alternate Address
701	4	93 Nelson Ave.		Retains Integrity	101-3 Nelson Ave.
4505	36	127 New York Ave.		Altered	
603	65	258 North St.		Retains Integrity	
3904	22	248 Ogden Ave.		Retains Integrity	
3904	24	252 Ogden Ave.		Retains Integrity	
3904	25	254 Ogden Ave.		Retains Integrity	
3904	26	256 Ogden Ave.		Retains Integrity	
3904	27	258 Ogden Ave.		Retains Integrity	
3904	28	260 Ogden Ave.		Retains Integrity	
3903	41	267 Ogden Ave.		Retains Integrity	
2404	2	338 Ogden Ave.		Retains Integrity	
2404	3	340 Ogden Ave.		Retains Integrity	
2401	27	395 Ogden Ave.		Retains Integrity	
6001	32	266 Palisade Ave.	Belvedere Court Apartments	Retains Integrity	264-70 Palisade Ave.
6001	31	270 Palisade Ave.	Belvedere Court Apartments	Retains Integrity	264-70 Palisade Ave.
5201	12	300 Palisade Ave.	The Clothilde Apartments	Retains Integrity	
5201	17	316 Palisade Ave.		Retains Integrity	
5104	1.01	324 Palisade Ave.	Pse&G Transformer Station	Retains Integrity	
5003	1	325 Palisade Ave.	Jersey City Municipal Office	Retains Integrity	
5101	25	334 Palisade Ave.		Retains Integrity	
4504	21	357 Palisade Ave.		Retains Integrity	
3901	35	369 Palisade Ave.		Retains Integrity	
3901	34	371 Palisade Ave.		Retains Integrity	
2305	35	531 Palisade Ave.	The Van Vorst House	Retains Integrity	
703	23	97 Poplar St.		Retains Integrity	
4502	2	44 Sherman Ave.		Retains Integrity	44-50 Sherman Ave.
3804	31	100 Sherman Ave.	Talmud Torah Associates	Retains Integrity	100-2 Sherman Ave.
2904	29	120 Sherman Ave.		Retains Integrity	120-4 Sherman Ave.
2904	31	128 Sherman Ave.	Congregation Mount Sinai	Retains Integrity	128-30 Sherman Ave.
3701	31	9 Sherman Pl.		Retains Integrity	
3701	28	15 Sherman Pl.		Retains Integrity	
3701	11	47-49 Sherman Pl.		Retains Integrity	
3701	10	51 Sherman Pl.		Retains Integrity	
3701	9	53 Sherman Pl.		Retains Integrity	
3602	43	74 Sherman Pl.		Retains Integrity	
2805	21	133 South St.		Altered	
3603	23	895 Summit Ave.		Retains Integrity	
3603	22	897 Summit Ave.		Retains Integrity	
3603	21	901 Summit Ave.		Retains Integrity	
3702	3	912 Summit Ave.		Retains Integrity	
3702	4	918 Summit Ave.		Retains Integrity	
3703	4	940 Summit Ave.	Second Reformed Church Of Hudson City	Retains Integrity	936 Summit Ave.
2801	1	962 Summit Ave.		Retains Integrity	
2801	2	964 Summit Ave.		Retains Integrity	

Historic Preservation Master Plan Element

Block	Lot	Address	Site Name	Condition	Alternate Address
2801	3	966 Summit Ave.		Retains Integrity	
2801	4	968 Summit Ave.		Retains Integrity	
2703	22	977 Summit Ave.		Retains Integrity	
1401	8	1105 Summit Ave.		Retains Integrity	
805	8	1129 Summit Ave.		Retains Integrity	
805	7	1131 Summit Ave.		Retains Integrity	
805	6	1133 Summit Ave.		Retains Integrity	
805	5	1135 Summit Ave.		Retains Integrity	
803	50	1138 Summit Ave.		Retains Integrity	
803	51	1140 Summit Ave.		Retains Integrity	
2804	22	15 Thorne St.		Retains Integrity	15-17 Thorne St.
12906	3	69 Wayne St.	**	Retains Integrity	
4503	14	122 Webster Ave.		Altered	
4502	23	123 Webster Ave.		Retains Integrity	
4503	16	124 Webster Ave.		Altered	
4502	22	125 Webster Ave.		Retains Integrity	
4503	17	126 Webster Ave.		Retains Integrity	126-34 Webster Ave.
3805	34	156-158 Webster Ave.	Neumann's Hall	Retains Integrity	
3703	20	19 Zabriskie St.		Retains Integrity	

TABLE 3E

Ward E of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
10007	14	123 Coles St.	James J. Ferris High School	Retains Integrity	
5103	13	33 Hope St.	L.O. Koven Complex	Retains Integrity	
11603	18	150 & 200 Hudson St.	Harborside Terminal	Retains Integrity	
9907	23	455 Monmouth St.	St Anthony's Polish R.C. Church & School	Altered	457 Monmouth St.
9907	9	344 Sixth St.	St Anthony's Polish R.C. Church & School	Retains Integrity	346-50 Sixth St.

TABLE 3F

Ward F of Phase 2 of 1985 Survey

Block	Lot	Address	Site Name	Condition	Alternate Address
23001	20.01	239 Bergen Ave.	Henry C. Snyder High School	Retains Integrity	
21001	26	361 Bergen Ave.		Retains Integrity	
21001	25	363 Bergen Ave.		Retains Integrity	
21001	24	365 Bergen Ave.		Retains Integrity	
21001	23	367 Bergen Ave.		Retains Integrity	
21001	22	369 Bergen Ave.		Retains Integrity	

Historic Preservation Master Plan Element

21001	21	371 Bergen Ave.		Retains Integrity	
18501	12	474 Bergen Ave.	New Hope Baptist Church	Retains Integrity	472-76 Bergen Ave.
18403	25	477 Bergen Ave.		Retains Integrity	
18403	24	479 Bergen Ave.		Retains Integrity	
18403	23	481 Bergen Ave.		Retains Integrity	
18403	22	483 Bergen Ave.		Retains Integrity	
18403	21	485 Bergen Ave.		Retains Integrity	
18403	20	487 Bergen Ave.		Retains Integrity	
18404	18	495 Bergen Ave.	Jersey City Free Public Library	Retains Integrity	489-499 Bergen Ave.
17906	1	532 Bergen Ave.	**	Retains Integrity	
17906	2	534 Bergen Ave.	**	Retains Integrity	
17906	3	536 Bergen Ave.	**	Retains Integrity	
17906	5	540 Bergen Ave.	**	Retains Integrity	
17906	6	542 Bergen Ave.	**	Retains Integrity	
16703	5	654 Bergen Ave.	Y.M.C.A. **	Retains Integrity	654-658 Bergen Ave.
15004	7	740 Bergen Ave.		Retains Integrity	
15004	8	742-744 Bergen Ave.		Retains Integrity	
22604	12	123 Claremont Ave.	Public School #29	Retains Integrity	391-401 Rose Ave.
18601	22	50 Clinton Ave.	Salem Baptist Church **	Retains Integrity	53-61 Madison Ave.
20303	19	287 Communipaw Ave.		Retains Integrity	
20003	20	384 Communipaw Ave.	Jackson Funeral Home	Retains Integrity	
23903	15	254 Dwight St.		Retains Integrity	
23903	16	256 Dwight St.		Retains Integrity	
23903	17	258 Dwight St.		Retains Integrity	
23903	18	260 Dwight St.		Retains Integrity	
23903	19	262 Dwight St.		Retains Integrity	
23903	20	264 Dwight St.		Retains Integrity	
23903	21	266 Dwight St.		Retains Integrity	
23903	22	268 Dwight St.		Retains Integrity	
23903	23	270 Dwight St.		Retains Integrity	
23903	24	272 Dwight St.		Retains Integrity	
24802	16	234 Fulton Ave.		Retains Integrity	
24802	8	235 Fulton Ave.		Retains Integrity	
24801	17	236 Fulton Ave.		Retains Integrity	
24802	7	237 Fulton Ave.		Retains Integrity	
24801	18	238 Fulton Ave.		Retains Integrity	
24802	6	239 Fulton Ave.		Retains Integrity	
24801	19	240 Fulton Ave.		Retains Integrity	
24802	5	241 Fulton Ave.		Retains Integrity	
24801	20	242 Fulton Ave.		Retains Integrity	
24802	4	243 Fulton Ave.		Retains Integrity	
24801	21	244 Fulton Ave.		Retains Integrity	
24802	3	245 Fulton Ave.		Retains Integrity	
24801	22	246 Fulton Ave.		Retains Integrity	
24801	23	248 Fulton Ave.		Retains Integrity	
24801	24	250 Fulton Ave.		Retains Integrity	
24801	25	252 Fulton Ave.		Retains Integrity	

Historic Preservation Master Plan Element

24801	26	254 Fulton Ave.		Retains Integrity	
24801	27	256 Fulton Ave.		Retains Integrity	
19703	33	1051 Garfield Ave.	Transformer Station, Public Service Corporation Of New Jersey	Retains Integrity	1061-65 Garfield Ave.
23001	19	2078 Kennedy Blvd.	A. Harry Moore School For Crippled Children (Public School #36)	Retains Integrity	
17405	1	124 Lafayette St.	Lafayette Park	Retains Integrity	
15004	13	729 Montgomery St.		Retains Integrity	
15004	12	733 Montgomery St.		Retains Integrity	
15004	11	737 Montgomery St.		Retains Integrity	

TABLE 3G

Ward A of Phase 2 of 1985 Survey, Demolished Properties

Block	Lot	Address	Site Name	Condition	Alternate Address
		36-8 Cator Ave.		Demolished	
		110 Danforth Ave.		Demolished	
		263 M.L. King Drive		Demolished	
27202	8	301 Ocean Ave.		Demolished	
			Van Leer Containers - Alex Sullivan Drive		

TABLE 3H

Ward C of Phase 2 of 1985 Survey, Demolished Properties

Block	Lot	Address	Site Name	Condition	Alternate Address
10901	65	168-184 Baldwin Ave.	C.F. Mueller Company	Demolished	
19401	19.04	429 Bergen Ave.	Bergen Theater Building	Demolished	
7903	21	23 Cottage St.		Demolished	
5301	27	34 Covert St.		Demolished	
5301	28	36 Covert St.		Demolished	
		2852 Kennedy Blvd.	State Theater	Demolished	
5301	4	91 Larch Ave.		Demolished	
14901	31	798-808 Montgomery St.		Demolished	802-804 Montgomery Ave.
8102	8	27-29 Oakland Ave		Demolished	
		124-30 Palisade Ave.		Demolished	
9606	9	545 Pavonia Ave.		Demolished	
9501	4.01	595 Pavonia Ave.		Demolished	595-7 Pavonia Ave.
		55-80 Pavonia Ave.	Hudson County Jail And Power House	Demolished	
		115-117 Vroom St.		Demolished	

Historic Preservation Master Plan Element

TABLE 3I

Ward D of Phase 2 of 1985 Survey, Demolished Properties

Block	Lot	Address	Site Name	Condition	Alternate Address
		119 Ferry St.		Demolished	
		116 Jefferson Ave.		Demolished	
2602	25	3433-39 Kennedy Blvd.		Demolished	
		348 Ogden Ave.		Demolished	
		1106-12 Summit Ave.		Demolished	
		1204-12 Summit Ave.		Demolished	

TABLE 3J

Ward E of Phase 2 of 1985 Survey, Demolished Properties

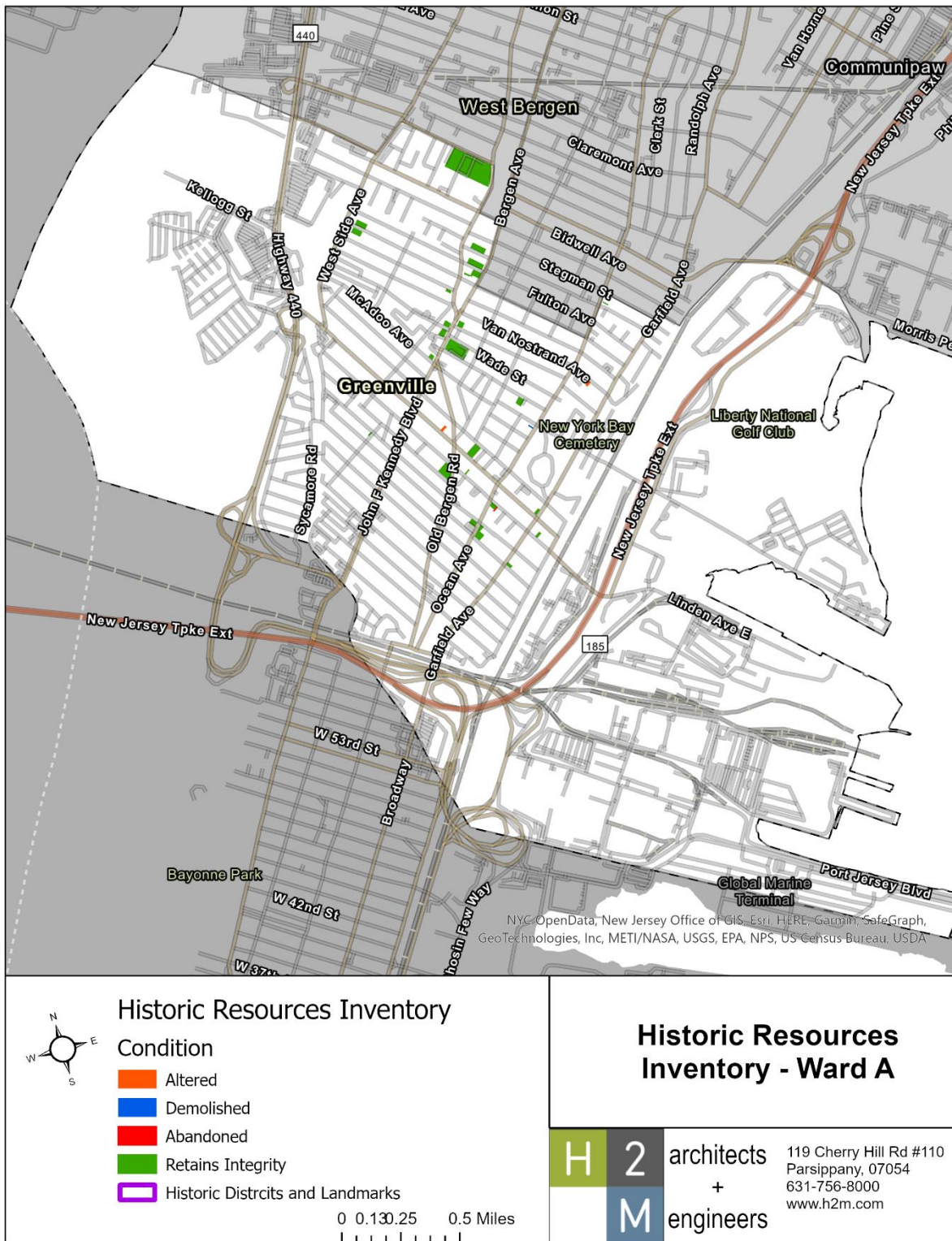
Block	Lot	Address	Site Name	Condition	Alternate Address
13003	5	50 Columbus Dr.	Path Train Repair Shed & Station	Demolished	
		39-41 Essex St.		Demolished	
11604	1	10 Exchange Pl.	Path Tube Entrance Station	Demolished	14-16 Exchange Place
		Henderson & Second	Pennsylvania Railroad Train Shed	Demolished	
14203	27	140 Morris St.	Fire House #12	Demolished	
		64 Pavonia Ave.	Path Station	Demolished	
		273 Tenth St.		Demolished	
		273.5 Tenth St.		Demolished	
			Colgate Historic District	Does Not Retain Integrity	
			St. Lucy's Historic District	Does Not Retain Integrity	
			Warehouse Historic District	Does Not Retain Integrity	

TABLE 3K

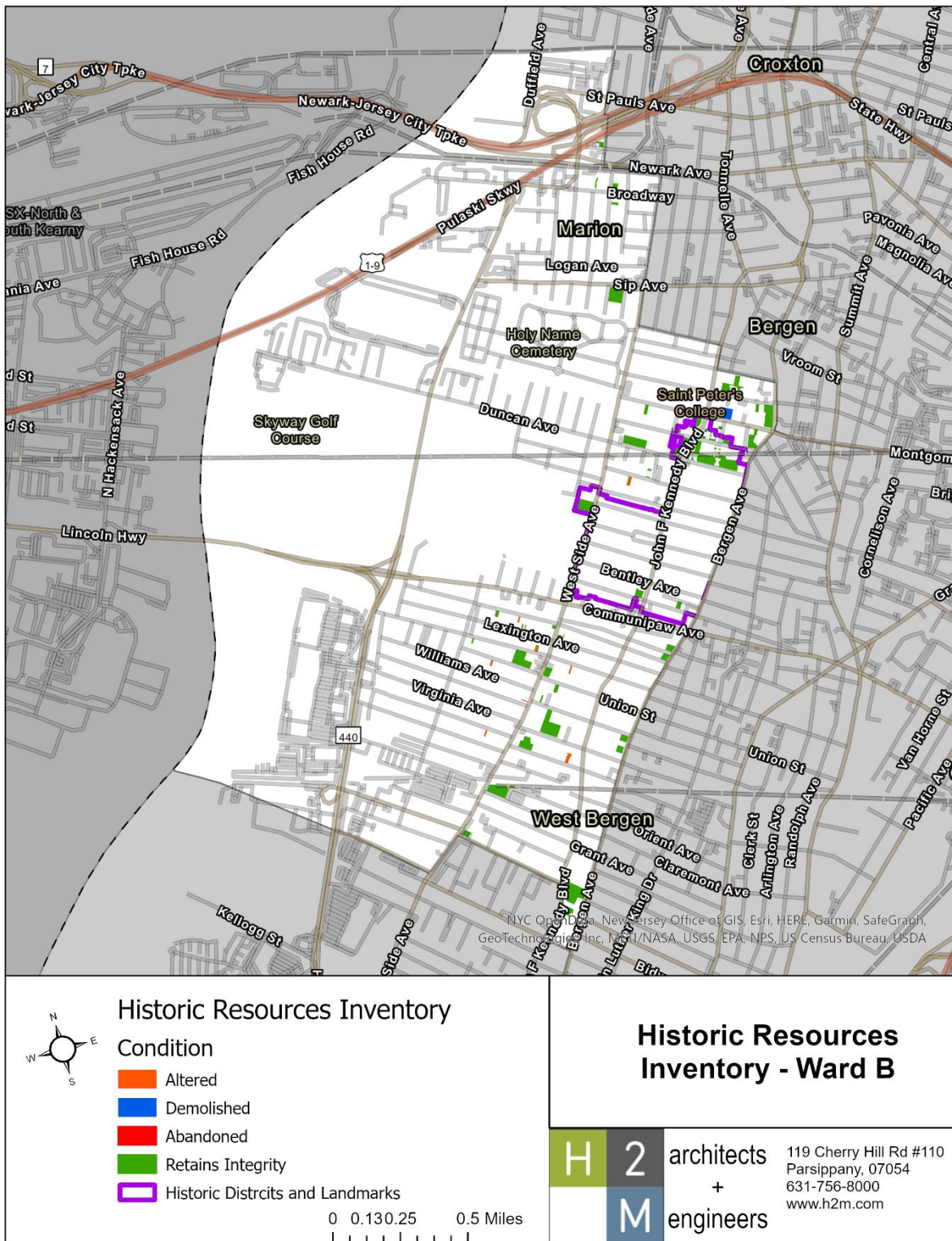
Ward F of Phase 2 of 1985 Survey, Demolished Properties

Block	Lot	Address	Site Name	Condition	Alternate Address
19503	76	376 Bergen Ave.	Department Of Human Resources	Demolished	376-382 Bergen Ave.
16702	1	604 Bergen Ave.	Jewish Community Center	Demolished	600-606 Bergen Ave.
18603	34	30-34 Clinton Ave.	Salem Community Center	Demolished	
		751-753 Grand St.		Demolished	

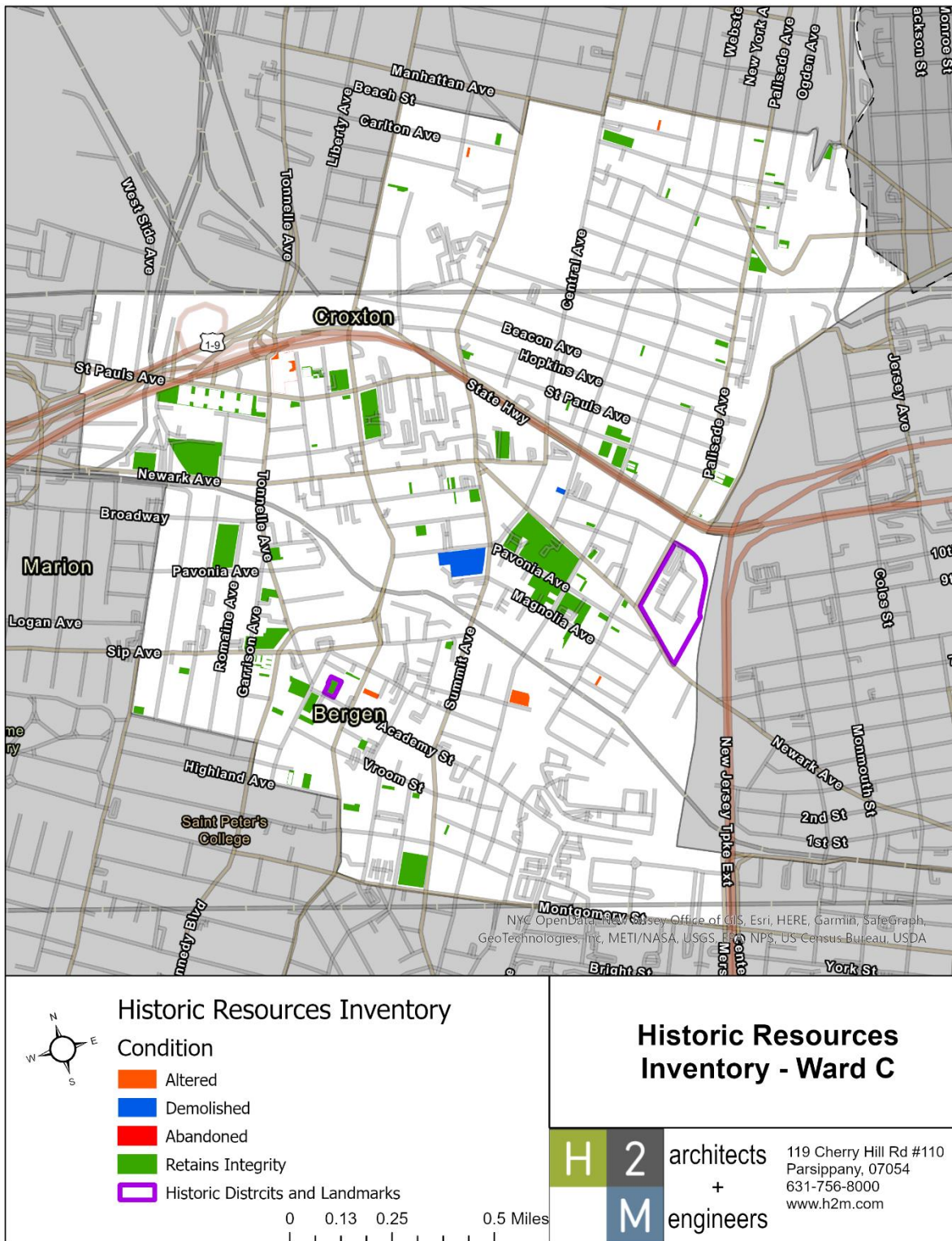
Historic Preservation Master Plan Element



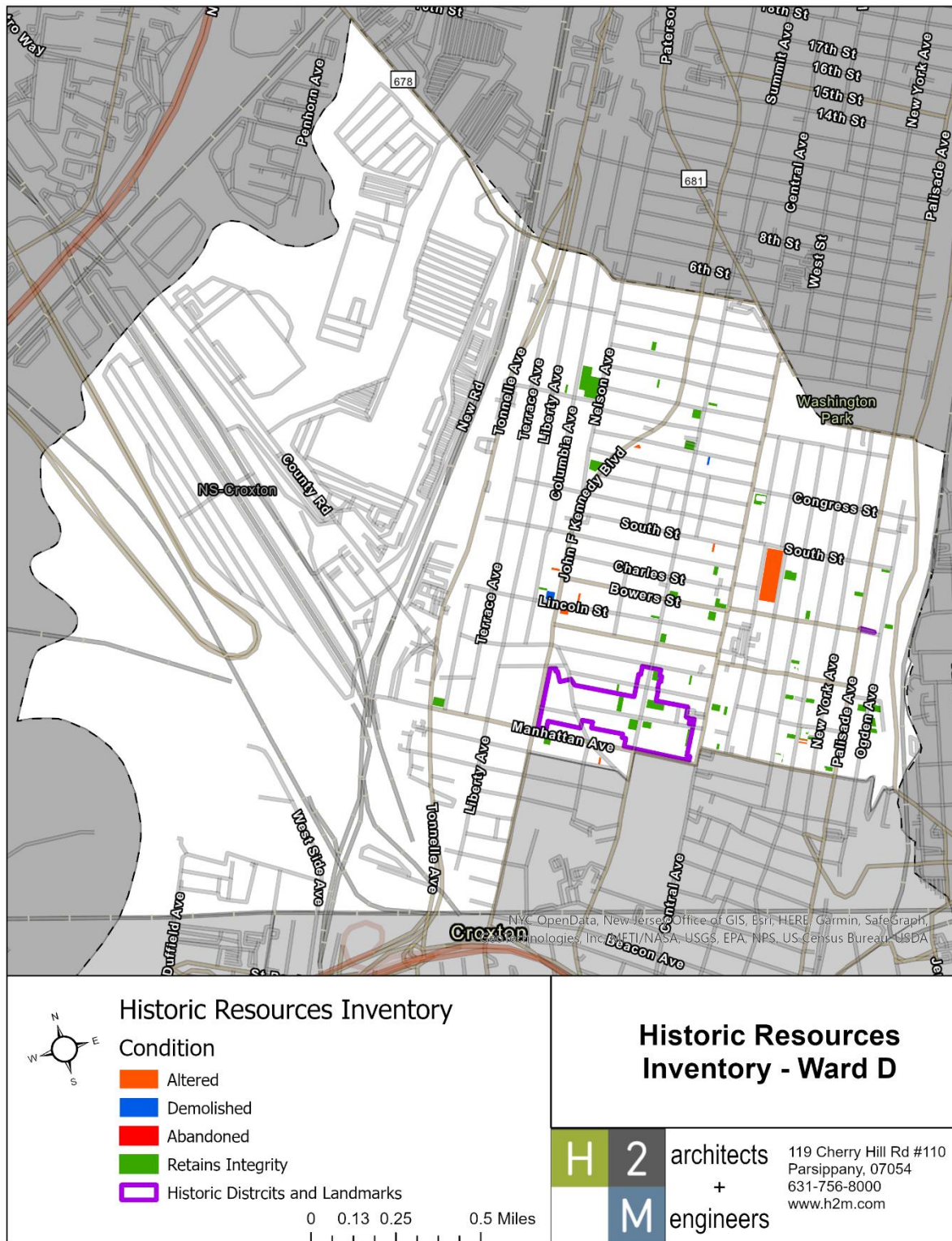
Historic Preservation Master Plan Element



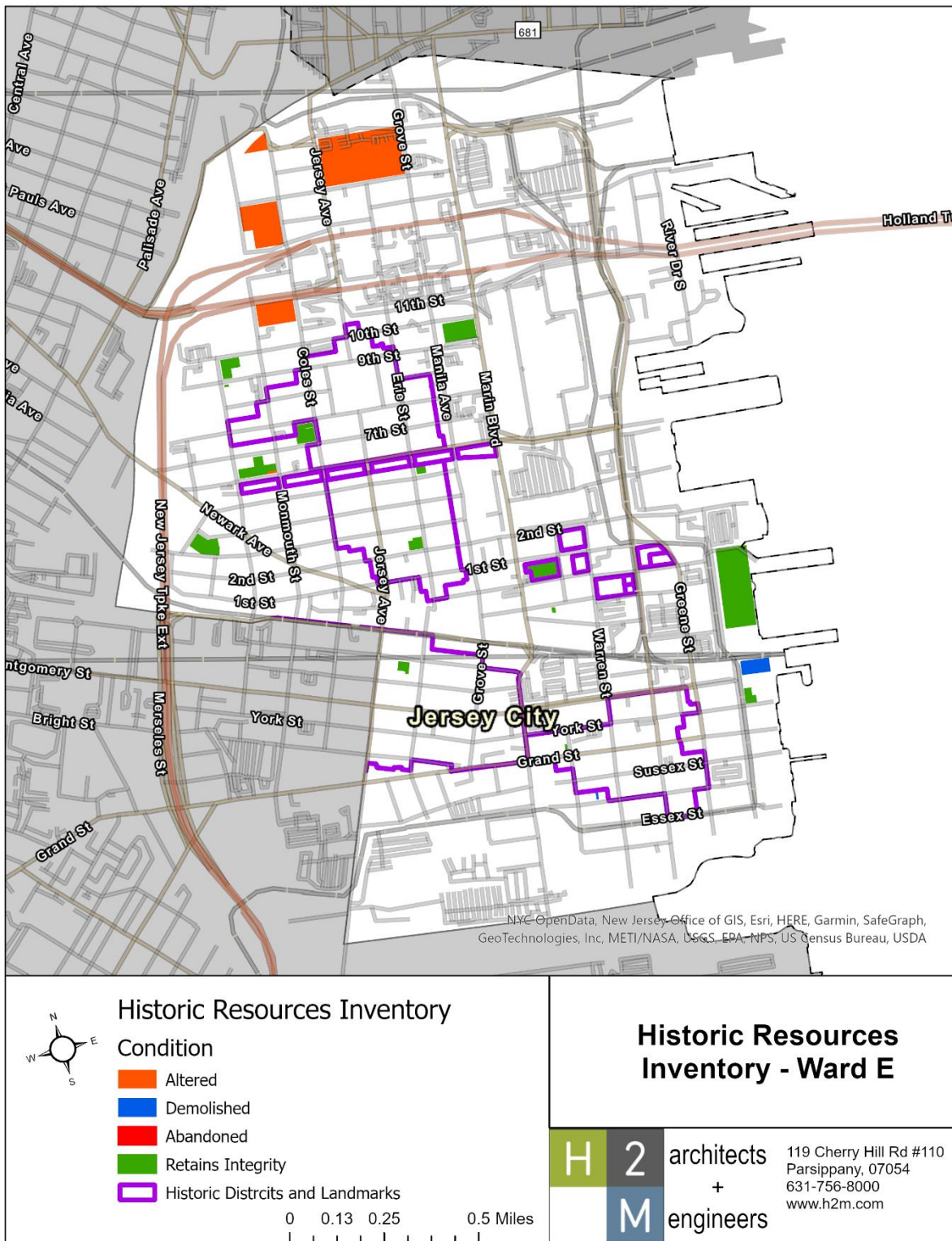
Historic Preservation Master Plan Element



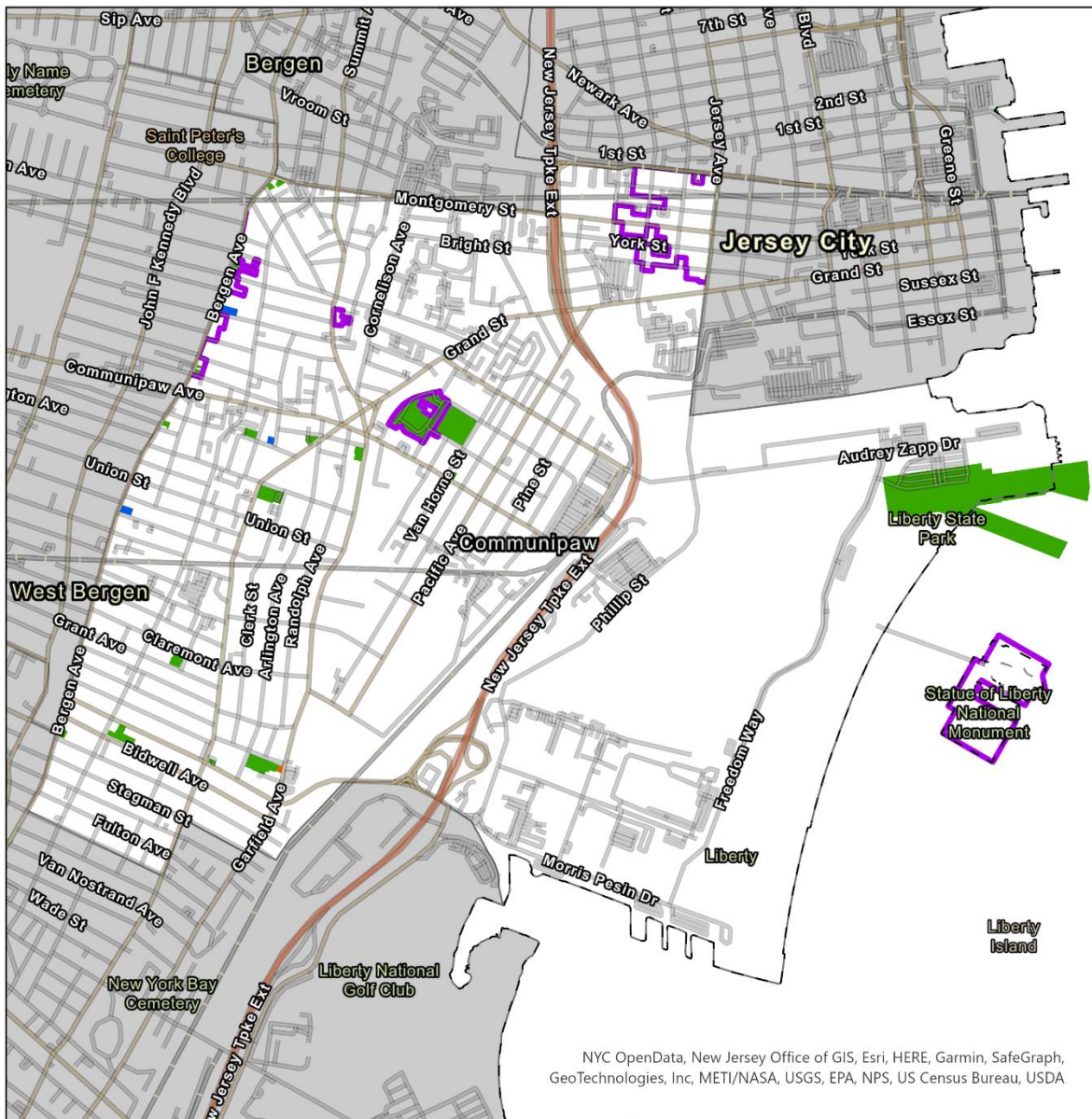
Historic Preservation Master Plan Element



Historic Preservation Master Plan Element



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TABLE 4

Historic Lot Study

The following properties were identified during a citywide study of large lots in Residential Zones and potential historic resources. Larger lots, or lots adjacent to vacant lots, can be vulnerable to demolition and redevelopment. Age-eligible buildings (50+ years old) should be evaluated for potential significance prior to demolition or substantial alteration and redevelopment. Surveyed lots were typically in R-1 Zoning Districts near RH-1 and RH-2 Zoning Districts and/or near designated and recommended historic districts. The Sherman Place Historic District (the pending sixth local historic district) contains many identified large lots.

Address	Proposed Historic District
313-315 Arlington Avenue	Sherwood-Claremont Historic District
63-67 Arlington Avenue	
15-17 Armstrong Avenue	
94 Astor Place	
85-87 Aubudon Avenue	
89 Baldwin Avenue	
280 Baldwin Avenue	
92 Bartholdi Avenue	
114 Bartholdi Avenue	
134 Bartholdi Avenue	
138 Bartholdi Avenue	
116-118 Bartholdi Avenue	
11 Beacon Avenue	
15 Belmont Avenue	
20 Belmont Avenue	
22 Belmont Avenue	
59 Belmont Avenue	
113-115 Belmont Avenue	
45-45A Belmont Avenue	
185 Bidwell Avenue	
82 Booream Avenue	
83 Booream Avenue	
71 Bostwick Avenue	
75 Bostwick Avenue	
78 Bostwick Avenue	
82 Bostwick Avenue	
84 Bostwick Avenue	
86 Bostwick Avenue	
90 Bostwick Avenue	
175 Bowers Street	
180 Bowers Street	
7-9 Boyd Avenue	
150-152 Boyd Avenue	
26-28 Boyd Avenue	
9 Brinkerhoff Street	
48 Brinkerhoff Street	
10 Britton Street	

Historic Preservation Master Plan Element

Address	Proposed Historic District
12 Britton Street	
14 Britton Street	
16 Britton Street	
7 Broadman Parkway	
9 Broadman Parkway	
11 Broadman Parkway	
12 Broadman Parkway	
13 Broadman Parkway	
14 Broadman Parkway	
15 Broadman Parkway	
16 Broadman Parkway	
17 Broadman Parkway	
18 Broadman Parkway	
19 Broadman Parkway	
20 Broadman Parkway	
21 Broadman Parkway	
22 Broadman Parkway	
23 Broadman Parkway	
24 Broadman Parkway	
25 Broadman Parkway	
26 Broadman Parkway	
27 Broadman Parkway	
28 Broadman Parkway	
29 Broadman Parkway	
30 Broadman Parkway	
31 Broadman Parkway	
32 Broadman Parkway	
33 Broadman Parkway	
34 Broadman Parkway	
35 Broadman Parkway	
36 Broadman Parkway	
37 Broadman Parkway	
38 Broadman Parkway	
39 Broadman Parkway	
40 Broadman Parkway	
41 Broadman Parkway	
42 Broadman Parkway	
43 Broadman Parkway	
44 Broadman Parkway	
45 Broadman Parkway	
46 Broadman Parkway	
47 Broadman Parkway	
48 Broadman Parkway	
49 Broadman Parkway	
50 Broadman Parkway	
51 Broadman Parkway	
52 Broadman Parkway	
53 Broadman Parkway	
54 Broadman Parkway	

Historic Preservation Master Plan Element

Address	Proposed Historic District
55 Broadman Parkway	
56 Broadman Parkway	
57 Broadman Parkway	
59 Broadman Parkway	
61 Broadman Parkway	
63 Broadman Parkway	
65 Broadman Parkway	
124 Broadway	
104 Brown Place	
106 Brown Place	
45-47 Bryant Avenue	
222 Cambridge Avenue	
248 Cambridge Avenue	
19 Carleton Avenue	
26 Carleton Avenue	
130 Carteret Avenue	Sherwood-Claremont Historic District
333 Cator Avenue	
46 Charles Street	
117 Chestnut Avenue	
132 Chestnut Avenue	
143 Chestnut Avenue	
143 Chestnut Avenue	
32 Claremont Avenue	Sherwood-Claremont Historic District
74 Claremont Avenue	Sherwood-Claremont Historic District
304 Claremont Avenue	
36 Clerk Street	
40 Clerk Street	
59 Clerk Street	
127 Clerk Street	Sherwood-Claremont Historic District
296 Clerk Street	Sherwood-Claremont Historic District
72 Clifton Place	
105 Clifton Place	
121 Clifton Place	
123 Clifton Place	
125 Clifton Place	
127 Clifton Place	
129 Clifton Place	
131 Clifton Place	
37 Clinton Avenue	Bergen Hill Historic District (Eligible)
156 Clinton Avenue	
14-22 Clinton Avenue	Bergen Hill Historic District (Eligible)
140 Columbia Avenue	
194 Columbia Avenue	
249 Columbia Avenue	
10 Condict Street	
15 Condict Street	
151 Congress Street	
65 Crescent Avenue	
30 Dales Avenue	

Historic Preservation Master Plan Element

Address	Proposed Historic District
11 Danforth Avenue	
206 Danforth Avenue	
324 Danforth Avenue	
159-161 Delaware Avenue	
163-165 Delaware Avenue	
4 Duncan Court	
6 Duncan Court	
101 Duncan Avenue	
123 Duncan Avenue	
125 Duncan Avenue	
127 Duncan Avenue	
131 Duncan Avenue	
133 Duncan Avenue	
135 Duncan Avenue	
186 Duncan Avenue	
23 Eastern Parkway	
40 Eastern Parkway	
180 Ege Avenue	
210 Ege Avenue	
212 Ege Avenue	
215 Ege Avenue	
216 Ege Avenue	
218 Ege Avenue	
171-173 Ege Avenue	
27 Emory Street	
396 Fairmount Avenue	
399 Fairmount Avenue	
401 Fairmount Avenue	
406 Fairmount Avenue	
408 Fairmount Avenue	
410 Fairmount Avenue	
412 Fairmount Avenue	
414 Fairmount Avenue	
416 Fairmount Avenue	
418 Fairmount Avenue	
420 Fairmount Avenue	
436-438 Fairmount Avenue	
440-442 Fairmount Avenue	
236 Freeman Avenue	
240 Freeman Avenue	
211 Fulton Avenue	
14 Gardner Avenue	
22 Gardner Avenue	
24 Gardner Avenue	
28 Gardner Avenue	
31 Gardner Avenue	
36 Gardner Avenue	
40 Gardner Avenue	
42 Gardner Avenue	

Historic Preservation Master Plan Element

Address	Proposed Historic District
60 Gardner Avenue	
70 Gardner Avenue	
44-46 Gardner Avenue	
230 Garfield Avenue	
266 Garfield Avenue	
539 Garfield Avenue	
546 Garfield Avenue	
585 Garfield Avenue	
727 Garfield Avenue	
739 Garfield Avenue	
40 Gautier Avenue	
70 Gautier Avenue	
36 Giles Avenue	
65 Giles Avenue	
120 Grace Street	
750-766 Grand Street	Bergen Hill Historic District (Eligible)
133 Grant Avenue	
139 Grant Avenue	
145 Grant Avenue	
147 Grant Avenue	
24 Gray Street	
28 Gray Street	
54-56 Greenville Avenue	
200 Griffith Street	
189 Hancock Avenue	
248 Hancock Avenue	
4 Hawthorne Avenue	
47 Highland Avenue	
49 Highland Avenue	
55 Highland Avenue	
93 Highland Avenue	
119 Highland Avenue	
125 Highland Avenue	
89-91 Highland Avenue	
263 Hutton Street	
32-34 Jefferson Avenue	
3332 JFK Boulevard	Sherman Place Historic District
3334 JFK Boulevard	Sherman Place Historic District
3336 JFK Boulevard	Sherman Place Historic District
3338 JFK Boulevard	Sherman Place Historic District
3342 JFK Boulevard	Sherman Place Historic District
3344 JFK Boulevard	Sherman Place Historic District
3346 JFK Boulevard	Sherman Place Historic District
3348 JFK Boulevard	Sherman Place Historic District
3350 JFK Boulevard	Sherman Place Historic District
3352 JFK Boulevard	Sherman Place Historic District
3354 JFK Boulevard	Sherman Place Historic District
3362 JFK Boulevard	
3366 JFK Boulevard	

Historic Preservation Master Plan Element

Address	Proposed Historic District
3644 JFK Boulevard	
20 Lembeck Avenue	
24 Lembeck Avenue	
28 Lembeck Avenue	
55 Lembeck Avenue	
32-34 Lincoln Street	
12 Linden Court	
25 Linden Court	
27 Linden Court	
151 Linden Avenue	
87 Logan Avenue	
14 Magnolia Avenue	
69 Magnolia Avenue	
71 Magnolia Avenue	
81 Magnolia Avenue	
152-154 Mallory Avenue	
90 Manhattan Avenue	Sherman Place Historic District
94 Manhattan Avenue	Sherman Place Historic District
98 Manhattan Avenue	Sherman Place Historic District
100 Manhattan Avenue	Sherman Place Historic District
476 Mercer Street	
618 Montgomery Street	
785 Montgomery Street	
813 Montgomery Street	
158 Neptune Avenue	
117 Oak Street	
824 Ocean Avenue	
240 Ogden Avenue	
386 Ogden Avenue	
299 Old Bergen Road	
631 Palisade Avenue	
640 Palisade Avenue	
642 Palisade Avenue	
644 Palisade Avenue	
16 Pamrapo Avenue	
53 Pamrapo Avenue	
463 Pavonia Avenue	
502 Pavonia Avenue	
89 Pearsall Avenue	
129 Pearsall Avenue	
133 Pearsall Avenue	
167 Pearsall Avenue	
171 Pearsall Avenue	
228 Pearsall Avenue	
13-15 Pearsall Avenue	
92 Poplar Street	
46 Prescott Avenue	
265 Princeton Avenue	
275 Princeton Avenue	

Historic Preservation Master Plan Element

Address	Proposed Historic District
316 Princeton Avenue	
318-320 Princeton Avenue	
82 Prospect Street	
117 Randolph Avenue	Sherwood-Claremont Historic District
295 Randolph Avenue	Sherwood-Claremont Historic District
95-97 Randolph Avenue	
55 Reservoir Avenue	
59 Reservoir Avenue	
47 Romar Avenue	
70 Roosevelt Avenue	
77 Sanford Place	Sherman Place Historic District
79 Sanford Place	Sherman Place Historic District
83 Sanford Place	Sherman Place Historic District
87 Sanford Place	Sherman Place Historic District
88 Sanford Place	Sherman Place Historic District
55 Sanford Place	
30 Seaview Avenue	
9 Sherman Place	Sherman Place Historic District
70 Sherman Place	Sherman Place Historic District
73 Sherman Place	Sherman Place Historic District
74 Sherman Place	Sherman Place Historic District
75 Sherman Place	Sherman Place Historic District
76 Sherman Place	Sherman Place Historic District
80 Sherman Place	Sherman Place Historic District
83 Sherman Place	Sherman Place Historic District
91 Sherman Place	Sherman Place Historic District
92 Sherman Place	Sherman Place Historic District
93 Sherman Place	Sherman Place Historic District
100 Sherman Avenue	
104 Sherman Place	Sherman Place Historic District
105 Sherman Place	Sherman Place Historic District
106 Sherman Place	Sherman Place Historic District
107 Sherman Place	Sherman Place Historic District
108 Sherman Place	Sherman Place Historic District
110 Sherman Place	Sherman Place Historic District
112 Sherman Place	Sherman Place Historic District
118 Sherman Place	Sherman Place Historic District
289 Sherman Avenue	
291 Sherman Avenue	
44 St. Pauls Avenue	
238 Stegman Street	
239 Stegman Street	
239 Stegman Street	
240 Stegman Street	
241 Stegman Street	
242 Stegman Street	
243 Stegman Street	
244 Stegman Street	
292 Stegman Parkway	

Historic Preservation Master Plan Element

Address	Proposed Historic District
294 Stegman Parkway	
296 Stegman Parkway	
298 Stegman Parkway	
300 Stegman Parkway	
321 Stegman Parkway	
323 Stegman Parkway	
327 Stegman Parkway	
329 Stegman Parkway	
333 Stegman Parkway	
335 Stegman Parkway	
40-42 Stegman Street	
62-64 Storms Avenue	
65 Summit Avenue	
78 Summit Avenue	
103 Summit Avenue	
107 Summit Avenue	
167 Summit Avenue	
218 Summit Avenue	
880 Summit Avenue	Sherman Place Historic District
884 Summit Avenue	Sherman Place Historic District
887 Summit Avenue	Sherman Place Historic District
895 Summit Avenue	Sherman Place Historic District
897 Summit Avenue	Sherman Place Historic District
901 Summit Avenue	Sherman Place Historic District
904 Summit Avenue	Sherman Place Historic District
908 Summit Avenue	Sherman Place Historic District
912 Summit Avenue	Sherman Place Historic District
913 Summit Avenue	Sherman Place Historic District
917 Summit Avenue	Sherman Place Historic District
918 Summit Avenue	Sherman Place Historic District
921 Summit Avenue	Sherman Place Historic District
924 Summit Avenue	Sherman Place Historic District
1062 Summit Avenue	
23-25 Terhune Avenue	
10 Thorne Street	
15-17 Thorne Street	
59 Tuers Avenue	
234 Union Street	
246 Union Street	
254 Union Street	
9 Van Houten Avenue	
11 Van Houten Avenue	
15 Van Houten Avenue	
27 Van Nostrand Avenue	
77 Van Nostrand Avenue	
246 Van Nostrand Avenue	
252 Van Nostrand Avenue	
254 Van Nostrand Avenue	
256 Van Nostrand Avenue	

Historic Preservation Master Plan Element

Address	Proposed Historic District
258 Van Nostrand Avenue	
260 Van Nostrand Avenue	
262 Van Nostrand Avenue	
42-46 Van Nostrand Avenue	
113 Van Winkle Avenue	
140 Van Winkle Avenue	
88 Wade Street	
21-23 Warner Avenue	
51 Washburn Street	
444 Wayne Street	
447 Wayne Street	
454 Wayne Street	
343 Webster Avenue	
344 Webster Avenue	
347 Webster Avenue	
9 Wegman Parkway	
15 Wegman Parkway	
92 Wegman Parkway	
122 Wegman Parkway	
124 Wegman Parkway	
128 Wegman Parkway	
130 Wegman Parkway	
134 Wegman Parkway	
158 Wegman Parkway	
160 Wegman Parkway	
168 Wegman Parkway	
176 Wegman Parkway	
22 Winfield Avenue	
77 Winfield Avenue	
10 Woodlawn Avenue	
27 Woodlawn Avenue	
31 Woodlawn Avenue	
33 Zabriskie Street	
39 Zabriskie Street	
41 Zabriskie Street	

Historic Preservation Master Plan Element

TABLE 5

Redevelopment Plan Preservation Zones

Jersey City's redevelopment plans identify historic resources and areas of historic significance during the overall planning process. Preservation Zones and Overlays are intended to protect the historic materials, patterns, and character that contribute to the neighborhood. The following historic sources that have been identified in Redevelopment Plans and are subject to regulations codified in each Redevelopment Plan that derive from *The Secretary of the Interior's Standards*. Resources identified in this Appendix, the Historic Preservation Plan Element, and in all Redevelopment Plans are eligible for further study and evaluation.

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
2901	17	134 Griffith St.	Central Avenue Block 2901	Zone 3
2901	18	132 Griffith St.	Central Avenue Block 2901	Zone 3
2901	19	130 Griffith St.	Central Avenue Block 2901	Zone 3
8504	1	233 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	2	231 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	3	229 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	4	227 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	5	225 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	6	223 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	7	221 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	8	219 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	9	217 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
8504	10	215 Brunswick St.	Enos Jones	Zone 3: Preservation Zone
15203	8	69 Storms Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16701	18	157 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16701	19	155 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16701	28	137 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	18	193-195 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	19	191 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	20	189 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	21	185-187 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	23	181 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	30	165 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	31	163 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	32	161 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16702	33	159 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16703	15	201-203 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16703	16	197 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16901	8	106-108 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	7	124 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	8	126 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	9	128 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	10	130 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	11	132 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	12	134 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	13	136 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
16902	14	138 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	15	140 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
16902	16	142 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17905	16	622 Communipaw Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	29	99 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	30	97 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	31	95 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	32	93 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	33	91 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
17906	34	89 Monticello Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	20	509 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	21	507 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	22	505 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	23	503 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	24	501 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	25	499 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	26	497 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	27	495 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18504	28	493 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	3	516 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	4	518 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	5	520 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	6	522 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	7	524 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	8	526 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	9	528 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	10	530 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	11	532 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	12	534 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	13	536 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	14	538 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	15	540 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	16	542 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	17	544 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18601	18	546 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18602	3	574 Communipaw Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
18602	4	568-572 Communipaw Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	25	485-487 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	27	481 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	28	479 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	29	477 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	30	475 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
19501	31	473 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21201	2	717 Ocean Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21201	3	715 Ocean Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21201	4	713 Ocean Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21201	5	711 Ocean Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21301	36	432 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
21305	1	430 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	2	428 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	3	422-426 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	28	14 Virginia Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	29	16 Virginia Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	30	18 Virginia Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	31	20 Virginia Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	32	22 Virginia Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	36	408 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
21305	37	410 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22503	39	341 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22503	40	337 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22503	41	335 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22503	42	331 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22503	43	327-329 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	1	318 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	18	300 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	19	302 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	20	304 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	21	308 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
22604	22	310 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	31	317 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	32.01	315 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	35	309 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	36	307 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	37	305 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	38	303 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23101	39	301 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	22	299 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	23	297 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	24	295 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	25	293 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	26	291 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	27	289 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23102	28	166 Myrtle Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	1	298 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	76	286 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	77	288 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	78	290 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	79	292 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	80	294 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23202	81	296 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	22	185 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	23	183 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	24	181 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	25	179 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	26	177 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23401	27	171-175 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
23401	28	169 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	22	207-209 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	23.01	203-205 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	25	201 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	26	199 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	27	197 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	28	195 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	29	193 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23402	30	189-191 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	26	231 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	27	229 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	28	227 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	29	225 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	30	223 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	31	221 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	32	217-219 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	33	215 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	34	213 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23403	35	211 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23404	32	239 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23404	33	237 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23404	34	235 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
23404	35	233 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	1	193 Bayview Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	2	183 Bayview Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	3	177 Bayview Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	4	175 Bayview Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	5	165 Bayview Ave.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24001	72	214 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24901	17	83 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24901	18	81 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24901	19	79 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	19	165 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	20	163 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	21	161 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	22	159 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	23	157 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	24	155 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	24	153 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
24905	24	151 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	1	166 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	51	152 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	52	165 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	53	165.5 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	54	158 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	55	160 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	56	160.5 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25101	57	162 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
25101	58	164 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25601	2	80 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
25601	3	84 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	13	75.5 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	14	75 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	15	73 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	16	71 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	17	69 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	18	67 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	19	65 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	20	63 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26401	21	61-61.5 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26402	1	76 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26402	37	68 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26402	38	70 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26402	39	72 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26402	40	74 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26403	1	60 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	35	26 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	36	28 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	37	30 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	38	32 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	39	34 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	40	36 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	41	38 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26404	42	40 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26405	4	31-A MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26405	5	31 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26405	6	29 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26405	7	27 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
26405	8	25 MLK Dr.	Jackson Hill	Zone 2: Historic Neighborhood Mixed Use
15402	4	614-630 Grand St.	Morris Canal	Adaptive Reuse Zoning Overlay
15802	25	300 Communipaw Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
15802	25.01	300 Communipaw Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
15802	26	40 Monitor St.	Morris Canal	Adaptive Reuse Zoning Overlay
15802	37	68 Monitor St.	Morris Canal	Adaptive Reuse Zoning Overlay
17205	1	26 Cornelison Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
17503	1	125 Monitor St.	Morris Canal	Adaptive Reuse Zoning Overlay
18901	21	451 Communipaw Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
19002	9	281 Pine St.	Morris Canal	Adaptive Reuse Zoning Overlay
19002	10	279 Pine St.	Morris Canal	Adaptive Reuse Zoning Overlay
20005	3	305 Whiton St.	Morris Canal	Adaptive Reuse Zoning Overlay
20005	4	326 Pacific Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
20005	25	326 Pacific Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
20201	13	260 Pacific Ave.	Morris Canal	Adaptive Reuse Zoning Overlay
15802	27	42 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	28	44 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	29	46 Monitor St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
15802	30	48 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	31	50 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	32	52 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	33	54 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	34	56 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	35	58 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	36	60 Monitor St.	Morris Canal	Map D: Recommended Historic District
15802	37	68 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	1		Morris Canal	Map D: Recommended Historic District
19004	2		Morris Canal	Map D: Recommended Historic District
19004	3		Morris Canal	Map D: Recommended Historic District
19004	4		Morris Canal	Map D: Recommended Historic District
19004	5		Morris Canal	Map D: Recommended Historic District
19004	6	63-61 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	7	Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	8	59 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	9	57 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	10	55 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	11	53 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	12	51 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	13	49 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	14	47 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	15	45 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	16	43 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	17	41 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	18	39 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	19	37 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	20	35 Monitor St.	Morris Canal	Map D: Recommended Historic District
19004	21	50 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19004	22	52 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19004	23	234 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	24	236 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	25	238 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	26	240 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	27	242 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	28	244 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	29	246 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	30	248 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	31	250 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	32	252 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	33	254 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	34	256 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	35	258 Pine St.	Morris Canal	Map D: Recommended Historic District
19004	36		Morris Canal	Map D: Recommended Historic District
19004	37		Morris Canal	Map D: Recommended Historic District
19005	1	93 Maple St.	Morris Canal	Map D: Recommended Historic District
19005	2	91 Maple St.	Morris Canal	Map D: Recommended Historic District
19005	3	89-89.5 Maple Street	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
19005	4	87-87.5 Maple Street	Morris Canal	Map D: Recommended Historic District
19005	5	83 Maple St.	Morris Canal	Map D: Recommended Historic District
19005	6	81 Maple St.	Morris Canal	Map D: Recommended Historic District
19005	7	79 Maple St.	Morris Canal	Map D: Recommended Historic District
19005	8	257-59 Pine Street	Morris Canal	Map D: Recommended Historic District
19005	9	253 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	10	251 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	11	249 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	12	247-47.5 Pine Street	Morris Canal	Map D: Recommended Historic District
19005	13	245-245.5 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	14	241 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	14	241 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	14	241 Pine St.	Morris Canal	Map D: Recommended Historic District
19005	15	60 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19005	16	62 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19005	17	64 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19005	18	64.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
19005	19	66 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19005	20	68-70 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19005	21	314 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	22	316 Whiton St	Morris Canal	Map D: Recommended Historic District
19005	23	318 Whiton St	Morris Canal	Map D: Recommended Historic District
19005	24	320 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	25	322 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	26	324 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	27	326 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	28	328 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	29	330 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	30	332 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	31	334 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	32	336 Whiton St.	Morris Canal	Map D: Recommended Historic District
19005	33	338 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	1	374 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	2	375 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	2	101 Maple St.	Morris Canal	Map D: Recommended Historic District
19006	3	99 Maple St.	Morris Canal	Map D: Recommended Historic District
19006	4	95-97 Maple Street	Morris Canal	Map D: Recommended Historic District
19006	5	341 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	6	339 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	7	337 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	8	335 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	9	333 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	10	331 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	11	329 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	12	327 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	13	325 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	14	323 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	15	321 Whiton St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
19006	16	319 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	17	317 Whiton St	Morris Canal	Map D: Recommended Historic District
19006	18	315 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	19	313 Whiton St	Morris Canal	Map D: Recommended Historic District
19006	20	311 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	21	309 Whiton St.	Morris Canal	Map D: Recommended Historic District
19006	22	344 Pacific Ave	Morris Canal	Map D: Recommended Historic District
19006	23	350 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	24	354 Pacific Ave	Morris Canal	Map D: Recommended Historic District
19006	25	356 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	26	358 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	27	360 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	28	362 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	29	364 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	30	366 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	31	368 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	32	370 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19006	33	372 Pacific Ave	Morris Canal	Map D: Recommended Historic District
19007	1	125 Maple St.	Morris Canal	Map D: Recommended Historic District
19007	2	123.5 Maple Street	Morris Canal	Map D: Recommended Historic District
19007	3	123 Maple St.	Morris Canal	Map D: Recommended Historic District
19007	4	119-121 Maple St.	Morris Canal	Map D: Recommended Historic District
19007	5	115-117 Maple St.	Morris Canal	Map D: Recommended Historic District
19007	6	111-113 Maple St.	Morris Canal	Map D: Recommended Historic District
19007	7	367 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	8	363 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	9	361 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	10	359 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	11	357 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	12	355 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	13	353 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
19007	14		Morris Canal	Map D: Recommended Historic District
19007	15	100 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19007	16	100.5 Lafayette St	Morris Canal	Map D: Recommended Historic District
19007	17	102 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19007	18	102.5 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19007	19	104 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19007	20	104.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
19007	21	106 Lafayette St.	Morris Canal	Map D: Recommended Historic District
19007	22	106.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
19007	23	312 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	24	314 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	25	316 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	26	318 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	27		Morris Canal	Map D: Recommended Historic District
19007	28	324 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	29	326 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	30	328 Halladay St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
19007	31	330 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	32	332 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	33	334-336 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	34	338-340 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	35	344 Halladay St.	Morris Canal	Map D: Recommended Historic District
19007	36	346 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	1	105 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20004	2	103 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20004	3	101.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
20004	4	101 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20004	5	99 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20004	6	339 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	7	337 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	8	335 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	9	333 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	10	331 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	11	329 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	12	327 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	13	325 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	14	323 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	15	321 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	15	321 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	15	321 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	15	321 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	15	321 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	16	319 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	18	315 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	19	309 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	20	303 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20004	21	362 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20004	22	364 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20004	23	366 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20004	24	368 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20004	25	370 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20004	26	278 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	27	280 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	28	282-284 Halladay Street	Morris Canal	Map D: Recommended Historic District
20004	29	286 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	30	288 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	31	290 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	32	292 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	33	294 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	34	296 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	35	300 Halladay St.	Morris Canal	Map D: Recommended Historic District
20004	36	304 Halladay St.	Morris Canal	Map D: Recommended Historic District
20005	1	334-336 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	2	83 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20005	3	305 Whiton St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20005	4		Morris Canal	Map D: Recommended Historic District
20005	5	295 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	6	293 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	7	291 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	8	289 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	9	287 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	10	285 Whiton St.	Morris Canal	Map D: Recommended Historic District
20005	11	340 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20005	12	342 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20005	13	344 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20005	14	346 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20005	15	348 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20005	16	304-306 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	17	308 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	18	310 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	19		Morris Canal	Map D: Recommended Historic District
20005	20		Morris Canal	Map D: Recommended Historic District
20005	21	316 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	22	318 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	23	320 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	24	324 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20005	25		Morris Canal	Map D: Recommended Historic District
20005	26	332 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	1	348 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20103	2	214 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	3	216 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	4	218 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	5	220 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	6	222 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	7	224 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	8	226 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	9	228 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	10	230 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	11	232 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	12	234 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	13	236 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	14	238 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	15	240 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	16	242 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	17	244 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	18	246 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	19	248 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	20	250 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	21	252 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	22	254 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	23	256 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	24	258 Halladay St.	Morris Canal	Map D: Recommended Historic District
20103	25	260 Halladay St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20103	26	Halladay St	Morris Canal	Map D: Recommended Historic District
20103	27	371 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20103	28	289 Pacific Ave	Morris Canal	Map D: Recommended Historic District
20103	29	291 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	30	287 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	31	285 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	32	281 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	33	279 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	34	277 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	35	275 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	36	273 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	37	271 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	38	269 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	40	267 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	41	265 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	42	261 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	43	259 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	44	257 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	45	255 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	46	253 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	47	251 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	48	249 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	49	247 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	50	245 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	51	243 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	52	241 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	53	239 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	54	237 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	55	231-235 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20103	56	338 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20103	57	340 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20103	58	342 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20103	59	344 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20103	60	346 Bramhall Ave.	Morris Canal	Map D: Recommended Historic District
20201	3	228 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	4	230-240 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	5	242 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	6	244 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	7	246 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	8	248 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	9	250 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	10	252 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	11	254 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	12	256 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	13	260 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	14	262 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	15	264 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	16	266 Pacific Ave.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20201	17	268 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	18	270 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	19	272 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	20	274 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	21	276 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	22	278 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	23	282 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	24	284 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	25	286 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	26	288 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	27	290 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	28	292 Pacific Ave.	Morris Canal	Map D: Recommended Historic District
20201	29	355 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	30	353 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	31	351 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	32	349 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	33	347 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	34	345 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	35	343 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	36	341 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	37	339 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	38	263 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	39	261 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	40	259 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	41	257 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	42	255 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	43	253 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	44	251 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	45	249 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	46	247 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	47	245-243 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	48	241 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	49	239 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	50	237 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	51	235 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	52	233 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	53	231 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	54	227 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	55	225 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	56	221 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	57	219 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	58	217 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	59	Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	60	2-16 Cannon Dr.	Morris Canal	Map D: Recommended Historic District
20201	61	218 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	62	222 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	63	224 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	64	228 Whiton St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20201	65	230 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	66	232 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	67	236 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	68	238 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	69	240 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	70	242 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	71	244 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	72	246 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	73	248 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	74	250 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	75	252 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	76	254 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	77	256 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	78	260 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	79	262 Whiton St.	Morris Canal	Map D: Recommended Historic District
20201	80	337 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	81	335 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	82	333 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	83	331 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	84	329 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	85	327 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20201	86	191 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	87	189 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	88	187 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	89	183 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	90.01	181 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	91	175 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	92	171 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	93	167 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	94	165 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	95	163 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	96	161 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	97	159 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	98	157 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	99	155 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	100	153 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	101	151 Pine St.	Morris Canal	Map D: Recommended Historic District
20201	102	149 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	1	338 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20301	2	282 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	3	284 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	4	286 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	5	288 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	6	290 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	7	292 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	8	294 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	9	296 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	10	298 Whiton St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20301	11	300 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	12	302 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	13	304 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	14	306 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	15	308 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	16	310 Whiton St.	Morris Canal	Map D: Recommended Historic District
20301	17	67 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20301	18	65 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20301	19	63.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
20301	20	63 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20301	21	61 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20301	22	59.5 Lafayette Street	Morris Canal	Map D: Recommended Historic District
20301	23	59 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20301	24	225 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	25	223 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	26	221 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	27	219 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	28	215 Pine St.	Morris Canal	Map D: Recommended Historic District
20301	29	328 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20301	30	330 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20301	31	332 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20301	32	334 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20301	33	336 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	1	320 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	2	208 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	3	210 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	4	212 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	5	214 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	6	216 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	7	218 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	8	220 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	9	222 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	10	224 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	11	226 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	12	228 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	13	230 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	14	232 Pine St.	Morris Canal	Map D: Recommended Historic District
20302	15	51 Lafayette St.	Morris Canal	Map D: Recommended Historic District
20302	16	31 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	17	29a Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	18	29 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	19	27 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	20	25 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	21	23 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	22	21.5 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	23	21 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	24	19 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	25	17 Monitor St.	Morris Canal	Map D: Recommended Historic District

Historic Preservation Master Plan Element

Block	Lot	Address	Redevelopment Plan (RDP)	RDP District
20302	26	15 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	27	13-11 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	28	9 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	29	5 Monitor St.	Morris Canal	Map D: Recommended Historic District
20302	30	308 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	31	310 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	32	312 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	33	316 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20302	34	318 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20304	2	138-148 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	3	152 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	4	154 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	5	156 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	6	160 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	7	162 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	8	164 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	9	168 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	10	172 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	11	174 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	12	176 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	13	178 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	14	180 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	15	2 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	16	4 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	17	6 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	18	5 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	19	3 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	20	1 Boltwood St.	Morris Canal	Map D: Recommended Historic District
20304	21	184 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	22	186 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	23	188 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	24	190 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	25	192 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	26	194 Pine St.	Morris Canal	Map D: Recommended Historic District
20304	31	313 Communipaw Ave.	Morris Canal	Map D: Recommended Historic District
20304	40	233 Suydam Ave.	Morris Canal	Map D: Recommended Historic District
20304	41	247 Suydam Ave.	Morris Canal	Map D: Recommended Historic District

APPENDIX B:

Historic Preservation Definitions

APPENDIX B: DEFINITIONS

The definitions herein can be found in Chapter 345 of the Jersey City Code of Ordinances and are provided in this appendix to demonstrate the specific connotations of words used in relation to historic preservation in Jersey City and to use as a reference. These definitions are included to aid members of the public in furthering their understanding of the historic preservation field.

Chapter 345-6 of the Jersey City Code of Ordinances provides definitions of what constitute historic properties, which are as follows:

Historic – A building, structure, object, site or landscape feature having a degree of significance or importance over or at a period of time.

Historic Architectural Features – Architectural features installed or built at the time of construction of the building; architectural features of a type installed or built at the time of construction of similar buildings in similar periods and styles; or architectural features installed or built at the time of a major façade alteration thirty (30) or more years ago.

Historic/Cultural Resource – Those buildings, objects, sites, structures or landscape features of historical, cultural, architectural or archaeological importance and the demolition, destruction or alteration of which would constitute an irreplaceable loss to the quality and character of Jersey City; inventoried interior spaces designed or intended to be occupied as part of the structure or which are accessible to the public; such buildings, objects, sites, structures or landscape features, their appurtenances and the property on which they are located are considered historic as defined in this Chapter.

Historic District - An area defined as a historic district by City Council, state or federal authority and which may contain within definable geographic boundaries one or more landmarks or clusters, including their accessory buildings, fences and other appurtenances, and natural resources having historical, cultural and archaeological significance and which district may have within its boundaries other buildings or structures, that while not of such historical, cultural, architectural or archaeological significance as to be designated landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the district.

Historic Site – Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archaeological, cultural, scenic or architectural significance.

Inventory, Historic– A systematic listing of cultural, historical, architectural or archaeological resources prepared by the city, state or federal government or a recognized local historic authority, following standards set forth by federal, state and city regulations for evaluation of cultural properties.

Landmark – Any building, object, site, structure or landscape feature, any part of which is fifty (50) years old or older, which has a special character or special historic or aesthetic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a "landmark" pursuant to the provisions of this Chapter.

Historic Preservation Master Plan Element

Additional definitions for the City's historic resources can be found in Chapter 172, which focuses on Flood Damage Prevention. Areas within Jersey City, especially the eastern and western waterfronts, have been identified by FEMA as areas of flood hazard. Many of the City's historic districts and landmarks, listed in full in a later section of the Historic Preservation Plan Element, fall within the flood hazard area and are therefore threatened by the risks of climate change. These risks are recognized at the federal and state levels and have prompted the creation of strategies for local governments to preserve historic resources from natural hazards caused by the effects of climate change, like intense storms and rising sea levels. The definition below applies to all properties that fit the below-listed criteria and which are located within areas of special flood hazards.

Historic Structure – A historic structure is defined in Chapter 172-2.0 as “Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior), or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district, or one preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed in a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or;
- 4) Individually listed in the local inventory of historic places in communities with historic preservation programs that have been certified either: (a) By an approved State program as determined by the Secretary of the Interior; or (b) Directly by the Secretary of the Interior in States without approved programs.”

Jersey City's Code of Ordinances and the Historic Preservation Plan Element make reference to properties listed or eligible for listing in the National Register of Historic Places. The NPS oversees the National Register program and has established four criteria used to evaluate a site's significance. In addition to meeting at least one of the four criteria listed below, a property must be at least 50 years of age. The four criteria are as follows:

The National Register Criteria for Evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Historic Preservation Master Plan Element

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with their productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance.

A historic property must retain the Aspects of Integrity to be eligible for designation. The National Register defines integrity as:

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

Historic Preservation Master Plan Element

Providing the definition framework for the concept of integrity, specifically applied in historic preservation evaluation and regulation, will aid the public's understanding of recommendations made in the recommendations section of the Historic Preservation Plan Element. Furthermore, educating the public about how the integrity of historic resources is evaluated within the City's regulatory framework will allow for effective communication between property owners and the HPC and Jersey City staff in future.

The following are the definitions for each of the seven aspects of integrity:

- 1) Location: the place where the historic property was constructed or the place where the historic event occurred; and/or
- 2) Design: the combination of elements that create the form, plan, space, structure, and style of a property; and/or
- 3) Setting: the physical environment of a historic property; and/or
- 4) Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property; and/or
- 5) Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and/or
- 6) Feeling: the property's expression of the historic sense of a particular period of time; and/or
- 7) Association: the property's direct link between an important historic event or person and a historic property.

The Jersey City Code of Ordinances also refers to the New Jersey Register of Historic Places (State Register). The State Register, which includes a list of New Jersey's historic resources of local, state, and national interest, was created by the New Jersey Register of Historic Places Act of 1970 and is closely modeled after the National Register program. Both have the same criteria for eligibility, nomination forms, and review process.

The State and National Registers provide some form of review and protection from public encroachment on historic sites. Section 106 of the National Historic Preservation Act provides for review of any federally licensed, funded, or assisted undertaking for properties listed in or eligible for listing in the National Register. The New Jersey Register of Historic Places Act requires review of any municipal, county, or state undertaking involving properties listed in the State Register. These reviews are intended to prevent destruction of historic resources by public agencies; however, they do not protect historic properties from the actions of private property owners.

APPENDIX C:

Public Survey Responses

Historic Preservation Plan

Project Engagement

VIEWS
3,050
RESPONSES
25,655
SUBSCRIBERS
119

PARTICIPANTS
520
COMMENTS
850

Where do you live in Jersey City?



513 respondents

How long have you lived in Jersey City?



511 respondents

Rank the following issues/trends affecting Jersey City.

79%	Access to reliable transit	Rank: 3.72	325 ✓
80%	Affordability of housing	Rank: 3.79	326 ✓
84%	Condition of parks and recreational facilities	Rank: 4.20	345 ✓
77%	Bicycle and pedestrian safety	Rank: 4.38	316 ✓
79%	Environmental quality/protection	Rank: 4.74	324 ✓
81%	Preservation of historic homes and neighborhoods	Rank: 4.88	331 ✓
77%	Flooding/impact of climate change	Rank: 4.97	315 ✓
80%	Availability of goods and services	Rank: 4.99	326 ✓
75%	Diversity of housing stock (i.e., townhouses, apartments, single-family homes, etc.)	Rank: 6.15	306 ✓

410 Respondents

I am familiar with which buildings or neighborhoods are designated as Historic landmarks or districts within the City.



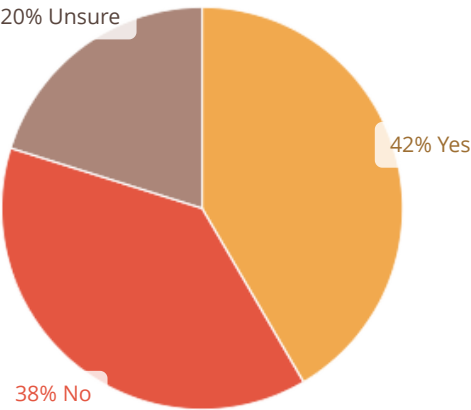
499 respondents

If you answered VERY FAMILIAR/FAMILIAR to the previous question, which ones?

84%	Hamilton Park Historic District	300 ✓
79%	Van Vorst Park Historic District	284 ✓
69%	Paulus Hook Historic District	248 ✓
58%	Harsimus Cove Historic District	207 ✓
57%	Ellis Island	204 ✓
47%	Apple Tree House	169 ✓
43%	William Dickinson High School	155 ✓
41%	Pennsylvania Railroad Harsimus Branch Embankment	146 ✓
37%	West Bergen - East Lincoln Park Historic District	132 ✓
31%	The Hudson and Manhattan Railroad Powerhouse	113 ✓
24%	St. John's Episcopal Church and Rectory	86 ✓
21%	The Former Whitlock Cordage Site	74 ✓
17%	Holland Street	60 ✓
14%	The Jersey City Woman's Club	51 ✓
13%	Great Atlantic & Pacific Tea Company Warehouse	47 ✓
9%	Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building & Bakery	33 ✓
8%	Other	27 ✓
6%	Butler Brothers Warehouse	23 ✓
4%	Merchants' Refrigerating Company Warehouse	16 ✓

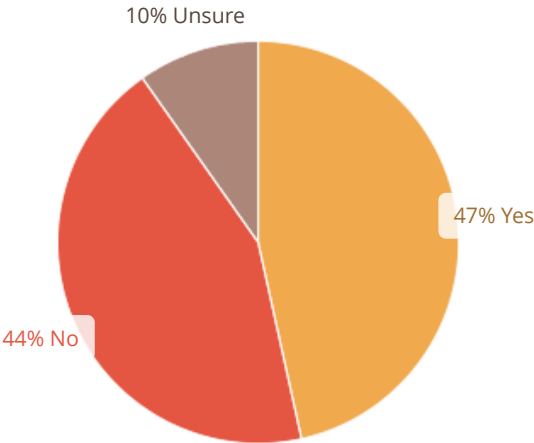
359 Respondents

Are you familiar with the difference between being a locally designated landmark or historic district and being designated at the state and national levels – in other words, being listed on the New Jersey Register of Historic Places and the National Register of Historic Places?



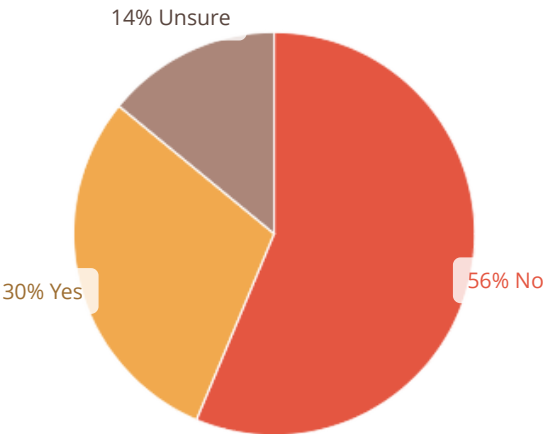
486 respondents

Do you live or work in a historic district or landmark in Jersey City?



490 respondents

Do you find it easy to know when you are in one of the City's historic districts?



490 respondents

 All participants

 All participants

 All Time


What comes to mind when you think about historic preservation in Jersey City?

Older houses are being torn down or so developers can construct more profitable buildings or subdivide existing houses into condos. There should be programs that make restoring or rehabbing existing houses viable and more affordable so that owners don't feel burdened by the prohibitive costs of repairs and maintenance to old homes they have that might necessitate selling to developers looking for a tear-down or easy flip.

7 days ago

Danger of the city snatching spaces for developers and parks. There is so much emphasis on parks and rec spaces, and not enough on preserving what might be termed more "average" but worthwhile buildings. There was once a promise of "no building over four stories" west of Jersey Ave downtown - and look what developers built under the turnpike, near the cemetery: Awful new high rises. Too much being done downtown and not enough light shone on value in other neighborhoods.

8 days ago

Saving and remediating old buildings, preserving cultural establishments (even golden cicada!) That are part of our current history so future residents can enjoy, expanding parks and greens paces, and preventing developers from tearing down our blocks. Walking space and diverse neighborhoods.

8 days ago

preservation of historical heritage, which gives the city its uniqueness

8 days ago

Buildings important to local history should also be preserved outside of historical districts. I see some of Bergen-Lafayette buildings are, but I suggest a new survey should be done.

8 days ago

Sadly, over gentrification and City Hall's preference for the asks of developers has taken much of historic Jersey City away

8 days ago

Not enough is being done. Allowing all the Bayonne boxes to rise all over is disgraceful.

8 days ago

Unique landmarks specific to Jersey City seem only valued by a specific few. And not enough thought goes into preserving both the "spot" and the culture of the neighborhood and the needs therein. ie...Reservoir #3 (not a landmark...it should be!). Why is this very specific and special place still in limbo? A preserved space is not just history, it is a place that can still be of use to the people.

8 days ago

What we have done with adaptive reuse is wonderful, but we've lost a lot more than we've preserved. Every time I go to Red Hook (Brooklyn) I want to cry. Much of our waterfront doesn't even belong to us (Newport, Harborside, Liberty Harbor North, Point Liberté). Not all historic buildings are worth it, I get that, but we've wiped much of Jersey City's history off the face of the earth.

8 days ago

corruption.

changes are undertaken to allow certain developers go well beyond the normal. This applies to the golden cicada opp of OLC which will become an high rise and the zone along with development will allow them to build, build, and build.

When a low income needs an improvement, voices are ignored

8 days ago

Preserving historical landmarks and architecture. Protecting the quality of street life with trees, pedestrian-friendly design, and community gathering places.

8 days ago

Preserving an architectural context that has deep history. Also, the rigidity of current application of those standards in a changing climate change environment.

8 days ago

Old buildings that have character. Neighborhood with lots of trees and no cars.

9 days ago

Preserving African-American historical sites

9 days ago

Access to funding without barriers for repair, preservation, restoration, rehabilitation and improvement of historic buildings.

9 days ago

Metropolitan AME Zion Church

9 days ago

Should make available funds for exterior preservation in Bergen Hill/Lafayette district.

9 days ago

My goal for historic preservation in Jersey City is to protect and preserve historic buildings and structures in a way that allows for adaptive reuse, interpretation of historic use, while allowing for accessible growth to meet the growing population and shrinking affordable housing supply.

10 days ago

The lack of good & services given to preserve the historic areas. The existing places are in dire need of being preserved. Citywide approach is needed to reach all historic areas!!

10 days ago

That the A.H. running the historic forced us to put a garden in front of our home after 45 years of having all cement paved. Should seriously have him take interpersonal course. Super rude and gave us no option but to put a garden. Makes it harder for my disabled mother to clean up because those areas with no plants are storage for garbage

10 days ago

Inconsistent and not always logical. Seems to be a small number of people making decisions that are focused on the small scale instead of a citywide approach. Is there even consensus among this administration as to what historic preservation means in Jersey City?

10 days ago

Embrace all the best elements of our rich and diverse history.

10 days ago

It doesn't exist for residences.

12 days ago

Hypocritical, arbitrary and intrusive.

12 days ago

- Maintaining buildings and spaces (public and private) from previous generations for the benefit of current and future generations is how I think of the topic
- It appears there is no clear or significant municipal commitment to historic preservation

16 days ago

Seems to be all or nothing. If you're in a designated historic district and have strict guidelines on renovations etc, or, a house is clearly old and interesting but not in a designated district and can be razed for new construction...

16 days ago

It's haphazard. There's no real commitment to historic preservation. Certain historic officers are extremely rude, have no basic understanding of construction and seem to be pushing a personal vendetta. Review times are atrocious. Homeowners are asked to make ridiculous purchases (windows and doors I see you) even though the historic integrity of the neighborhood is constantly compromised by the awful mid/high rises developed by large developers. Large developers don't seem to be subject to the same level of scrutiny.

16 days ago

think it's important but not a priority to me

21 days ago

We can do better. Progress cannot come at an expense to the history

21 days ago

preserving neighborhoods - not just homes

21 days ago

Fragmented

21 days ago

Ridiculously slow turnaround on permit requests from the Historic Preservation Officer, he will sit on permits for months, fail to respond, then ask for some minor changes and take further weeks and months. This is not simply a matter of the office being overloaded, the head of this office is disorganized and chaotic and does not have a disciplined process in place.

21 days ago

I believe in many ways the historic preservation is an obstacle & makes what is already a bureaucratic & arduous process even tougher when looking to invest in our home & make it ours. That said, when it comes to the city ponying up to pay for the things that need to be fixed they break the historic guidelines whenever they see fit.

23 days ago

Preservation is important but the application of guidance is ALWAYS sporadic and often opposing to public safety concerns.

23 days ago

Current development threatens loss of many buildings that have survived all this long. The area around Bergen Square really needs to be surveyed for Dutch family structures such as Newkirk House

29 days ago

Sporadic, uneven, random

29 days ago

Maintaining community engagement and historic landmarks, but adapting to new homeowners and more flexibility on modernizing existing infrastructure and external paint colors

one month ago

That there are so many areas with historic buildings (90-100+ years) and streets scapes that have no protection during the current wave of demolitions sweeping JC.

Often these single family homes are replaced with new development that is in jarring contrast with existing historic homes on the block. The OLDER buildings often have front porches and yards with flowers, trees, bushes and other greenery.

But the new buildings that replace them most often have concrete driveways and car ports as wide as the lot and no greenery facing the street.

This so called "development" is therefore at the expense of the walkability and natural neighbor interactions that happen when hanging out on front yards / porches. It diminishes the sense of community and belonging.

The demolition of older homes and replacing them and their yards with new construction with larger footprints also increases the impervious surfaces, increases flooding, creates heat sinks / heat islands, offers less shade and is less pleasant. This impacts the less affluent neighborhoods more than downtown and areas with protections.

Front yards are replaced with concrete drive ways and car ports. If nothing is done, walkable neighborhoods, greenery and front yards will be replaced by rows of carports and concrete.

End result is a dead street scapes, dying communities, geared towards car use rather than foot traffic, mass transit and sustainability.

Recent zoning law changes accelerates this demolition and destruction wave. The reason is that single family homes in every neighborhood that is zoned for one family homes, can under the recent zoning changes be demolished and replaced with four family homes, due to the so called overlay.

This means that developers are incentivized and rewarded for demolishing historic one or two family houses, and replacing them with apartment buildings with 4 apartments, each of which can be sold.

However, resident and owner occupiers that want to live in the historic and older single family homes are priced out as they can not pay what a developer can pay that wants to demolish the building and build a four apartment building and sell them.

We need more apartments to solve the housing crisis though. But the solution to this is to allow taller buildings to be built around mass transit hubs, rather than destroying historic and old buildings one by one all across Jersey City, making jc a less green, less livable city for all of us.

The zoning ordinances must be updated to:

- a. offer some protection for 100+ year old buildings and jersey city neighborhoods
- B. put potential home buyers on equal footing with developers, when homes are sold, by removing some of the unfair incentives that favors demolition.

one month ago

Some sense of rationality must come into play with property taxes. Being in historic homes means even simple building work costs 3x more...and for that honor, we get hammered in taxes.

one month ago

There needs to be some kind of deed-related disclosure so that someone buying a home in a historic district needs to know the burden associated with maintaining the historic fabric of which their home is apart.

one month ago

Preserving sites or incorporating historic sites into new development. Keeping a healthy mix of local heritage and affordable housing

one month ago

A balance between preservation and modern improvements. Expensive and difficult for homeowners. Developers tend to destroy beautiful homes by cutting them into condos incorrectly or without proper architectural guides for the use of space because many of these homes have unusual and unique corners. They also remove all the beautiful features to modify for a modern style instead of merging the modern and the timeless together. And if adding on to these structures is a must, it should be done in kind of the rest of the home. Simple is more. JC Building department/permits and inspection department lacks in service for everyone.

one month ago

I can see preserving historic features but requiring homeowners to restore historic features that have been lost is an overreach and often results in homeowners not maintaining exterior and windows, etc because they cannot afford a costly restoration.

one month ago

we provide the ambience and pay the highest taxes in the city while our quality of life continues to erode. We are a beautiful walking neighborhood where people in the high rise buildings walk their dogs without any considerations for us- allowing pee alongside our front yards, sometimes a puddle at our front gate entrance, often poop is left on our sidewalk.

Street cleaning no longer occurs 2x week, or on a regular schedule.

Walking on our sidewalks is increasingly becoming hazardous--bicycle riders, electric bicycles and motorized scooters are constantly ridden on our sidewalks and a threat to our safety, there is no enforcement getting people to comply with the ordinance against riding on our sidewalks.

one month ago

City and developers should be held to the same standard as homeowners. City's focus should be on preservation of EXISTING historic elements and features NOT requiring total restoration of features already lost AND not telling what color to paint a home. Just use the Ben Moore historic color chart.

one month ago

I think it's important to preserve the historic details of the city, but I've found it can be expensive to keep in line with the requirements. Also, I am confused as to why we need to keep our properties up to a high standard, but the city allows our bluestone sidewalks to be ripped up and lumpy/terribly laid cement and other products are put in its place.

one month ago

The process for revitalizing historic homes needs to be less painful. I would love to see more of the brownstones and townhomes restored but developers are deterred when they hear the word "historic"

one month ago

Overreaching. Why does it matter what color my door is painted?

one month ago

Annoyance about items where preservation outweighs cost of damage.

one month ago

The attempts by Saint Peter's Prep to destroy a beautiful historic building and replace it with a parking lot. The slow progress in developing the Embankment in to a useable park resource for residents.

one month ago

It has a function to protect some vestige of the history of the city.

one month ago

Too much is being destroyed, the beautiful and historic parts of the city are being given away to developers to build ugly high rises.

one month ago

Not enough is being preserved. the beautiful, historic parts of the city are being given away to developers. The city is becoming too crowded with all these monstrous high rises, with infrastructure not able to handle the increased density.

one month ago

Representation is not good

one month ago

I think about the beautiful old buildings we are losing to the voracious developers. We have too many "luxury" apartments

one month ago

I can mostly picture previous efforts to preserve architecture, particularly architecture from colonial and industrial eras. I wonder if our vision for historic preservation can be somehow expanded to reflect the pre-colonial (i.e. indigenous) history of the region.

one month ago

It's irresponsible and shameful how many historic homes are torn down in favor of developers building the ugliest and most poorly built "luxury" gray box you've ever seen in your life. What's almost worst is homes and buildings that are left vacant to deteriorate, with no consequences to the developers that own the lot, who are allowing it to sit so the property value increases, which contributes to the housing shortage in JC, is disrespectful to the historic buildings, and keeps affordable housing away from the communities that need it.

one month ago

Preserving the unique character of historic neighborhoods in the face of aggressive speculation and rampant development of oversize towers.

one month ago

Preserving and promoting the culture and history of Jersey City while providing stable, affordable housing for current and future residents

one month ago

That the Planning Board of Jersey City has no interest in preserving the integrity of the Historical Districts : example St Peter's Prep is letting a Civil War era building deteriorate (on York St.) so that it can be demolished and replaced by a modern structure above the Period building height of neighboring Historical buildings. Why should the Paulus Hook Association have to litigate for the salvation of a building that is within a State designated and approved Historical District? The planning board does not respect and ignores the will of the long term residents. Jersey City has also been selected (but not the State of New Jersey at large) for a 30% rise in taxes initiated by governor Murphy and more recently another smaller hike in taxes . How can the long term residents of an Hlistorical District with the unusually high cost of maintaining buildings well over 100 years old continue to live with oppressive taxes ?? The planning Board's interest is to slowly offer real estate within the Historical Districts or bordering these districts with no height restrictions, to developers over a period of time. Preserving architectural examples of our cultural heritage pales in significance to the Planning Board's acceptable demand for profit, despite the New Jersey State approval of the Historical Districts.

one month ago

preserving unique/important architectural elements

one month ago

Keeping new developments from taking over the community

one month ago

Preserving interesting and unique neighborhoods

one month ago

Preserving links to our past

one month ago

Protecting remarkable architecture and historically significant locations as cultural and historical heritage for future generations.

one month ago

Maintaining the feeling of a true neighborhood

one month ago

Recognizing the importance of preserving the architectural and historic nature of our neighborhood yet understanding that some changes may be required.

one month ago

Preserving the architectural characteristics of our neighborhood yet understand that evolving circumstances may require some changes.

one month ago

A lot, lol. It needs a total overhaul. The laws need to be rewritten. Ordinances need to be established that stop voluntary negligence of historic properties. Tax incentives for historic home owners that need to rehab their property. Tax breaks for owner occupied homes; since 76% of JC is now owned by developers. Granting a lower-level historic status to all buildings built before 1920. Restrictions on what developers can do with those buildings, that would be outlined and agreed in the property title transference. Historic blocks like Madison Ave, Emory St, Astor Pl, Brinkerhoff, the old May School building on Emory, Lincoln High School, Arlington Park, Crescent Ave, Bergen Ave bet Communipaw and Brinkerhoff, the cottages and historic houses on Randolph, historic houses on Arlington, Monticello, Bergen Ave from JSQ southward to Duncan Ave., "Doctor's row"-the area between Westside Ave and Bergen Ave, and Sip Ave and Communipaw Ave. (South part already historic), the beautiful mansion on the corner of Montgomery and JFK that's about to be destroyed with a shoddy renovation, old Bergen Church on Bergen Ave and the oldest cemetery in Hudson County which is across the street, the old Provident Bank building next door to the cemetery, all the old buildings north of that on Bergen, especially the one next to the school on Academy that has a burrito restaurant on the first floor. The town of old Bergen, especially Bergen Sq. should be recognized as a national historical landmark. That's the area between New Kirk, Vroom, Van Reipen and Tiers. It dates back to 1660! And, it's currently being decimated by high-rise construction. The same goes with the Monticello Ave. Monticello (pronounced Montisello) needs serious historic protection. It is on the precipice of being ruined by new construction development that will ruin the historic character and charm of the entire avenue. High rises have already choked up the area by Montgomery and Monticello, and it's like a virus spreading south. There is a large lot at the corner of Monticello around Fairmount. It would be a welcome green space after the congestion caused at Monticello and Montgomery. So many places to protect. Also steeper fines for doing graffiti and allowing your structure to look like trash. A curb appeal fine of sorts. I find that as soon as you step on a non-owner occupied property, it is strewn w trash and dog poop. I see it everyday on my walk from Emory St to my son's school on Kensington and JFK. The corner of Monticello and Emory is strewn with litter, glass and graffiti, it's an apartment building. The middle of the block, beautiful 1890's row houses, pristine sidewalks, the top of the block at Bergen and entering onto Gifford is a beautiful abandoned historic church which is falling into disarray and it's sidewalk is always littered, moving north to huge beautiful historic apartment buildings where again there's no super it seems, and the area is disgusting... then you come upon the one family houses at the middle of the block and it turns into one of the most pristine blocks in JC. It's night and day, ordinances dealing with that issue would be amazing. Thank you for all your efforts. I would love to help any way I can. I can be your boots on the ground :) please read "Images of America Jersey City" by Patrick Shalhoub. His research is invaluable. Thanks for reading.

one month ago

Keep the old building

one month ago

hassle

one month ago

Maintaining I, preserve and restore the rich historic aesthetic of the homes and parks of that given neighborhood. Making sure developers do not demolish or corrupt the architectural and historical sensitivity of the neighborhood.

one month ago

victorian houses that need to be protected , but instead are being torn down for ugly development.

one month ago

Inconsistency. Red tape. Developers getting exceptions. Districts that are actually historical have too much red tape to jump through to do anything whatsoever, but then other areas that have historic homes that aren't designated are just run over by developers, turning the neighborhood into rows of boxes.

one month ago

architectural history, preserving and restoring these homes that add value and character to Jersey City. Protecting these homes and neighborhoods from being demolished by developers is a major concern. Not allowing new construction in the middle of historic homes and blocks. However, the historic preservation office needs a total overhaul.

one month ago

Jersey City, like many cities in the United States, has a rich history that is worth preserving. Historic preservation in Jersey City involves the protection and restoration of significant buildings, structures, and neighborhoods that reflect the city's unique heritage. The city has a variety of historic landmarks and districts, such as the Jersey City Landmarks Conservancy, which is dedicated to preserving and promoting the city's architectural heritage. The city's historic districts include Harsimus Cove, Paulus Hook, Van Vorst Park, and Bergen Hill, among others. Preservation efforts in these areas have helped to maintain the character and charm of these neighborhoods, while also attracting visitors and new residents to the area. Overall, historic preservation in Jersey City is an essential aspect of maintaining the city's cultural and architectural identity, and it is a responsibility that should be taken seriously by all residents and visitors.

one month ago

Should be used to preserve buildings that are actually historically significant, not every building that is old

one month ago

maintaining our cultural history

one month ago

not destroying Landmarks or beautiful architectural treasures.

one month ago

Preserving the truly noteworthy, historic, and special elements of Jersey City's history that tell the story of its past, growth, and culture.

one month ago

keep the bilding in a great shape, don't sell them

one month ago

Rules and regulation about maintenance and renovations need to be upheld. Need for tax break/financial help for preservation/upkeep of historical landmarks. These areas need to be cleaned up and highlighted.

one month ago

Not letting developers run wild building "luxury skyscrapers". We need homes for people who actually work here not rich escapees from Manhattan

one month ago

Classic architecture

one month ago

Renovation rules for individual homeowners in historic districts are obeys to work through and get approval from city office,

one month ago

The importance of maintaining historic structures and not allow demolition.

one month ago

Constant battle against city hall and rich developers.

one month ago

The word "Affordable Housing" is the developers terms because all it about giving developers the green light to make all these apartments rather than Jersey City focusing on making 1 family homes that are affordable so people regardless of race, religion, and social status can become homeowners and have an asset. Owning a home is an asset. The developers want low income and poor people to not move up the chain ladder and become homeowners, but to become renters to developers and depend on the government assistance. This is wrong and it needs to change. Jersey City needs to make 1 family homes so that people become homeowners not renters. These 1 family homes need to be affordable. The whole Jersey City needs to be affordable for taxpayers. High cost of living is hurting many people in the city from poor, middle class, low income, and upper middle class people.

one month ago

I feel that Jersey City is getting demolished by new developments. These cookie cutter homes, skyscrapers, big condos, lack of parking, lack of green spaces, overdevelopment, lack of greenery, lack of one family homes, and so forth. The quality of life is being reduced by overcrowding of people and resources like water. It is unsustainable.

one month ago

Preserving the history of JC

one month ago

Tension between desire to preserve history, and the financial realities of what most families can actually afford.

one month ago

Unbearable. You find yourself in one of these areas you'll understand quickly that they have ZERO vision or respect for financial situations regardless if the owner understands the "rules". If they really cared about these smaller structures why isn't there a tax break incentive for homeowners that have to sometimes break the bank to appease these preservation activists (as they call themselves) OR access to historical grant money!? I know many people that live in these historical areas, and while majority love the history and want to keep it as such, they simply can't afford the asks/wants of this Historical preservation committee.

one month ago

preserving variety of architectural styles across JC and maintaining human scale where currently achieved

one month ago

Not as important an issue as fighting poverty and sheltering low and moderate income families who are being displaced under the guise of diversity and inclusion of everyone. As Professor Matt Desmond succinctly states in his book "Poverty, By America, living in Poverty is a continuing state of emergency. The blue-collar working class city located on the west Bank of the Hudson is no more. There is no where more evident than the housing development that is being built or converted exclusively for the higher income population to the total exclusion of indigenous populations.

one month ago

Protect it before it's gone.

one month ago

Uncooperative, onerous, excessively time-consuming bureaucracy that focuses on precise compliance with pointlessly finicky rules rather than a larger-scale focus on preserving buildings and aspects of buildings that actually matter.

one month ago

I appreciate the historic preservation of the Historic Districts. I think it is important and it keeps neighborhoods at a properly scaled size. Otherwise developers would demolish old homes and build homes with less character. I moved to Jersey City because it was affordable and I love the Historic homes.

one month ago

it's a priority, but not the highest; needs to be administered more fairly and consistently, not used to give favours to friends and family of those in charge.

one month ago

HPC is doing a terrible job at incentivizing preservation in JC. They are just paper pushers who disregard any partnership attempt with homeowners and are rude and dismissive. They alienate the new homeowners who want to renovate and have funds to do so. The old timers stay away from them. HPC has a beautiful vision but it is a badly run organization. Sad sad situation. Change is needed.

one month ago

I believe that historic buildings and important landmarks should be preserved and maintained, but there is a housing crisis -- not enough supply for the demand, which drives up rents -- and we also need to encourage responsible development. I would love for the city to strike a balance between new development and maintaining the character of historic buildings / districts. I also would like more information on how to visit all the historic places in JC to learn more about the city's history.

one month ago

Yes, v true and well put.

one month ago

Often prevents new housing from being developed.

one month ago

Taking care of and protecting those parts go jersey city that have historic significance

one month ago

Preserving buildings and open spaces that define a neighborhood. Development that is sympathetic to the neighborhood it's in. Not tearing down structures or removing trees to put in a row of driveways which blight a neighborhood and privatize the street.

one month ago

It can help maintain a beautiful neighborhood and slow down developers who are just out for profit

one month ago

When considering historic preservation in Jersey City, it encompasses the preservation of the remaining aspects that have withstood numerous changes throughout history, which may have affected properties, businesses, homes, and more, whether directly or indirectly. If multiple properties, businesses, homes, and so on have successfully maintained their original appearance, location, and/or function within a shared common area, they should be acknowledged as having significant historical significance.

one month ago

There's a lot of history here and it would be nice to see more interpretive signage and info about the neighborhoods and buildings.

one month ago

6th St. Embankment

one month ago

As long as it's not unnecessarily at the expense of transit oriented development.

one month ago

I think of people who often oppose building more housing stock (NIMBYs) who sometime prioritize preservation over building more housing (and often these people are the same ones who obsess over parking); I think of the lack of historic preservation in a neighborhood like Journal Square; I think of excessive red tape and high costs for homeowners who wish to make reasonable changes to their homes.

one month ago

Historic preservation creates a net benefit for those in and out of the historic areas.

one month ago

I only know of few buildings that are protected, none in Journal Square center, although there are historic buildings. It seems nothing can interfere with the razing of the center of our neighborhood in favor of high rises. When I do hear of historic preservation, it seems as if the city only puts obstacles in the way of both preservation and property owners, tho they should be providing assistance. After all, historic designation is a quasi-public use of private property.

one month ago

Bergen Square

one month ago

Good in theory and positive to have kept a number of historic neighborhoods. A bit overreaching, unduly constraining, inconsistent and costly for owners in practice. On windows, could have more balance on preserving original look while allowing more modern technology - more energy and sound isolating, more long lasting, and less expensive options.

one month ago

Historic preservation adds to quality of life and adds to the economic viability of a city. We should be adding historic districts to prevent developers from tearing down buildings to put up cheap boring buildings or very unsustainable luxury high rises. We should adapt and reuse whenever possible if it makes sense. We should post signage on these buildings or in the historic districts so that people can know the history. We should provide tax credits to help homeowners restore their buildings to historic standards and provide a recommended contractor listing.

one month ago

That's what should be happening but isn't -- and developers need to pony up in terms of paying their share of taxes, and then some.

one month ago

This city has an amazing history that should be shared and preserved. I'm proud to live in a historic district. But the challenges that come with it are not always easy to negotiate. The city needs to find a balance between preserving our history and keeping the city affordable and livable.

one month ago

I am horrified by some of the slapdash structures that went up before districts were preserved. The security of knowing that historic buildings won't be torn down and that they won't be replaced with giant skyscrapers is so important to me.

one month ago

Preserving homes as they were intended to be, and preventing the deterioration and destruction of historic home

one month ago

Not enough is being preserved.

one month ago

that is it misguided and kind of a disney world approach where fake history is better than meeting the department of the interiors standards for Historic Preservation, and that the Historic staff in the planning office is generally known as a joke and is overzealous about irrelevant things and indifferent about progress, and takes tooling with everything including certificates of no effect which should be processed in a day. (the require 45 days, insane)

one month ago

Protecting beautiful buildings from changing the way they look on the outside

2 months ago

I'm very happy that my neighborhood is in a preservation district. It looks so beautiful!

2 months ago

1938 tax photos. Trying to maintain the curb appeal of a historic area while allowing for modernization inside.

2 months ago

Authenticity.

2 months ago

Preserve heritage

2 months ago

Nothing in particular

2 months ago

nervous that we can't take care of our home without it being up to a certain standard that we might not be able to meet financially (only option is too expensive)

2 months ago

Preserving history while still allowing for needed updates/ progress that isn't cost prohibitive

2 months ago

Preservation and restoration of historic facades

2 months ago

crucial and unique

2 months ago

Prioritizing historic and cultural value over maximizing profits.

2 months ago

Agreed!

2 months ago

It's about honoring our past as we step into the future, ensuring that we preserve and protect the history (both socioculturally and architecturally) that makes JC unique and brought us to live here and invest here in the first place... and taking measures to do this especially as there are so many efforts to demolish the old buildings and build new development.

2 months ago

Preservation through the historic districts has proven to be the only consistently enforced and successful zoning Jersey City has had.

2 months ago

Ensuring the public landmarks are adequately maintained and remain public.

2 months ago

Maintaining older structures and original architecture. Having certain guidelines in place in regards to development and renovations

3 months ago

A historic style when in the neighborhood. Avoiding new development.

3 months ago

Downtown

3 months ago

Some of the cool big homes in the heights, don't want them all knocked down for modern looking buildings. I also love historic parts of the parks like the arch at Palisade Park. I also really care about the reservoir next to palisade park and wish that was preserved better and open to the public.

3 months ago

I think of the protected beautiful homes that grace our communities and whose interiors as well as facades are beautiful -- not only to look at but because they provide living environments that enrich our lives. I also worry about the many historic homes we have lost because of greedy development; and about the loss of old growth trees that get destroyed, often when adjacent houses are torn down.

3 months ago

Solid structures, beautiful architecture, and costly upkeep

3 months ago

That many wonderful houses are allowed to be demolished because they have siding.

3 months ago

Very nice but Expensive home and repairs

3 months ago

Ensuring that history isn't erased for a quick buck.

3 months ago

Landmark as much as possible before it's gone and gentrification scrubs everything too clean.

3 months ago

Need schools

3 months ago

Preserving older buildings so they are still functional for working/living, but remind people about the city's history.

3 months ago

preserving unique architecture

3 months ago

Preserving neighborhood personality, and reducing density, traffic, and parking difficulties.

3 months ago

Preserving Jersey City heritage and history for future generations

3 months ago

I don't think there is enough of it.

3 months ago

Living in one of the older parts of the country it is important to protect our history and historic landmarks. That being said, I also think it important not to go too far overboard and drastically increase administrative work and red tape limiting the ability to construct new housing stock.

3 months ago

We have lost so many landmarks important to Black history. If it wasn't for WEREHEREJC there would be no recognition

3 months ago

I think of the beautiful homes of Sherman Place and how they, and blocks like that, need to be preserved.

3 months ago

An area or property that has historical value worthy enough to preserve for future generations.

3 months ago

Part of what I find attractive about living in Jersey City compared to NYC is the green space, lower rise buildings, and houses; versus the skyscrapers and ongoing construction, taller buildings in NYC. You can find similar areas to JC if you travel far into Brooklyn or Queens. But I can walk around my neighborhood in the Heights and see plenty of beautiful older houses, which is saying something since I don't even live in a historic district. NYC is full of older buildings but Jersey City's 1-2 level houses set it apart.

3 months ago

Great job. I appreciate the enforcement of standards established by the Secretary of the Interior. Church on jersey & 4th needs to be restored, even if that means fining owners.

3 months ago

The tearing down of houses without consideration for the age and history of the building. A perfect example is the Summit House, which is projected to be a cannabis facility. Can't we find a better use of the oldest building in Jersey City.

3 months ago

It's frustrating, to be completely candid. I know people are horribly concerned about the outward appearance of buildings, many homeowners completely gut the insides of their structures with impunity. Lastly, it's crazy-making that developers are plunking down highrise after highrise, and while homeowners in historic districts have to play by very specific rules, developers seem to get a pass on everything (and we seem to bear the brunt of the cost of keeping the city afloat).

3 months ago

Turn an Old Historic Big Building or two into desalination plant so that Jersey City gets water from Hudson River, New York Harbor area, or Atlantic Ocean that can be used for drinking water and toilets and such. In an even of a drought, Jersey City does have enough water for people, greenery, and animals.

3 months ago

Many people complain within Hudson County that Jersey City is losing its historic buildings due to modern skyscrapers, condos, multi-family homes. In my area, in the Jersey City Heights people were not happy that Victorian homes (historic homes) got demolished in recent years due to developers eyeing on any properties or land and this is wrong. All Victorian and historic homes along with any historic buildings and lands should be preserved. Many people in Jersey also complain about overcrowding in Jersey City due to condos, skyscrapers. and multi-family homes and it reduces parking on the side of streets for people, reduces land for animals, and prevents the city from having more small and medium sized parks. Jersey City residents want more parks, parking spaces, more 1 family owned homes than the multi-family homes, condos, and skyscrapers. Jersey City is known for more overdevelopment and developers need to stop trying to fit people into apartments and allow for 1 family homes with yards, driveways, and garages. It will be nice to have more 1 family homes with greenery and people having their own parking spaces.

3 months ago

the preservation of the built environment as a cultural resource that benefits the local and regional community

3 months ago

My church should be listed as it is 125 years old.

3 months ago

Buildings and/or areas that have a significant meaning in the history of Jersey City

3 months ago

More could be done to preserve our history and inform the general public of our history.

3 months ago

The upkeep of buildings which hold significant historical meaning.

3 months ago

Liberty State Park history - historic public and private homes

3 months ago

Progress is inevitable but our city needs to be totally committed to preserving its history

3 months ago

I think the powers that be are not taking seriously the destruction of old homes (though they may not be grand), office buildings, schools, theatres, libraries, etc. I also feel that developers seem to rule, or get their way when it comes to tearing down old homes that have a particular charm or represent another time in Jersey City.

I also feel that nobody thinks out of the box, instead of tearing down an old warehouse or factory, etc, renovate and restore these buildings. These buildings are part of an era that represents old Jersey City. We can't erase our history. There's no reason the new cannot have its place among the old.

3 months ago

the current historic preservation mentality in JC is obstructive and problematic... they should strive for historical integrity without sacrificing the availability and efficiency of modern amenities/developments.

3 months ago

With all due respect, Jersey City is awash in the construction of new developments, and so it is hard to make a case that preservation has obstructed modern development here. In fact, a better case can be made that modern development has sacrificed too much historical integrity.

2 months ago

The historic preservation board has too much say in the construction process. They are slow, hold up processes, are obstructionist, and are on a power trip

3 months ago

That the creation of historic preservation districts can price homeowners out of their homes, as they cannot afford the increased costs of maintenance required by inclusion in historic districts.

3 months ago

That we've done so little in the past couple decades. The West Bergen / Lincoln Park district is the only one created somewhat recently. There should be more districts in the Heights and Bergen Lafayette just to name a few examples. Every time there's a housing boom (like right now) we're losing more buildings that should have already been protected.

3 months ago

I think there's such a rich fabric of architectural and cultural history here in Jersey City. I'm worried that as every part of the city is dotted with new developments, it will be lost to time.

3 months ago

It is important work!

3 months ago

Not tearing down homes that are not in disarray. Especially ones older than 75 years.

3 months ago

I don't know enough

3 months ago

Preserving the personality of the neighborhoods... unfortunately, money is why so many beautiful buildings disappeared from this beautiful city...all to make a profit. Meanwhile, these same developers will travel the world to visit historical landmarks, cities/towns, etc.

3 months ago

Educate the public about Jersey City's architectural history and aesthetic beauty. Promote restoration.

3 months ago

Not enough people are concerned about it/ city officials do not show compassion and/or understanding of the history of Jersey City and its neighborhoods.

Too many buildings being torn down instead of rehabilitated/too much new (ugly) construction

3 months ago

Ask any of those ready with the demolition of our historic structures or neighborhoods where they vacation and it will be some ancient city elsewhere in the world that has eons of history that makes it a destination because it wasn't demolished but adapted with more modern amenities - Jersey City makes no effort to encourage sustainability and rehabilitation of these well built residential homes filled with old growth hardwood framing and sensible design for seasonal ventilation. All the older apartment buildings are designed with cross ventilation. Local job creation opportunity is educating a young workforce who like using their hands to rebuild and restore windows, gutter systems, brickwork, fencing and masonry - even metal, tile and slate roof repair. Maybe the City or non-profit could run a salvage depot so quality historic materials could be reused by those homes needing work and could take advantage of items at a more reasonable cost.

3 months ago

It's second to profit.

3 months ago

JC is a beautiful city with a great mix of styles and architecture, just like it's people. It's history and contributions to the state and country are unparalleled. These older buildings that contributed to the city should be saved and celebrated as we move into the future in the same way that the City has always changed and evolved with the times. There is so much that is unique about the City that should be showcased and highlighted.

3 months ago

Facade is important BUT interior preservation has been ignored. Rulings seem inconsistent and city doesn't follow through to make sure the preservation is done properly and make the property owners fix the poor or incomplete requirements

3 months ago

It is imperative that the City step up and actively preserve and protect its historic buildings. It is important for the City to grow and expand its base, but as it covers such a large territory, it must not sacrifice its historic structures when faced with pressures from developers as it has in the past. There is no need for that when there are many opportunities to build proximate to transportation without destroying its historic heritage as it has done in the past.

3 months ago

There's an overall lack of awareness and appreciation of the historic. Fine old storefronts are torn out senselessly to be replaced with crude garbage. I think of how incredible my street would look if every house's wood trim hadn't been sloppily covered with aluminum or vinyl siding.

3 months ago

Long Overdue!

3 months ago

I think of preserving the original structures of the historic homes/buildings. I see a lot of new homeowners who are buying these historic homes and are somehow being permitted to modernizing and build additions to them which I don't always agree.

3 months ago

More attention to historic preservation in Jersey City would be great - but the reasons surrounding WHY we are preserving buildings, neighborhoods, etc., need to center the experiences, needs, and budgets of the residents who have been in Jersey City, many of whom are in danger of being displaced. Preservation is never conducted in a vacuum, and we should be thoughtful in how the efforts of our committees & government impact the present and shape the future.

Additionally, we need to consider - whose stories are we choosing to tell, and why/how are we telling them? Are these choices equitable? Who benefits (or loses out) when we share these stories? How do the memories of these places have the potential to mitigate historical harms and celebrate and better include ALL members of our community - or, conversely, can the malleability of memory be weaponized to further disenfranchise already underrepresented and under-resourced groups in the present? Much to think about.

3 months ago

Bergen Hill district eligible for city (Local) designation

3 months ago

Beautiful architecture that reminds us of neighborhoods and generations long past. I think of preserving the value of culture and history. I think of respecting older folks too. Where we come from matters--and it shouldn't be taken for granted.

3 months ago

Permitting and issues with updating or adding to a home

3 months ago

Historic preservation versus developers and the mayor and some councilpersons, who give away too much to monied interests through tax abatements and exceptions to zoning regulations. Developers and vested interests use providing affordable housing as a way to get around historic preservation zoning designations. It is often a cynical pretense to actually care about either need for affordable housing or the importance of historic preservation. I'm sorry to have that be my first thought when asked the question. There are many local people and organizations and some councilpersons who are fighting the good fight and succeeding in keeping historic preservation in front of the public and saving important structures.

3 months ago

I like old buildings

3 months ago

Historic character and features of historic districts needs to be preserved while making them more connected with the adjacent neighborhoods, e.g., Holland St and Riverview-Fisk Park.

3 months ago

It is worth struggling for some

3 months ago

Protecting historically significant architecture, streets or neighborhoods from destructive redevelopment

3 months ago

More is needed.

3 months ago

I worked in NYC '88-'01 on preservation and restoration--many bldg types, 1830 to 1950s. Same problems, trades and corruption.

3 months ago

historic buildings

3 months ago

The many historic buildings, historic moments that took place here, and historic people that passed through

3 months ago

Protecting and celebrating JC's history.

3 months ago

So many terrible ugly buildings that do not contribute to the historic fabric and urban environment.

3 months ago

Helping to keep the feel of the neighborhood and providing guidelines for updates. However, it seems those guidelines are not equally enforced (just watched a historic paned window get replaced with a plain white window last week.

3 months ago

Not allowing people to knock down or significantly alter historic buildings helping to keep the look and feel of the neighborhood as it should be and helping to protect our investment.

3 months ago

Preserving and restoring shade trees and greenways, which are equally if more more crucial to preserving and enhancing quality of life.

And to address the complainer who claims historic districts hamper home improvements, that's not true. My contractors have never had difficulty or undue expense in obtaining permits to do work on my home.

3 months ago

If you're making an application to buildings and zoning, even for work that isn't visible from the street, they won't look at it until Historic reviews it. Two months later they will state the obvious - that the change isn't visible from the street and can proceed. Then buildings and zoning will review and approve pretty quickly from there.

And try replacing windows...

3 months ago

It's overzealous. Every home improvement, even those not visible to the street, needs to get Historic Commission review, adding weeks to the timeline. The commission, seemingly at the whim of one person, makes it unreasonably expensive to replace doors and windows.

Baseline aesthetic standards are helpful. But arbitrary historic standards do nothing to make Jersey City more livable or valuable.

3 months ago

The standards are not arbitrary. They are based on the Secretary of the Interior's guidelines for preservation and rehabilitation, and have existed -- with updates -- for decades. No doubt the requirement for approvals does take time, but you can't preserve a building or an entire district with just "baseline aesthetics" that lack a formal procedure for enforcement. That's a recipe for failure. And if you want to see how historic standards do make a city more livable and valuable, go visit the many old towns up the Hudson Valley that have used history and preservation to attract visitors, new residents and new businesses, and generally reinvent their economies when old industries died.

2 months ago

preservation of architecture and neighborhood density

3 months ago

Historic preservation has been concentrated in wealthier sections of the city and is not equitable.

3 months ago

Our historic districts make Jersey City a uniquely beautiful place to live.

3 months ago

Maintaining the character and density of our neighborhoods.

3 months ago

I live in a non-historic building in a historic district. For us, the lack of any published guidelines on design/style choices and historically appropriate colors to use is a bit frustrating. You don't know until application is reviewed if it will be deemed appropriate.

I think we need to allow more colors to be used on the historic brownstones here. There are a good many historic districts that allow a great deal of variation in color, and it all works. There is just way too much brown.

I would also say, the tree situation in the historic district is depressing as many old, beautiful trees that contributed to the beautiful soaring canopy are being replaced by short, stubby cherry blossoms, which will never grow greater than 25' tall. Every tree in historic should be a mandated oak, elm, or maple IMO.

3 months ago

In the ideal world, it would entail protection and preservation of historic homes and neighborhoods in the city. In reality, it is more of a utopian concept, but not being put into practice. The city (particularly the downtown area) is changing drastically and quickly, with new developments happening too quickly and without proper planning.

3 months ago

Preserving history and making it more. Impossible for retirees and working people to live here

3 months ago

the usual politicized hudson county nonsense

3 months ago

Height and design restrictions, brick or wood construction with accurate historical details for the buildings time period.

3 months ago

The uneven nature of the preservation along with the real inability of the commission to make prudent judgments about preservation. The commission is at times blinded by their rules and regulations. This is actually hindering the real beautification of Jersey City. Their stance, forces, for instance, some houses to be preserved as is or not torn down with replications or integrated building and homes, while allowing empty lots to have horrible, unintegrated building built on them. Seems ridiculous.

3 months ago

Landmarks that stir the mind of social, economic, historical moments that cannot be recreated. Architecture with design and craftsmanship that shows that people cared about what the finished product would look like; not just that it would be there and make money. The preservation of immigrant stories because so many people, like my family, chose Jersey City as their new home and now their home neighborhoods are being ripped apart and rather than reimagined in a way that brings back the sense of community to the city.

3 months ago

Historic districts with tree lined streets add value to properties. There's a reason everyone wants to live in the beautiful parts of brooklyn. I think preservation to our past is of the utmost importance. Not to mention the heavy cost to the environment to knock down and rebuild. I understand increased cost to fix is a fear for many so it's essential to have incentive to restore NOT rebuild.

3 months ago

Excessive cost of repairs and lack of reasonableness from preservation committee. Historic preservation should a low priority. There is little return on investment with historic preservation and minimal benefit to community.

3 months ago

Except that 50 years ago, you couldn't give away properties in what became the City's historic districts. Now, of course, they are among our most valuable properties. There is, in fact, great return on historic preservation.

2 months ago

The heights has great potential needs much more attention and economic development.

3 months ago

Some well done areas that make JC a charming place to live and walk around. And many unprotected zones where cheap developers knock down historic buildings to put up hideous Bayonne boxes, ruining the streetscapes, removing all greenery from properties, paving everything in sight with concrete.

3 months ago

Lack of historic districts and designated landmarks within marginalized communities; the city's disconnect with/lack of support for grassroots preservation organizations; the planning division's lack of preservation vision for the entire city; the city's failure to protect non-designated buildings and places from development; the city's failure to initiate landmarking and to fully survey architectural and cultural resources; the city's lack of diversity at the staff level, primarily in planning; the city's failure to landmark interiors; the city's missed opportunities to reshape preservation efforts, regulatory processes, enforcement, promotions, training; the city's failure to become a model preservation community

3 months ago

Lacking and not currently a priority

3 months ago

Red tape, hard to navigate rules, expensive,

3 months ago

I recommend any new districts be smaller/more compact, have a common theme, and have support of 60% of the residents of a proposed district. In other words, avoid the mistakes made with WBELP which doesn't have a common theme, mixes too many different types of architecture and did not have enough support within the district. Consultants do studies and move on, the residents have to live with the consequences. The city also needs to do a much better job at administration. if there are going to be more districts, there needs to be enough staff to administer.

3 months ago

Beautiful architecture.

3 months ago

I live in a historic district and I am happy to have our buildings protected from demolition and defacing of architectural details of historic significance. However there are drawbacks, for example:

A few years ago I had to have all my vinyl windows replaced for wood. It cost me a fortune and it is very hard/expensive to maintain them in good condition as it weathers fast.

Because of that, one can see the deterioration in windows in many buildings because of the cost to maintain.

Also, I think the placement of cheap plastic sheds in front of historic homes is extremely unsightly.

Public trash bins should also be standardized, not to mention that they are often overflowing with garbage.

We need desperately to make the 6th street Embankment into a green space for all. It's a shame that Jersey City hasn't gotten to do it yet.

Also we have 111 First street (the gorgeous warehouse shamefully demolished) as a vacant lot all these years, and the Power House building with big promises but no action.

3 months ago

Affordability

3 months ago

Well intentioned but sometimes counter-productive, especially when it comes to maintaining the facades of some buildings. Owners often don't invest in maintaining properties because the approval process is so onerous.

3 months ago

My case

3 months ago

Gentrification that makes it expensive or out of reach for long time and often BIPOC or lower income homeowners to remain in the city

3 months ago

AGREED!

3 months ago

I was one of the founders of the Jersey City Landmarks Conservancy. Fighting with moronic residents immediately comes to mind.

3 months ago

There's more that can be done.

3 months ago

Important to protect, preserve and educate

3 months ago

It's very important to me. Also, our current city government is more concerned with making deals with developers to overbuild, destroying what remains of neighborhood character, without adding green space, and pushing the limits of population density.

3 months ago

Large parts of the city are

3 months ago

Not enough is being done by the city, sections on the Bergen Lafayette area are not being preserve; areas like Bramhall Ave, Madison Ave, Astor place for example need to be designated as historic.

3 months ago

The process is cumbersome and prevents owners from even making small necessary repairs to their structure. Dealing with the historic preservation committee is difficult and time consuming. This causes homeowners to either ignore the process completely or neglect to do repairs. I say this as someone who initially supported the idea but have seen how it's negatively impacted neighbors who would like to improve their property but feel entirely constrained by the process of getting approval.

3 months ago

efforts to protect the historic houses, seeing old pictures of the city with demolished beautiful houses

3 months ago

Maintaining the heart and soul of Jersey City and honoring those who have built the foundation for our city and have lived here for generations. As things shift so rapidly, we must take all neighborhoods into consideration—not just “hot spots.”

3 months ago

Well intentioned, but in practice is arbitrary, hard to navigate, and prevents homeowners from making basic, necessary home repairs (replacing a door, painting trim even on non-contributing properties) that would improve general neighborhood safety and appeal. There should be clearer exceptions / guidance for approval

3 months ago

Money, and regulations

3 months ago

That there are both negative and positive outcomes—negatives can include the inability to renovate or modernize. Positives can include precluding development that would do things like removal of trees or other plant life that contributes to the beauty of our city.

3 months ago

Historic preservation can impede the improvement of the interiors of designated buildings because it often becomes well-nigh impossible to introduce routine conveniences such as air conditioning, deep freezes or elevators. Of course, the counter-argument will be made that if one chooses to live in a historical property, one must be prepared to accept a certain degree of discomfort to maintain the historicity, but I would prefer not to swelter for my beliefs.

3 months ago

Artificial supply constraint to housing and commercial development that drives up prices.

3 months ago

Commemorating our City's past.

3 months ago

The historic review process in Jersey City is out of control. They are allowed weeks - and will take every day of that - of review for a renovation that will not even be visible from a public right-of-way. It would be even worse if it were visible: then we would be limited to expensive and inefficient windows. The previous owner of our house replaced an ugly front door and was subjected to an arbitrary process that seemingly hinged on one person's aesthetic preferences. Renovations outside of historic districts are not subject to this additional bureaucracy. I would favor preserving individual buildings with actual historical significance, but lowering restrictions for houses that are merely old.

3 months ago

High rent, high incomes, preferred treatment over lower income parts of the city

3 months ago

Historic preservation is nice, but can be harmful to the general population because it lowers affordability. We can find innovative ways to incorporate new development and existing historic structures (expanding historic structures), and preserve a selection of structures that are truly valuable.

3 months ago

Most of Jersey City is not in a historic district, and we only have a handful of stand-alone landmarks -- so the crisis in housing affordability in this City is not a result of historic preservation.

2 months ago

Historical preservation is an obstacle to building more housing.

3 months ago

Glad to see we are preserving historical buildings but we should be making sure only historically significant buildings are being preserved, and that it is: not standing in the way of developing new properties to give us the highest and best land use, being used to prevent increasing density, or being used as a canard for NIMBYs

3 months ago

As a walk around Jersey City quickly show, nothing is standing in the way of most development. Be careful of "highest and best use"; that is a fraught concept that has often been the excuse for destroying older, affordable housing and more human-scale streetscapes. And density is not a cure al for urban ills; arguably, it can bring as many problems as benefits.

2 months ago

I know of one house, which is supposed to be the oldest house in Jersey City, which was renovated over the past few years, for I heard more than 3 million dollars. If that's indeed the amount spent on that building, then I am very frustrated and against any further such preservation projects. This seems much too expensive and a waste of taxpayer money. I don't think people in the neighborhood pay much attention to this house and its history, therefore it seems an overkill to invest so much money into restoration and preservation projects.

3 months ago

Preserving our historic community, and ensuring it endures for future generations.

3 months ago

Making sure people from NJ can afford to live it's second largest metropolis is of the utmost importance to continuing the ethical growth of our city. Making sure the city keeps its historic and educational value is a close 2nd.

3 months ago

Hamilton Park is a key example! The heights is failing to preserve older homes and putting up bayonne boxes

3 months ago

Keeping the structures historically consistent. It would be nice to have pockets of the city like they were years ago. Like it is when you visit Europe

3 months ago

The need to preserve the entire history, not just the history of white settler communities, but also the history of people of color and native indigenous people.

3 months ago

It's a good cause but don't go overboard and be a cover for NIMBYism

3 months ago

Protection as well as celebration of historic spaces. Not only the physical preservation but encouraging citizens to learn & experience the history

3 months ago

Preventing developers from ruining beautiful historic homes

3 months ago

Historic preservation protects the structures located in a designated area from demolition as well as maintaining the continuity of the original design and intent. HP is a way of honoring the beauty of historical building design and techniques allowing for a connection to our past.

3 months ago

A good cause that can be difficult to execute

3 months ago

That is it vital to preserving the history, integrity, and authenticity of the City. That it has undone a lot of the damage and mistakes previous generations made. That it beautifies the City and makes it a more desirable place to live.

3 months ago

Incompetence and bureaucracy

3 months ago

Maintaining the classic charm of the brick buildings that line the streets while enabling the city for growth.

3 months ago

I am not aware of it at all.

3 months ago

Identifying historic buildings, possibly important in the Underground Railroad, or in the early colonization of the area. Important streets such as Ferry Street or Paterson Plank Road should be noted and marked with informative signs. We should turn historic areas into natural parks with public education included, especially as examples, the Embankment and the Bergen Arches, and Reservoir 3.

3 months ago

Historic districts are overly broad and make it difficult to improve, expand, and maintain property beyond what is necessary. Targeted preservation of structures with specific historical significance would be preferred -- and may justify even stronger protections than exist in the general "district" preservation regime.

3 months ago

Making old houses/buildings which are dilapidated unusable or unable to develop on when they could be preserved/used for something of greater service to the community.

3 months ago

It's nice theoretically, but it may make repairs unaffordable, or more difficult to make, if they have to conform to historic standards. If you are high income, that's probably not a problem. It may make it harder to sell a house later if you haven't been able to repair it. I would not want to live in a historic district with all the restrictions.

3 months ago

The Department in charge has no true guidelines and the head Dan Rearden is a napolitanic self appoint master, who enacts his opinions as facts in properties he does not own. The Department also slows the renovation and has a severe economic impact on home owners.

3 months ago

Cost and housing affordability, but I also appreciate the value or preserving historical buildings for community and history purposes

3 months ago

Saving and protecting the history of Jersey City.

3 months ago

On my block, too many (4!!) beautiful houses on 50ft lots have been torn down and then 2 ugly multi-family boxes were put up on 25ft lots. All of the houses could easily qualify for historical preservation but the city doesn't seem to care. On one house, the developer who bought it cut a giant hole in the roof to let all the water in to ruin the house for many months, just so he could tear it down. I took photos and called the city and when an inspector finally came after many weeks, he said he couldn't do anything because he could not get in the house to see. WTF??

3 months ago

Gentrification

3 months ago

Low awareness

3 months ago

It lacks teeth. The historic preservation laws should be both a sword and a shield: we should protect and preserve historic assets, but we should also require owners of historic properties to maintain them as a means of preserving them. Allowing these properties to fall into disrepair and neglect is similarly destructive to historic assets.

3 months ago

Historic preservation should be done in tandem with natural beautification/walkability enhancements--neighborhoods are nice when you can experience them. Shade trees along sidewalks, park and common spaces, etc.

Preservation concerns should also be balanced against utilization/modernization needs--especially reduction of fossil fuel use, etc.

3 months ago

Agree!

2 months ago

Slow, poorly run system for home owners. No city support structure for historic home owners. City does little to improve the historic neighborhoods leaving it to the expense of the home owners who are already over taxed.

3 months ago

This is a real problem. The system is so onerous for those who try to abide by the law. But there are no consequences for those who don't.

2 months ago

Taking care of old buildings and restoring them in an historically appropriate fashion. Adding plaques or signs for historic areas.

3 months ago

African-American sites should not be destroyed to build on them without input from the community.

3 months ago

City Hall and larger projects

3 months ago

I'm more worried about all the garbage on our streets, unsafe pedestrian walkways on central/palisade/summit and general lack of maintenance of our town, that does include building and historic preservation. Our mayor and councilmen need to adapt to what surrounding areas have like in down town Jc, Union city, hoboken, etc.

3 months ago

NIBYism

3 months ago

More plaques, are, monuments, etc should be added

3 months ago

Extremely slow process to get permits.. it's almost not workable.. eg. order front windows takes a year here. not only does it take a long time to get(manufacturing about 6 months) u can't place order until Historic approves.. and it can take -2-4 months to hear from someone. Not really feasible. Some standard items should be pre-approved and give a quicker turnaround..

3 months ago

Regulations and limitations on design changes, whether it's building new, updating facades and siding, updating windows, restoring frontages. I think a lot of preservation is also grouped with NIMBYism because "preservation" can hold back new housing or changes.

3 months ago

More individual properties should be preserved and made open to the public. Private/corporate owners, if they obtain a property, should be held accountable for upkeep (i.e. Newkirk House).

3 months ago

How the City sometimes prefers to back developers and not fight with residents on ensuring preservation is happening.

3 months ago

Preserving some of our beautiful historic architecture so it can be admired by future generations, as well as preserving natural beauty. Most important to me is the 6th st embankment which should be preserved in its current beautiful state.

3 months ago

Slow permitting

3 months ago

Definition of historic in Jersey City based upon photos from the 1930's. Bizarre. Why not from the era the homes were built. Permitting process, the exceptions on Jersey, Newark. Lack of protection of historic buildings at the corners / intersections.

3 months ago

To many homeowner rules and not a whole lot of options for getting answers. Also, if you are a rule follower, it is challenging to get things done and yet little enforcement for those who don't follow the rules.

3 months ago

Importance of preserving Jersey City's character and appearance

3 months ago

Slow permitting, NIMBYism, unaffordable.

3 months ago

I don't care. Seems like a way to ignore bigger issues the city currently faces. Protected bike lanes, investment in pedestrian areas, making rent affordable for more small businesses? Rent unaffordability in the city? Cmon.

3 months ago

Preserving areas including buildings, etc. that tell the historic story of Jersey City, but having flexibility for those homes, property that are part of the district but do not want to be and not requiring so many rules and regulations that they have to follow.

3 months ago

Expensive

To many rules for homeowners

3 months ago

I think it's unfair that there is so many rules for people who bought their house I feel like they should be able to change and fix anything they want on thier property

3 months ago

Beauty, style, art, and remembering the past

3 months ago

Preserving buildings that have been around for over 100 years. Not allowing so much demolition to build new condos. I was told my building is a landmark and the new owners have plans to tear it down. I will be displaced after living in the Heights since 1999.

3 months ago

It is very expensive. Sometimes prohibitively so.

3 months ago

Honoring and helping preserve historical structures and their architecture, and nurturing historical communities, while finding a regulatory balance so as not to impose undue burdens on homeowners.

3 months ago

Difficult home renovations

3 months ago

We need to preserve more old homes and designate entire neighborhoods. Not just lots. Also, all new construction within a historic district should be suited to historical guidelines.

3 months ago

All brownstones should be preserved. Stop the highrise invasion.

3 months ago

A never ending battle! The historic districts have served as the anchor for the surrounding developments. They also now serve as the affordable housing. Our concierge-less houses don't have the amenities of the newer buildings and we cannot charge what the new buildings can. However we are certainly taxed for the "charm" they provide. Developers and homeowners need to understand the value of the historic structures. The city needs to understand that they can't withstand excessive truck traffic and flooding among other modern attacks. The rules shouldn't be in place to punish but to safeguard and promote good work.

3 months ago

How lucky Jersey City was to have the people in the city during the 1970s that had the forethought to apply for and get the various locations downtown designated as Historic Districts.

3 months ago

Lacking. We need to set higher expectations for developers.

3 months ago

Needs to more aggressive and intentional overall. Preserving JC's historical treasures needs to be a priority.

3 months ago

Developers are buying historic buildings and being allowed to destroy them with very little scrutiny of their historic significands. Aluminum siding on the face of a building does not mean that all of it's historic significance is gone. Siding is often covering and preserving great architectural detail.

3 months ago

There isn't enough of it.

3 months ago

Cost of upkeep

3 months ago

That we need to clearly demarcate historic districts in JC in a manner similar to NYC (different coloured street signs, and plaques explaining the historical significance of an area), and also need to accelerate the landmarking application process before beautiful old buildings in areas of JC that are not designated as historic aren't knocked down and replaced with high rises or boxy rental buildings.

3 months ago

How hard it is to preserve and update as needed due to cost , home owners should have some kind of grand to do so when is needed.

3 months ago

Lack of information provided to property owners while at the same time city enforcement is selective. However, it is the only way to preserve the character of ones neighborhood.

3 months ago

Delays and increased renovation costs. Overreach.

3 months ago

Not sure how to answer this question. Though I sometimes question if the City does enough to preserve old, impressive, classy looking buildings.

3 months ago

High renovation costs for homeowners.

3 months ago

Preventing lazy, bland construction while retaining character and rehabilitating abandoned historic sites.

3 months ago

The people in charge of the permit process are criminally incompetent. They are sucking our tax dollars away and actively making our historic districts work. Maggie and her gang need to be removed and their past compensation needs to be clawed back as reparation.

3 months ago

the approval process takes absolutely too long

3 months ago

The setup is designed to be annoying for homeowners. People should be free to use their property.

3 months ago

It's very inconsistent.

3 months ago

Difficulties in making changes to our homes due to extensive slow cumbersome and nonsensical permitting process.

3 months ago

An organization that has created a legal duopoly in the window industry. I have single-paned windows in my unit that leak tons of noise and air from the outside. To replace just my bedroom window is \$4000 because Marvin and Pella is not enough competition to have pricing I can afford. It's insane and needs to be dealt with. Coupled with the amount of intense noise pollution from disrespectful drivers (honking, blasting music), it makes it impossible to sleep some nights.

3 months ago

Extremely bureaucratic. Expensive for homeowners. Corrupted

3 months ago

Keeping historic homes and neighborhoods intact without high rise buildings.

3 months ago

Needs work.

3 months ago

A organization that is impossible to get in touch with and does not return calls. As such, it is for the benefit of the building developers only. This is the worst run organization in the city

3 months ago

Unfulfilled promise.

3 months ago

Expensive for homeowners

3 months ago

Constraints. Hoops. Luxury. Limitations. Missed opportunities.

3 months ago

Unfortunately, it is not viewed as a priority for the City

3 months ago

Good balance. Not every old house is a landmark

3 months ago

Regulations on the type of renovations that can be made to a home

3 months ago

Inconsistent enforcement. delays, subjective. Makes it difficult for people to do the right thing even if they want to. Doesn't allow creativity even in new construction or renovation. Over-reaching

3 months ago

It is not a priority for the city and at risk from developers

4 months ago

It breaks my heart to know how many beautiful old buildings as well as cool old warehouses have been knocked down in the name of "progress" (or rather, profit).

4 months ago

Beautiful old homes.

4 months ago

Keeping the character of the city and it's unique style and charm

4 months ago

Beautiful homes. Need support for LMI families to continue to support the home when in a district. Also, JC could do a lot better with the larger historic buildings preservation and education of history.

4 months ago

Downtown brownstones

4 months ago

It's nice to have, but other aspects that effect JC quality of life seem to be lacking in comparison, which would make JC really thrive— like more / better green spaces and optimizing transit / traffic / parking.

4 months ago

Prevent destruction of historically significant buildings or neighborhoods that have unique original architectural features or where historic events occurred. It's not always about just preserving the facades either. The interiors are also very important to consider.

4 months ago

Keeping neighborhoods on a human scale. Not a bunch of high rises and built environments that are made simply for warehousing people. Making sure the architecture that makes Jersey City special remains.

4 months ago

Preservation of character, quality of life (even if you're not living in a historic district).
Beauty, architecture, connection to the past that is visible and palpable

4 months ago

we need to protect our historic districts but working with the HPC is very difficult. make it easier to do the right thing.

4 months ago

We need to strengthen the preservation laws. Right now developers can simply remove the unique features that make a building not available for demolition, and then demolish it anyway. Fines are insufficient as a deterrent to violators, and need to be raised considerably to be effective.

4 months ago

I think of a citizenry having pride in its history and culture. Understanding the value of the unique places which are part of a city identity.

4 months ago

We need a stronger local landmarks law and better standards to preserve buildings that are older than 70 years old and save them from demolition. The HPO should be staffed better and permits for certain work on historic houses should be easier to maintain. Have certain CoNA issued by staff, take note on how the NYC Landmarks Commission handles permits. Have a research team or work with Non Profit Historic Preservation groups to do the research for buildings.

4 months ago

Historic homes needs preserving. There are too many dilapidated houses that eventually are torn down as they become unsalvageable.

4 months ago

Preserving the legacy and history of the city

4 months ago

How much we have lost and how much we are still loosing. Our HD's are looking better and better and we need more of them throughout the city before it's too late!

4 months ago

Building in the Heights needing repairs and the pretty Court House.

4 months ago

What do you believe the goals of historic preservation within Jersey City should be?

59%	Protect and maintain historic buildings and areas within the city	230 ✓
56%	Protect historic buildings from demolition	216 ✓
47%	Offer incentives to encourage appropriate rehabilitation throughout the city	184 ✓
34%	Establish architectural and design consistency in development projects	131 ✓
27%	Promote underrepresented histories of Jersey City	105 ✓
25%	Promote and educate residents and visitors on the history of the city	97 ✓
17%	Streamline the HPC review process	65 ✓
14%	Establish and indicate historic buildings and districts as visitor destinations	53 ✓
3%	Other	10 ✓

388 Respondents

I believe historic preservation, including the designation of historic buildings, districts and landmarks, has benefited Jersey City and improved the quality of life.



392 respondents

The preservation of historic buildings, districts, and landmarks has a positive impact on Jersey City businesses (e.g., restaurants, shops, professional services).



391 respondents

The preservation of historic buildings, districts, and landmarks helps to make Jersey City a popular destination to visit.



390 respondents

What do you believe should be the City's historic preservation priorities [in the next 5-10 years] in terms of physical buildings and spaces?

52%	Preventing and/or dis-incentivizing demolition.	197 ✓
45%	Protecting existing historic buildings from inappropriate alterations.	171 ✓
44%	Encouraging adaptive reuse and sustainability-focused alterations.	169 ✓
42%	Creating incentive programs to encourage preservation work.	161 ✓
38%	Protecting streetscapes and vistas.	146 ✓
27%	Create flood adaptation/sustainability guidelines for historic buildings.	102 ✓
25%	Designating new landmarks and historic districts.	96 ✓
19%	Designating resources that represent diverse/underrepresented groups.	74 ✓
14%	Updating the City's Ordinance to clarify the designation process for local landmarks and historic districts.	52 ✓
2%	Other	8 ✓

381 Respondents

What do you believe should be the City's historic preservation priorities [in the next 5-10 years] in terms of non-tangible historic preservation, such as cultural history, public history, and preservation education?

60%	Promoting historic preservation as an economic development tool.	220 ✓
51%	Develop online maps and/or walking tours of the City's cultural resources.	185 ✓
45%	Recognizing important histories that may not be tied to specific buildings or places and developing tools to preserve these public histories.	166 ✓
41%	Educating the public about the benefits of historic preservation.	150 ✓
32%	Making technical resources and guidance more accessible.	118 ✓
28%	Recognizing legacy businesses throughout the City.	102 ✓
28%	Utilizing technology to make Jersey City's history more accessible on site.	102 ✓
2%	Other	7 ✓

365 Respondents

I am familiar with the Historic Preservation Commission (HPC) and the HPC application process.



378 respondents

Information regarding the Jersey City Historic Preservation Commission meetings and agendas are communicated in an appropriate and timely manner.



373 respondents

Information regarding the Jersey City Historic Preservation Commission application process is communicated in an appropriate manner.



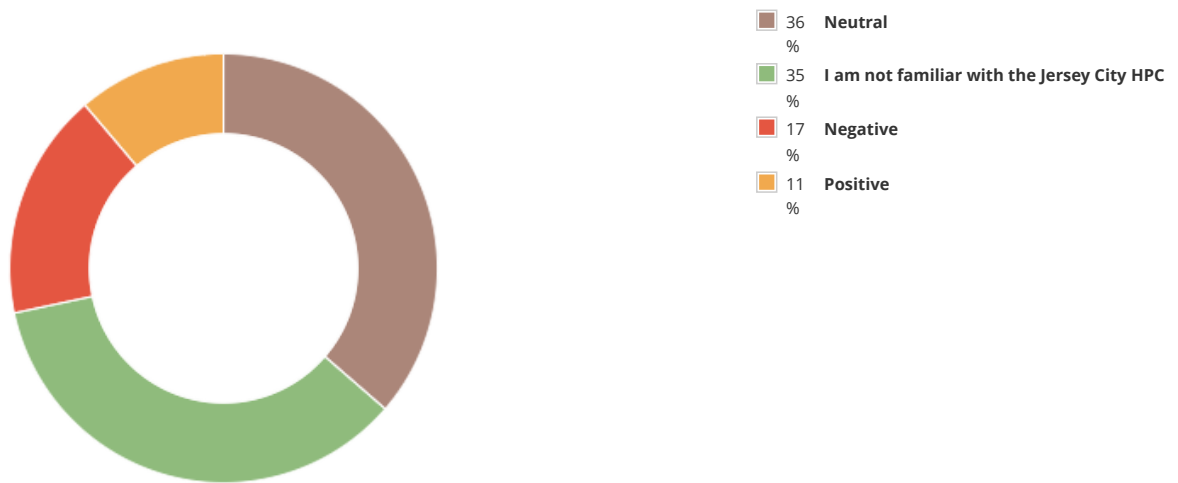
374 respondents

Information regarding the Jersey City Historic Preservation standards and guidelines for existing historic sites, districts, and landmarks is communicated in a clear and understandable manner.



372 respondents

What has been your experience with the Jersey City HPC in the past?



374 respondents

I think Jersey City's current process of identifying additional historic landmarks and districts is adequate.



368 respondents

Do you think Jersey City offers adequate incentives to encourage the preservation of historically significant buildings outside of locally-designated historic districts?



370 respondents

If you answered No or Unsure/No Opinion to the previous question, what types of incentives would you like to see implemented?

65%	Rehabilitation tax credits.	232 ✓
58%	Financial grants or revolving loan program.	205 ✓
48%	Application and compliance guidance.	169 ✓
47%	Technical assistance in project planning.	168 ✓
11%	Unsure.	38 ✓

355 Respondents

There are aspects of the existing historic preservation Zoning and Design Standards that should be amended.



364 respondents

If you answered Strongly Agree/Agree to the previous question, what are your top priorities to address when amending the Historic Preservation Zoning and Design Standards?

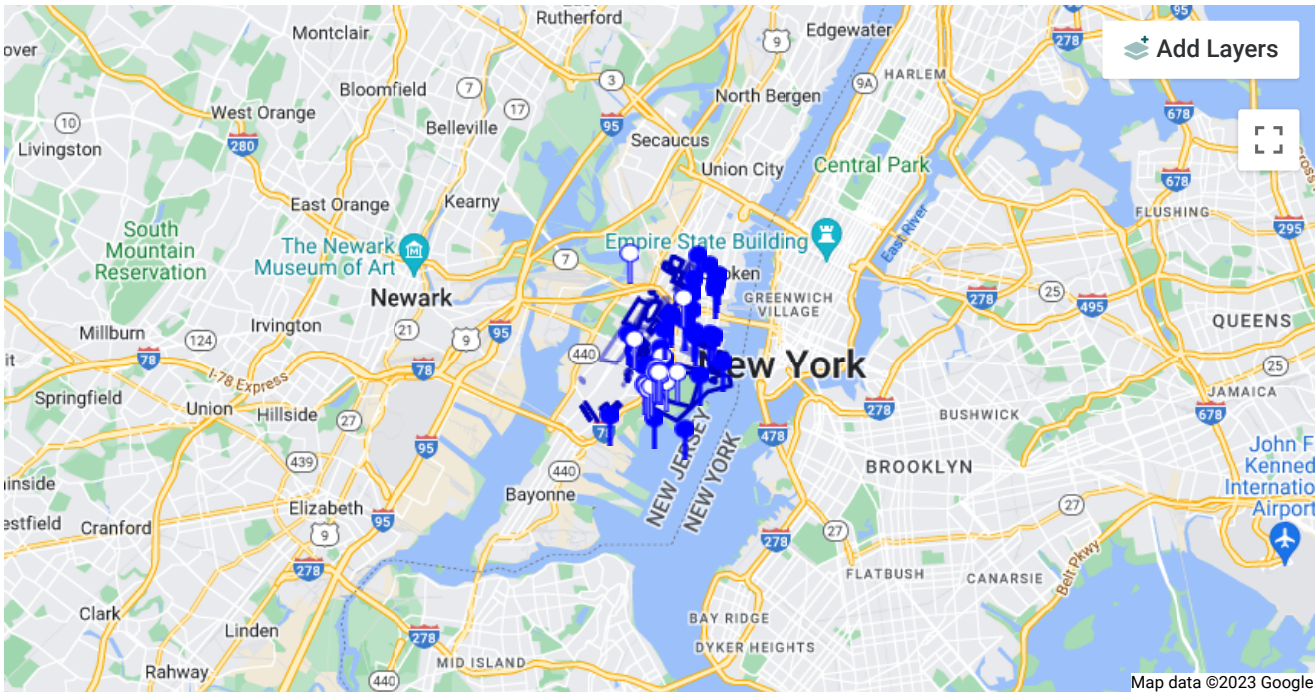
59%	Making the Historic Preservation guidelines and standards easier to follow and understand.	122 ✓
50%	Discouraging demolition.	105 ✓
40%	Creating and implementing guidelines for preserving the cultural history of a community.	83 ✓
24%	Encourage the use of different, more modern materials.	50 ✓
21%	Making the guidelines less strict.	44 ✓
21%	Discouraging more density in existing buildings.	44 ✓
18%	Create new standards to increase the representation of underrepresented histories.	38 ✓
16%	Adopting a standard color palette for properties based on architectural style and time period.	34 ✓
15%	Encouraging new development.	31 ✓
15%	Encouraging more density in existing buildings.	31 ✓
8%	Revising bulk standards.	17 ✓
6%	Making the guidelines more strict.	13 ✓
5%	Other	11 ✓

208 Respondents

There are additional buildings and/or districts that should be considered for local designation.



349 respondents



Jersey City recognizes and preserves the history of its diverse and/or underrepresented groups.



348 respondents

Existing historic districts and landmarks are equally representative of all groups in Jersey City.



347 respondents

If you answered neutral/disagree/strongly agree to either of the two previous questions, which group's histories do you feel are not represented adequately by Jersey City's existing historic districts and landmarks?

51%	African American History	162 ✓
48%	Native American History	152 ✓
35%	Hispanic/Latino History	111 ✓
28%	Asian American and Pacific Islander History	89 ✓
28%	No Opinion	89 ✓
27%	LGBTQIA+ History	84 ✓
9%	Other	29 ✓

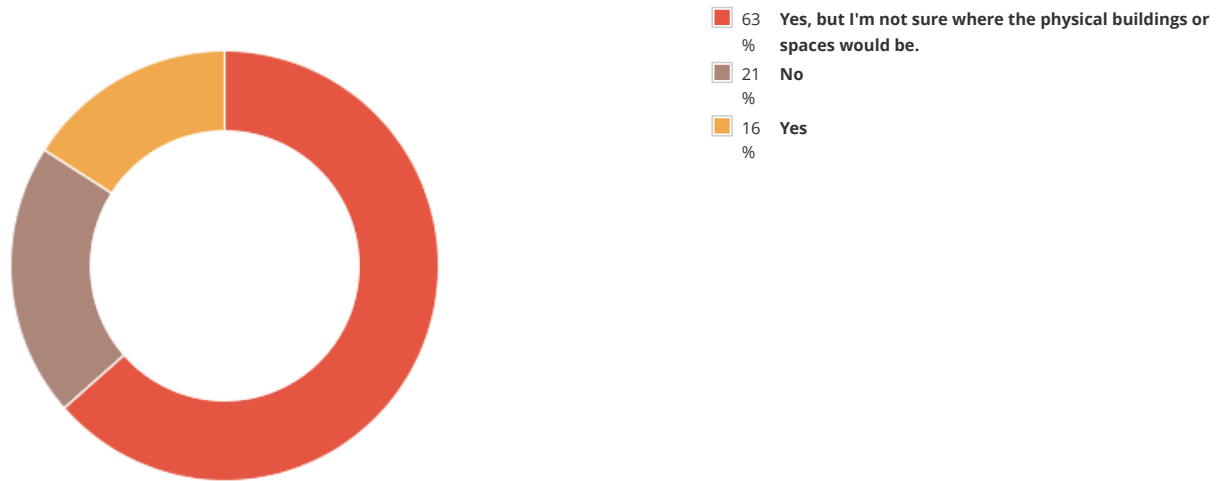
315 Respondents

Jersey City should improve how it preserves the history of its diverse and/or underrepresented groups.



340 respondents

Are there additional historic themes or histories that you think should be considered for designation or recognition?



326 respondents

Native American history and the intersection with Dutch settlers would be interesting, and our NATURAL history is amazing. So much work to be done on our native environment.

8 days ago

No Comment

8 days ago

Native American History (essential!!!)
Colonial History
Revolutionary and Civil War History
Inventions

8 days ago

Rail roads; industry

8 days ago

No comment

8 days ago

Historical sites could include informational plaques on locations where historical buildings were destroyed

9 days ago

Metropolitan AME Zion Church should be recognized for its historical and architectural significance on Jersey City.

9 days ago

Metropolitan A.M.E. Zion Church located at 597 Bergen Avenue it was the only and the last church that Dr. Martin Luther King Jr. spoke at on March 27, 1968 and 8 days later he was assassinated in Memphis, Tenn.

10 days ago

- Dutch and German history
- Jewish and Muslim history
- expanding Indian community history
- shipping and rail history
- industrial/factory histories

16 days ago

Industrial and commercial historic buildings including but not limited to soap industry and historic abattoirs, breweries et al

21 days ago

Industrial and commercial historic buildings

21 days ago

Native American. Eg Pavonia Massacre. Native American burial sites.

one month ago

Revolutionary War locations, Native American sites

one month ago

Revolutionary War

one month ago

Native american history, black history, borinquen history of DT before it was gentrified

one month ago

.

one month ago

Native American and pre-colonial history

one month ago

Old Bergen square, the history of communipaw

one month ago

Original Native American settlements and routes like Communipaw Ave.

one month ago

Lenape Trail

one month ago

Native Americans, Asian, Hispanics, European, African, and Middle Eastern.

one month ago

I think the constant push by the HPC for Wrought Iron gates is grossly over the top. That's a 15th century design & not cost effective. Just look at that beautiful property on JFK Blvd that this committee forced to use wrought iron & is now starting to look like a house Wednesday Addams lives in.

one month ago

Pavonia township and Lapane Indian historical sites

one month ago

N/A

one month ago

I used to live in Philadelphia and they do a great job of displaying placards describing historic people or events that happened in that location. I haven't lived in JC long enough to see anything like this, if it exists, but I love what they do in Philly.

one month ago

The immigration story, the railway sheds in LSP, The German history in the heights, to name only a few.

one month ago

Journal Square is a neighborhood that has been stripped of its historic character. The city's approach to historic preservation has prioritized properties in affluent and white neighborhoods like Downtown. Journal Square is rich in cultural history and there are pockets of the neighborhood that should be designated and recognized for their rich history.

one month ago

hear hear. I wish more of the rowhouses, brick and wood, as well as some of the businesses in the Square, were designated to be maintained.

16 days ago

Curious about which character has been stripped from JSQ? Is it the Art Deco buildings on Bergen ave that are all still there? The Historic Theater currently being restored? The maintained Stanley Theater right across the street? The Historic and restored Apple Tree House on Vroom? The Historic Public Service building being preserved and converted into a museum on Academy? The Old Bergen Church & St. Aedan's Church at Bergen & Montgomery? Or the Historic Cemeteries on Bergen and Vroom?

one month ago

Amen!

one month ago

For example, there is virtually no recognition of colonial businesses that were prominent in early Jersey City. In Saugerties, NY they have placards in the windows of businesses that say (for example): "In 1823 (200 years ago) the Sip Family grist mill stood here." Or other appropriate signage.

one month ago

Railroad and manufacturing history is missing except for the embankment. There is also no historic designation for Harsimus or Speer Cemetery. Where is a museum about the revolutionary war since the 250th anniversary is coming up will it be at Appletree house?

one month ago

I'd like to see more protection for individual homes or rows of homes within a block that qualify even though they are not located within a designated historic neighborhood.

2 months ago

Would love to see tree line areas in Washington village area of the heights preserved. Would also love to see incentives to add trees to streets throughout the neighborhood.

3 months ago

The reservoir next to Pershing Park and more green spaces should be available to the public and maintained. More information and buildings with historical context

3 months ago

Please preserve the tree lined streets in the heights like Reservoir Ave and Booraem Ave. The reservoir next to Pershing Park should be cleaned and open to the public. Parks are so important to the wellness of residents of urban areas.

3 months ago

Greenville section of Jersey City has a lot of untold history

3 months ago

NA

3 months ago

African American burial grounds

Indigenous people

The first Black Film Company on Pacific

3 months ago

The Native American History, European History, African American, Asian Population, and Hispanic Population-Spain, Cuban, and more, Jewish History, and Middle Eastern.

3 months ago

Polish, Irish, German, Jewish Immigrant histories

3 months ago

Keeping the façade and redoing the interiors is a good way to preserve the original look. I wish more people would preserve the stained glass.

3 months ago

history of slavery, history of railroads, history of famous people

3 months ago

The powerhouse needs to be turned into something. We have a lack of food / entertainment options in this growing city and it would be perfect as a multi-use facility similar to TimeOut market in Chicago

3 months ago

Hudson City

3 months ago

Rehab the forgotten industrial buildings for modern use - but keep their history alive through interior and exterior details remain or portions high-lighted within the new uses.

3 months ago

Bergen/ West Side District still needs help

3 months ago

Bergen Hill Historic District is eligible for local (city) designation. Phase 2 per JC report.

3 months ago

Leonard Gordon Park should be designated a historic park

I wonder if there's a "Jewish section"? Perhaps around the orthodox Temple in the Heights on Sherman Avenue? Perhaps around Temple Beth-el by Kennedy & Communipaw?

Perhaps you could help the forever elusive cause of restoring the Sippnick Memorial bronze eagle & monument within Leonard Gordon Park.

3 months ago

.

3 months ago

3 months ago

St peters grammer school, Newkirk house, aster place area, Pullman Porters union hall, Central from North to ?, The Elks building and the Masons, the Dutch Farmhouse on Palisade Ave. SUMMIT AVE frm Hutton to reservoir. Reservoir itself. All side streets around the old court house and the 1958 courthouse. Glenwood Ave and contributing streets all around Lincoln park... both sides of Summit from new Courthouse to Academy. All of Bright street. All of the import Churches in Laffeyette. All of Kennedy from the gas station and highway to Hutton, both sides of Kennedy.

3 months ago

For walking tours signs are mostly clutter. With smartphones we can learn to navigate. System will need updating--and be inclusive. QR and 8 starting areas--contact (?) Appletree

3 months ago

I'm not sure but reading the comments, I hadn't even -thought- about the lenape history so that is definitely underrepresented!

3 months ago

Historic signage and other remnants of old industry are crucial to preserving the character of a city whose motto in the 1930s was "Everything for Industry."

3 months ago

Important historically industrial areas of the city are often disregarded and razed in favor of new development but could be successfully reused and adapted while preserving this important aspect of Jersey City's history.

3 months ago

Native American History like the Lenape tribe who have been severely underrepresented. We should be sharing the history of street names like Jane Van Reyden Tiers; all the names around McGinley Square area have historical context and there is no information about them, Industrial history is also important to be mindful of, like Colgate- everyone knows the clock but do they realize its' history? The American Can Company was also located in JC and there is no history about these industries. Jersey City was an industrious city and we should also be mindful of that history.

3 months ago

Agree completely with comment below about Lenape history markings, change of street names of space owners, and Underground Railroad preservation and acknowledgement.

3 months ago

I've been living here for 15 years and I'm embarrassed about how unaware I was of the Lenape history in JC, and how many of the people who founded the town, and for whom our streets and neighborhoods are named after, were slave owners. JC would do well to reconsider some of these names. Additionally, there were Underground Railroad safe houses here, and those should be marked and preserved (if they haven't already been destroyed).

3 months ago

Sacred spaces

3 months ago

Jackson Avenue had a history which needs to be preserved. Naming it MLK Ave was a disgrace to Dr. King and we all know what designating a street as "MLK Avenue or Boulevard" does.

3 months ago

Bramhall Ave, Monticello Ave, Grand st, all in Bergen Lafayette and connecting to Arlington Park have been overlooked by the city.

3 months ago

A very old street, Ferry Street, has been overlooked. It was very important at one time since it led down to connect with Observer Highway in Hoboken and on to ferries to NYC. Much has been destroyed but a few old houses still stand.

3 months ago

All original firehouse buildings, including but not limited to Bay st fire house(former ps hq, fd hq and gong club hq), halladay st firehouse, grand st fire house, Ocean ave and fulton Engine 22 firehouse

3 months ago

there are many buildings on 50ft lots in Bergen/Lafayette that qualify for historical designation

3 months ago

3 months ago

The history of immigration, for one. Immigrants left Ellis Island and either came to JC, or NYC. Where did they land? What were the businesses?, etc.

3 months ago

History of India Square becoming an enclave of South Asians, history of Filipinos in Jersey City and some of their neighborhoods and businesses, history of Hispanics/Latinos in Jersey City, particularly in the Heights

3 months ago

My impression of the designation of historic districts is that they were carefully gerrymandered to allow specific real estate developers to develop specific lots. The boundaries are not clear, and exceptions were made. I have a general sense of the historic neighborhoods, but there seem to be exceptions everywhere.

3 months ago

There are so many streets throughout the city with contiguous buildings representing various eras that should be designated.

3 months ago

Yes, some consideration should be given to areas for significance as opposed solely to age

3 months ago

Transportation and Industry

3 months ago

Bergen Arches + Morris Canal

3 months ago

Cemeteries and religious organizations and their facilities.

3 months ago

Religious organizations/facilities and old cemeteries should be promoted.

3 months ago

Educate the public with historic signage that notes historic properties or historic events that occurred ie: Native American, revolutionary war, railroad history, underground railroad, manufacturing, sports, famous residents or visits, etc.

4 months ago

Arts and artists

4 months ago

The City should add signage indicating the locations of the different historic districts and individual landmarks.



327 respondents

I think there should be transition and/or buffer areas around historic districts and individual landmarks.



322 respondents

I would encourage the rehabilitation of a non-locally designated historic building if it were designed to align with and maintain character of the neighborhood.



322 respondents

I would support designation of my own property if it met the local designation criteria.



324 respondents

What is your age?



330 respondents

What gender do you identify as?



328 respondents

Which category best describes your household income?



313 respondents

Do you live, work, or visit Jersey City?

97%	Live	323 ✓
40%	Work	132 ✓
8%	Visit	28 ✓

332 Respondents

Are there children below 18 in your household?



327 respondents

What is your race?

69%	White	227 ✓
13%	Prefer not to answer	43 ✓
7%	Black or African American	24 ✓
7%	Asian	22 ✓
6%	Hispanic or Latino Origin	20 ✓
3%	Other	10 ✓
1%	Native Hawaiian or Pacific Islander	3 ✓
0%	American Indian or Alaska Native	1 ✓

328 Respondents

Do you rent or own your home?



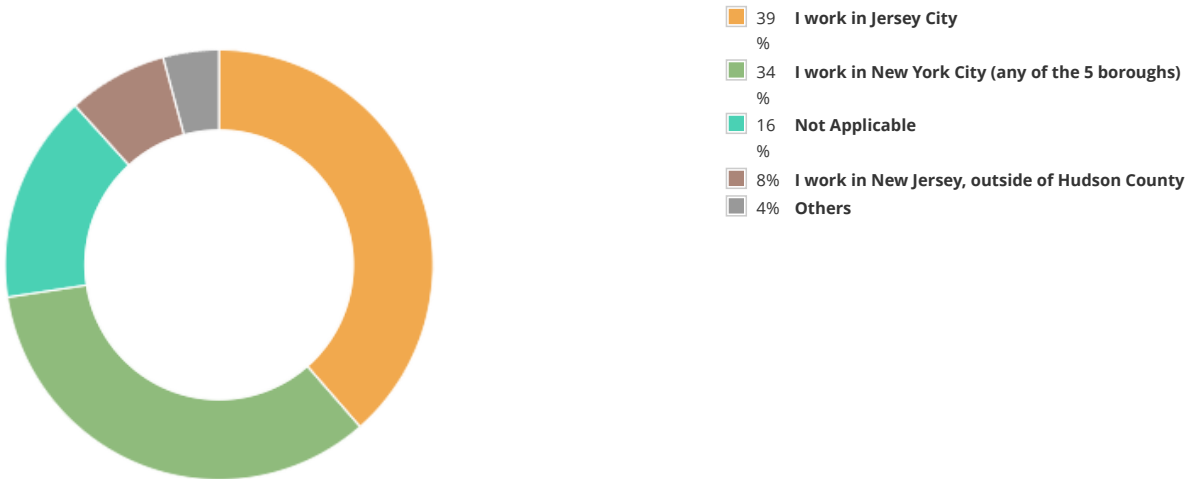
332 respondents

Do you operate or own a business in Jersey City?



330 respondents

Where do you work?



332 respondents

What form of transportation do you typically use in Jersey City (for work, leisure, errands, etc.)?

68%	Public transportation	225 ✓
64%	Walking	211 ✓
59%	Personal car	193 ✓
26%	Bike/e-bike/scooter	86 ✓
22%	Ride share	72 ✓

329 Respondents

How do you typically get your information about the City, community activities, and programs?

60%	Internet	199 ✓
58%	Social Media (specify which platform in "other")	191 ✓
44%	Neighborhood Association	144 ✓
36%	Word of Mouth	118 ✓
27%	Other	88 ✓
17%	Local Newspapers	57 ✓
14%	Mailings	46 ✓
1%	TV	2 ✓

329 Respondents

Please provide any comment or information that you think would be useful to the Historic Preservation Plan Element.

Despite having a home that could potentially be designated history (130+ years old), the thought—and others' horror stories—of dealing with the city on any permitting and repairs is terrifying. The experiences I've had trying to get simple permits was terrible; I can only imagine how bad something more complicated would be. I've also had multiple contractors balk at jobs because of how difficult Jersey City is to deal with. We've got to fix that.

7 days ago

We need to prioritize preservation over new development. Developers and high-rise buildings are ruining the nature and history of this great city.

8 days ago

No Comment

8 days ago

HP office must receive more support from the city to do its job!

8 days ago

HP needs to apply consistent, appropriate and transparent rules to all historic applications. The process must be faster for applications.

8 days ago

It hurts to see how developers get away from do what they want for their needs while home owner's suffer for minor alterations

8 days ago

I'm a strong supporter of historic preservation districts, and I live in one. However, as a member of my condo building's board, I found it difficult to get clear guidance from the JCHPC on the appropriate materials for a building renovation project. The first guidance we got from the JCHPC was to use a material that—we discovered after putting the project out to bid—is no longer manufactured. Then, when we followed up with the JCHPC, there didn't seem to be any written standards, and it was hard to schedule a meeting with commission personnel to get clarity. Overall, this delayed our project at least 18 months. I think clearer, written standards are crucial, and I think the commission needs more staffing resources.

8 days ago

As a historic homeowner, I find that sustainable/climate change are impacting the types of materials that are needed to preserve the home at reasonable cost. The current rules have not adapted to those changes.

8 days ago

As you expand historical sites in JC, also provide incentives to owners for compliance .

9 days ago

The HPPE definitely needs to review other historic buildings in Jersey City. Also, the survey should have been allotted to all residents, churches, schools and businesses.

10 days ago

The replacement of older homes that have character with boxy, brick-facade homes with curb cuts for garages is out of control. The new homes are ugly, don't fit into the neighborhood, discourage occupation to families who will raise their children here and attract a "bedroom community" with no desire to belong to the neighborhood.

12 days ago

We need better oversight for public work in historic neighborhoods. Look at cities like Savannah and Charleston for inspiration. Why is it that everywhere else does it better than JC?!?!?

We need a standard color palette for use across the city - be it historic or non.

Tax rebates/incentives and sales agreements with manufacturers will facilitate residents to use historic approved products (eg discounted historic windows).

Reasonable expectations from Historic review board. Half of the comments we receive are persnickety coming from someone who doesn't have a clue about how to build or renovate.

16 days ago

1. Demolition by neglect must stop. Owners that buy historic buildings and buildings in historic district shall not be able to destroy them beyond possible repair, by neglecting them. Eg by failing to maintain gutters and allowing water to enter buildings through open windows and failing roofs.

2. Repair older homes does not need to be expensive, but knowledge and skills are scarce. To address this, there should be a vocational program in JC high schools focusing on construction, with an eye on appropriate techniques/skills needed to maintaining and rehabilitating the older homes that exist all across JC. Such programs would prepare for well paying jobs, at the same time giving residents access to workers that can perform good quality work on the older JC homes.

one month ago

Please include ALL perspectives in your considerations. I notice a majority of respondents are white, home owners, make over 200k. This is not representative of the population of JC, and these policies will affect all of us, not just wealthy people downtown.

one month ago

1. Enforcement needs to be more uniform across individual homeowners and larger developers... individual homeowners face tougher enforcement.

2. Obsession with wooden windows must stop. There are alternatives available that look identical but feature more modern materials that cost less and are lower maintenance. This rule only punishes homeowners.

one month ago

I would like the city to jettison their idea that houses over 50 years old are acceptable to knock down without a permit. I live in a house from 1890 and I bought it for its beautiful details. I wouldn't buy a new build, especially after watching how they are being built. I want protections for the beautiful Victorian houses that are scattered around JC.

one month ago

- overall like and appreciate historical areas being preserved although don't agree with the premise of having to push through things into "historic" preservation just for the sake of it

- wish standards would be applied more consistently

- surprised no requirements to actually maintain historical buildings (or if there are any these are obviously not being enforced) - instead there is this going overboard when someone is updating/renovating their property. It contributes to dilapidation of buildings beyond repair (and potentially demolition), and a terrible curb appeal - and on the other side looking for loopholes to not have to go through HPD. For reference European cities generally do require that building (exterior) is maintained - and are generally helpful in finding ways, methods and funds for residents to do so

- HPD appears to not keep on top on the latest trends in building materials etc - and "approved" vendors seem to be rarely reviewed - which ultimately leads to a monopoly by few manufacturers - resulting in poorer quality and environmental standards that need to be, and bad pricing (which directly impacts affordability). See what old European cities do about this

- surprised some HPD officers (and the city allows them to) feel entitled to being obnoxious and rude as a rule and do not see their role as being in the service of the city and its people - which is what that role ultimately is.

one month ago

Please convert historic factory buildings into desalination plants so that Jersey City and Hudson County has water coming from the ocean or local rivers and bays to use for consumption and use. We need more water and having desalination plants by using historic factory buildings would be beneficial. Please consult with mayor and council to make this happen. Also stop demolition of historic churches and synagogues, Victorian homes, and other historic buildings. Add green spaces near the historic places to elevate the beauty of the historic place. Thanks for your cooperation.

one month ago

It is interesting, but not surprising, that the majority of respondents to this survey fit the demographic of White homeowners, age 35-44, with no kids under 18, making over 200K, who are most concerned with the protection of their property and history as they have the most privilege to spend their time filling out online surveys (myself included). It would be great to find ways to expand awareness, access, and opportunity for JC residents of all demographics to have greater input not just in Historic Preservation discussions, but more generally of the levers of input and influence that the majority of respondents here have.

one month ago

100% agree. More outreach effort is needed here. As someone who's canvassed all over that city, it's not that hard to make an effort to be inclusive of people typically disenfranchised from these processes.

one month ago

Agree! Survey results should be weighted and balanced to reflect the makeup of JC, not affluent White homeowners with time on their hands and awareness of this survey.

one month ago

HPC if you want to move forward in a positive light you need to start providing grant/and or tax incentives for these homeowners. Using housing violations like an attack dog to force tax payers of this city to comply with your over the top renovation requests is just madness. Many lovers of history that have purchased these homes/in these locations (including myself) have been grossly turned off by your overreach and many other things that pertain to historical preservation. Do better, push for more incentives like you push an 80yo women to make 20k-50k+ renovations to her home.

one month ago

I appreciate the staff at HPC over these past few years. I have found them to be extremely helpful and easy to work with, which is very different than several years back.

one month ago

Before putting up placards to designate historic neighbourhoods/ sites, how about ensuring that all streets are labelled and well-lit so that ppl know where they are?

one month ago

Preservation should be incentivized and not punished, which is what many homeowners in historic districts feel. Please make a change.

one month ago

Thanks for your work on this.

one month ago

The instance on permitting driveways/garages everywhere is an issue for all neighborhoods. It privatizes public streets. Street parking turns over 6 times a day, allowing patrons to access businesses, visitors to come and go, discourages multi-car families, encourages use of public transportation. Driveways never turn over and encourage people to own several cars causing congestion and poor air quality. Driveways discourage neighborhood interaction.

one month ago

It's exhausting to continue to have variances brought up over and over in R1 zones and streets with historic character and it is incumbent on the community to turn out 100-200 people to have any hope to get the variances denied. It's asking too much of communities in a gentrifying city. We need more protections to ensure that for many variances, developers have to show community SUPPORT to be passed and otherwise they are denied. The zoning that encourages Bayonne boxes also needs to be re-looked at. And we need to prioritize flooding management and climate change management

one month ago

There needs to also be more pressure put on zoning and planning to ensure any homes being rebuilt or remodeled meet some basic of design standards. There are absolutely none. There are some eyesores that are going up in the JSQ and Heights neighborhoods that make me wonder how on earth was something this hideous approved. Is there no design standard or oversight?

one month ago

It might be the specific neighborhood as I bought my house 28 years ago in Hamilton Park and had to have my outside light fixture physically approved by the city.

one month ago

While it is nice that the homes designated as historic have been preserved, I find it odd that the city has not improved the lighting in these areas with lampposts as opposed to ugly street lights. Additionally, you have power lines that drape across roads at all heights and have a general ugly look to it. It seems like the city puts the onus on home owners but leaves PSEG to do as it pleases.

one month ago

Add the horrible tree stumps when the city cuts them. What a beautiful display of reminiscence history we are left with in front of our historic houses... I wish I could send them a notice of violation as they do to us!

one month ago

Powerlines and cables are the worst eyesight in this city. At least in the spring, summer and fall the leaves disguise some of the wires. There are so many dead wires hanging around it is sad that the cable companies and PSE & G just don't or won't take them down

one month ago

I think JC's historic preservation plan was developed by a small core of people who may have been well-meaning, but thought they knew everything and did not need to work with the community. That's a primary reason why historic preservation in the city is a red-headed step child.

one month ago

Totally true and has gotten worse in the past 5 years.

one month ago

For those that own - more streamlined, timely, clear, collaborative and balanced process and rules. While not losing site of preservation, some appreciation for cost and improved technologies.

one month ago

I live in a historic district and found the historic society easy to work with when making repairs. However, I have seen a lot of neighboring homes not adhering to the guidelines, and there's little to no action taken, and no plan to assist in getting the repairs done correctly. Homes just sit, deteriorating because the owner doesn't want to spend the additional resources to fix their own according to the rules.

one month ago

Please allow for more creative freedom in the historic districts. and please let the current staff go. they are a hinderance to development and should be replaced. Dan in particular should be removed for his position.

one month ago

I would like to see presentations and slideshows on Jersey City history, and perhaps any films or documentaries that might be available, ideally in libraries. And on different evenings and days so that people who are busy one night of the week, for instance thursday, would be able to attend. Also, when members of the HPC are out in public areas to gather information the maps should have areas already designated as historic preservation District marked so that we know which other areas we could possibly suggest.

2 months ago

Na

2 months ago

Please hold public hearings for permits for applications for demolition of buildings over 75 years old. And please require 200 ft radius written notice to neighbors informing them of demolition permit applications. The current system is good for enabling new development but it hurts preservation efforts... because by the time you find out, it's too late.

2 months ago

I loved living in a historic district but dealing with the historical society in any way to accomplish repairs or improvements on our condo was always a nightmare. Such a nightmare we eventually sold our condo and moved to a nonhistoric neighborhood. This agency does important work, but must be improved to respond quickly and in a more collaborative, friendly manner.

3 months ago

Preservation of our historic homes and attention to our residential, business, educational and government buildings should be a priority of the City. Our quality of life is shaped by our environment not just buildings, sidewalks, streets so more attention is needed to preserve our trees, parks and spaces as well as the needs created by climate change. It is shocking that we continue to lose old growth trees and tree canopy and do not have a city-wide program to improve the environment. I appreciate your focus on historic preservation and hope it is connected to the environment in general and both are priorities for our city.

3 months ago

I totally agree with the Park comment. I have lived on the park for 27 years and seen all of the iterations--grass, no grass. The past few weeks the park (Hamilton) was pruned and scalped of 3 giant trees which were probably 100 years old. These provided shade for the basketball courts and the tennis courts but now those athletes have to bake in the sun . 3 smaller trees were chopped down so grass can grow. This will never happen as all of my neighbors will agree that there are people and kids and dogs trampling these areas each day. The area does not get enough sun for grass and is now daily overrun with people. These blocks are some of the best in the country and to see people who want canopy trees so you can see through all of the park is ridiculous. The sparse vegetation does not absorb heat or people's conversations or smoking in the park. Someone who has knowledge in this area should be in charge. I live on the park and now can see my garage on McWilliams place in the Park Francis building from my first two floors. My neighbors agree...I was told recently that this is determined to be an active park and Van Vorst is passive....Van Vorst has so much low verdant vegetation and it is sad this park has been "decimated" in words from my next door neighbor

one month ago

Agree!

2 months ago

Jersey City should undertake a comprehensive survey of the entire built environment and identify and document existing conditions. There should be a task force dedicated to cultural landmarks as well, identifying places that may lack architectural integrity but are historically and culturally significant.

3 months ago

Use One or Two Big Old Historic Buildings to use as Desalination Plants for Jersey City and rest of Hudson County to get water for consumption and other uses. Desalination plants are needed to have enough water for people, animals, and greenery of Jersey City and rest of Hudson County.

3 months ago

Create an ordinance that requires the application review process to be completed by staff in a timely manner...i.e. 15 business days.

3 months ago

Historic Preservation is more than just the buildings, it is the landscape and hardscape of each building, block and neighborhood that includes bluestone curbs, sidewalk cement with aggregate, bluestone walkways, greenways along the curb and specific types of street trees that defined the times. Existing house had a foot print that allowed for front yards (with trees), side yards and large open backyards that have some of the City oldest and largest trees.

The City claims to champion sustainability and resiliency but there have been 100s of acres of open space paved over or built on with the knock down and over development of parcels that contained a historic residence. This is the result of the broad application of bulk standards for a standard lot that does not exist in much of the city. Each neighborhood should be looked at with a preservation eye that carves out the patterned housing that exists and the bulk standards should match the pattern if replacement is needed. The Bulk Standards need to be fine tuned to the advantage of the neighborhood and those who will eventually live in the building - not just in consideration of the developer's profit margin. Currently developers are outbidding families for these homes because the knockdown and rebuild profits are huge giving them the incentive to pay more from the beginning.

3 months ago

Have a clear understanding of what the City is looking to do to restore these areas

3 months ago

My family's roots in Jersey City go back to 1860! I was born at the Margaret Hague. I still have several cousins that live there and visit often. I was also the President of the Hudson County G & H Society. Jersey City is a treasure of history. One aspect that could be showcased is how Mayor Hague used the WPA money to create projects that kept people employed and off of public assistance during the Depression. There were many gorgeous buildings erected during this time period that also kept the City and it's resident's productive.

3 months ago

Bergen Hill Historic District is eligible for local (city) designation. Phase 2 per JC report. is any time frame to start this process? Will be looking for responses on this matter

3 months ago

Bergen Hill Historic District is eligible for local (city) designation. Phase 2 per JC report. When this phase 2 will take place.

3 months ago

Fight for the historic designation of Leonard Gordon Park. The original Shade Tree Commission considered it the jewel in the necklace of Jersey City's parks. They loved it so, they named it after their favorite city son: Leonard Gordon.

3 months ago

.

3 months ago

Engage directly with neighborhood and homeowner associations located near/within the historic districts. People will engage more if they have the right information.

3 months ago

Provide basic training programs for contractors, owners, and developers who do work on historic properties

3 months ago

Improve the permits process. And if a repair is "non compliant" make the process faster/easier for homeowners and contractors.

3 months ago

Protect the Loews theatre! Use that beautiful space!

3 months ago

curb cuts in exchange for historic preservation

3 months ago

The library is a great resource for JC history, including about specific homes. Would be amazing to have a dedicated JC room in the main branch where you could easily research/look up everything there is on your own property and neighborhood.

3 months ago

Totally agree

one month ago

I agree!!!

3 months ago

There is a New Jersey Room at the Main Library 472 Jersey Avenue that has a lot of that information already. Contact them at 201-547-4503.

3 months ago

This does exist - <https://www.jclibrary.org/resources/new-jersey-room/>

3 months ago

Improve the permit process.. currently it's only accessible to the rich... someone Making typical income in NJ can't afford to wait 6-9 months for approval to Renovate a home.

3 months ago

Protect the 6th St embankment!

3 months ago

Simplify and speed permitting. Free permits for those in the historic district / homes.

3 months ago

Incentives to remove vinyl siding!

3 months ago

A map online to see all landmarks would be good. If one already exists, then better communication would be helpful. As I am unaware of the existence of an online map.

3 months ago

while the HPO team is in many cases working behind the scenes and visible during the monthly HPC meetings, greater effort needs to happen to promote the department and the work of the department for greater resident acceptance

3 months ago

We need to do a better job of inspecting buildings for historic significance prior to allowing developers to deface, or even demolish some of our oldest and most special architecture.

3 months ago

+1! And not letting developers or their architects on the payroll oversee that process ("we didn't find anything")

3 months ago

I wish consideration could be given to areas of significance that may not technically fall into existing requirements. It amazes me how many people do not know the significance of our homes.

3 months ago

Super clear guidelines, work out discounts w window and rail providers on behalf of everyone... tax credits

3 months ago

Provide tax incentives for owners or homes in historic districts to preserve and maintain them, and simplify / streamline the permitting process, both with the city and the landmark / historic preservation commission. It is currently a NIGHTMARE to get contractors to do work in a historic district as they all know how painful and lengthy the permitting process is and would rather work elsewhere. As a result, simple projects end up taking several months.

3 months ago

Don't allowed developers to change the facade of our houses - buildings .

3 months ago

Love that people were asked for their opinions. Love the participatory budgeting here. Thank you.

3 months ago

I love historic districts. As a homeowner, I am terrified our area will be designated as one because renovation costs are insane without having to rehab. I would probably try to do all exterior improvements in a rush before the district was approved to avoid having to deal with all of the restrictions.

3 months ago

None

4 months ago

I

4 months ago

Thank you

4 months ago

Are there any plans to assist owners of historic homes to encourage/ afford to improve their homes if it's done historically correctly? Such as tax incentives or affordable material resources?

4 months ago

Loading more report objects...

APPENDIX D:

Community Workshop Summary Reports



Jersey City Historic Preservation Master Plan Element Outreach Report
Community & Public Participation Summary for the May 31st Jersey City Community Workshop



May 31st Community Workshop Public
Participation Summary
Jersey City Historic Preservation Master Plan Element Report

Prepared By:



architects + engineers
practical approach. creative results.

Workshop Date:
May 31, 2023

Prepared Date:
June 14, 2023



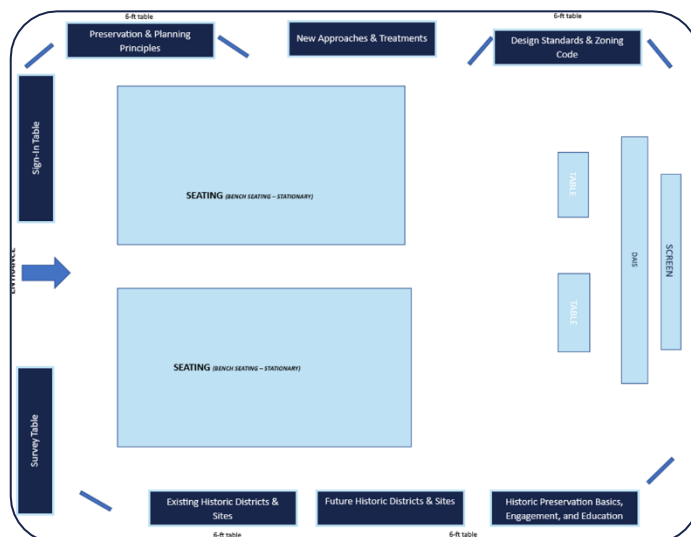
Community & Public Participation

Purpose

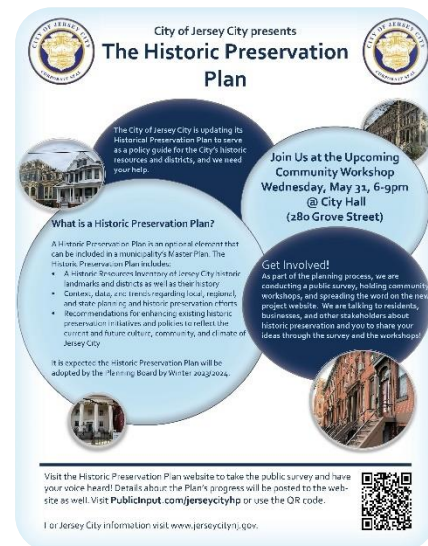
This Historic Preservation Master Plan Element cannot be written, nor recommendations made without input from the people who live, work, and visit Jersey City. Without valuable public input, this document will not accurately represent the wants and needs of Jersey City residents. The Historic Preservation Consultant Team is working hard to obtain ideas, opinions, feedback, and concerns from the public throughout the months long development process using “high touch” to “high tech” approaches, ranging from traditional workshops to online engagement. This collaborative approach provides community insight into the future of historic preservation in Jersey City. The goal for the May 31st workshop was to engage with Jersey City residents to discuss current and future historic preservation districts and buildings, learn about the day-to-day role historic preservation plays, and brainstorm improvements to historic preservation efforts that reflect the goals, population, and wellbeing of the community. The Historic Preservation Master Plan Element aims to evolve such public engagement to proactively develop strategies for future implementation and development.

Community Workshop

The City of Jersey City and the Historic Preservation Consultant Team worked with community stakeholders and members of the Division of City Planning to plan a community workshop to both provide information to residents and solicit their input. The workshop was held in the Council Chambers of Jersey City’s City Hall on Wednesday, May 31st, 2023, from 6:00pm to 9:00pm. About thirty (30) City residents attended the workshop that began with a short presentation. The workshop featured several interactive tables that provided residents in attendance the opportunity to voice their opinions on the various components of the Historic Preservation Master Plan Element.



Left: Room layout



Right: Historic Preservation Master Plan Element Flyer



Jersey City Historic Preservation Master Plan Element Outreach Report Community & Public Participation Summary for the May 31st Jersey City Community Workshop

The workshop was spearheaded by H2M Architects + Engineers and Easton Architects, who are the consultants preparing the Historic Preservation Master Plan Element and organizers of the event. Various other members from the H2M Architects + Engineers and Easton Architects teams as well as the Jersey City Division of City Planning were also in attendance helping to lead the event.

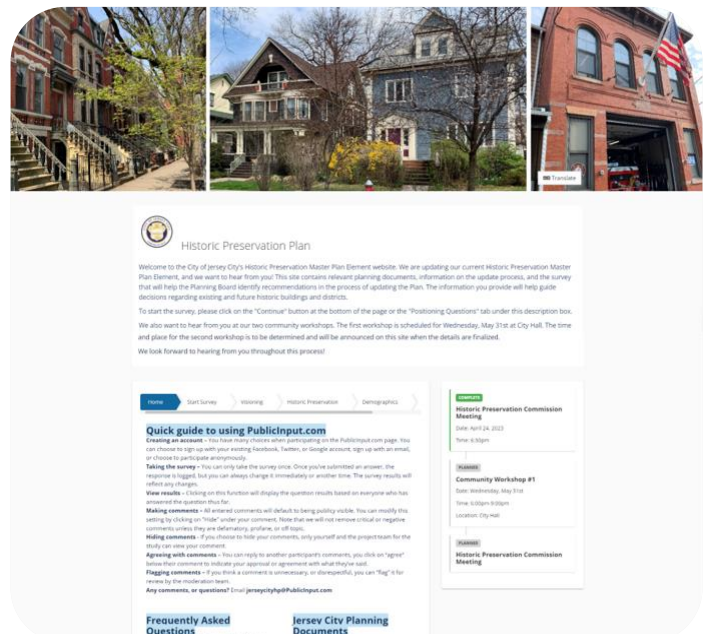
The workshop began with an introduction by Maggie O'Neill, Senior Historic Preservation Specialist for the Division of City Planning, and a short presentation by San Chavan, AICP, PP, the Project Manager. There was a sign-in table for participants and upon signing in, participants were directed to the presentation. After the presentation, the participants were directed to the various topic tables to discuss their ideas. Residents participated in activities to express their general understanding of current historic preservation measures, awareness of the existing historic districts and buildings in the City, opinions on existing design standards and zoning code, opinions about potential preservation approaches and treatments, and ideas for additional buildings and districts that should be designated as historically significant.

The purposes of the Historic Preservation Master Plan Element Workshop were the following:

1. To gain an understanding of the role and effectiveness of historic preservation in Jersey City through the eyes of residents.
2. To promote the Historic Preservation Master Plan Element public engagement process by encouraging participants to become actively involved in the planning process.

Interactive Portion

During this interactive part of the workshop, participants engaged in conversations with the facilitators on the following topics: (1) **Historic Preservation Basics, Engagement, and Education**; (2) **Existing Historic Districts and Sites**; (3) **Future Historic Districts and Sites**; (4) **Jersey City Historic Preservation Design Standards and Zoning Code**; (5) **New Historic Preservation Approaches and Treatments**; and (6) **Preservation and Planning Principles**. Participants were encouraged to express their opinions, ideas, ask questions, and state their concerns. Each Topic Table was equipped with large, fillable charts and/or maps on easels and handouts containing guidance questions or activities to help kickstart the brainstorming/interactive participation process. Each "topic table" was facilitated by a Historic Preservation Consultant Team member. A summary of issues resulting from the May 31st workshop is listed on the following pages. **Emboldened** items indicate popular or repeated sentiments.





Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #1 – Historic Preservation Basics, Engagement, and Education

Feedback Yielded: <i>The Historic Preservation Basics, Engagement, and Education</i>	
Familiarity	Familiarity with historic preservation that ranged from somewhat unfamiliar to very familiar. Four (4) participants were somewhat unfamiliar, one (1) participant was familiar, and two (2) participants were very familiar.
Importance	Opinions about historic preservation that ranged from neutral to very important. One (1) participant felt neutral about it, one (1) participant felt it is important, and four (4) participants felt it is very important.
Likes & Dislikes	Participants expressed the following likes and dislikes about historic preservation: <ul style="list-style-type: none">• Historic preservation requirements can be too restrictive in some areas and can affect what modifications can be made.• More districts and individual buildings should be designated as historically significant.
Residence Location	Four (4) participants live in a historic district and three (3) participants did not live in a historic district.
Future Residence	Four (4) participants would like to live in a historic district in the future, one (1) participant would not like living in a historic district, and two (2) participants were unsure.
HPC Meetings	Seven (7) participants have attended a Jersey City Historic Preservation Committee (HPC) meeting before and/or would attend in the future.
Historic Preservation Events	Seven (7) participants would attend city-, ward-, or district-wide historic preservation events in the future.
Staying in Touch	Five (5) participants were interested in receiving promotional materials from the HPC and one (1) participant was not. Participants were interested in staying informed about historic preservation efforts through emails, social media, websites, community meetings, and flyers.



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Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #2 – Existing Historic Districts and Sites

At this topic table, participants were asked about their likes and dislikes regarding existing historic districts and sites. Maps with aerial photography were overlaid with the names and boundaries of the locally designated resources. Participants were instructed to place green numbered sticker dots on the maps to indicate something they like and red sticker dots to indicate something they dislike, and then to write the likes/dislikes on the corresponding number index card.

Fifteen (15) green “like” responses were received and eleven (11) red “dislike” responses were received. There was crossover participation between the Table #2 topic easels and the Table #3 easels for Future Historic Districts and Sites. Overall, seventy-five (75) responses were received for Topics #2 and #3. In the tables below, responses marked with an asterisk (*) expressed support or recommendations that should be considered with the responses from Table #3.

Summary of Feedback	
Likes regarding Existing Historic Districts and Sites	<ul style="list-style-type: none"> • Support and praise for parks and streetscapes. • Praise for Apple Tree House restoration (two (2) responses). • Appreciation for City maintenance staff and for the individual district advocate at West Bergen-East Lincoln Park Historic District. • Personal anecdotes about positive changes over time and intergenerational experiences in the city. • Feelings of safety, both positive and negative. • Hamilton Park Historic District (three (3) responses).
Dislikes regarding Existing Historic Districts and Sites	<ul style="list-style-type: none"> • Feelings of safety, both positive and negative. • Comments on sites that were once designated but are not currently designated. * • New construction in historic districts and rooftop additions. • Suggestions to protect buildings in McGinley Square area, Lafayette Park area, Monticello Ave. area, and Hamilton Park Historic District. * • Recognizing socio-cultural significance.
Existing Historic Districts and Sites with both Likes and Dislikes	<ul style="list-style-type: none"> • Van Vorst Park Historic District: three (3) likes and one (1) dislike. • Holland Street: two (2) likes and one (1) dislike, related to adjacent Riverview Park.

Feedback Yielded: <i>Existing Historic Districts and Sites</i>		
Number	Comment	Existing District / Site
Green Responses		
67	Like what they did with park, dog runs, water park for children farmers market, etc.	Van Vorst Park Historic District
68	Like what they did with the park, dog run, water park for children, farmers market, etc.	Hamilton Park Historic District
70	BL Area. Lafayette Park: more light, dog and trail (mini one), water fountain, playground, feel safe.	Adjacent to The Former Whitlock Cordage Site
82	Holland Street could be better integrated with Riverview-Fisk Park by restoring the short stairs and adding lighting. A removeable shade structure could be added for future arts public events.	Holland Street



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88	Van Vorst Park District: beautifully preserved historic architecture (as stunning as Brooklyn!)	Van Vorst Park Historic District
89	Apple Tree House, future home of the Museum of JC History - what a treasure and inspiring "partnership"	Apple Tree House
90	West Bergen-East Lincoln Park Historic District - Thank you, Charlene Burke, for your persistence and foresight, thank you, JC!	West Bergen-East Lincoln Park Historic District
91	Hamilton Park's green space and small business development are great. Some of the older buildings could be better restored.	Hamilton Park Historic District
93	Paulus Hook is a great, quiet area for people to eat, shop, and walk around. The greenery and historic buildings are great to look at and easy to traverse.	Paulus Hook Historic District
94	Beautiful area to run; feels safe. Creates a beautiful neighborhood feel.	West Bergen-East Lincoln Park Historic District
95	I remember when this house was falling apart and I would drive by on my way to my grandmothers, I always said they should do something with that house. Decades later you did and it is a testament to the importance of historical preservations.	Apple Tree House
96	My parents talk about how you literally couldn't pay people to move downtown and now the park and area is stunning and as my dad said, who would've known.	Van Vorst Park Historic District
98	[Sticker on map only; no response card]	Hamilton Park Historic District
99	[Sticker on map only; no response card]	West Bergen-East Lincoln Park Historic District
100	Holland Street is very beautiful and very worthy of preservation. JC cleaning crews do a great job of keeping it clear of junk buildup.	Holland Street
Red Responses		
79	BF Area: Lafayette Park: is not well lit, not completely safe, not updated, looks abandon[ed]. It is a historic site it would be great if some attention was put to it.	South of Van Vorst Park Historic District, at Jersey Ave. and Light Rail.
80	JC Heights: are 104-108 Palisade Ave. building historic or eligible to be one? Board members have conflicting opinions. *	Palisade Ave.; adjacent to William Dickinson High School
81	Also it is very close to transit, Monticello Ave. use[d] to be a thriving shopping and eating area. This area needs improvement, more police presence, to make it feel safe so it can thrive once again.	South of Van Vorst Park Historic District, at Jersey Ave. and Light Rail.
85	I'd like to see a hotel next to the 30 Hudson building vs. another rental building.	Paulus Hook Historic District adjacent waterfront
86	I do not want to see historical homes have additional floors built on top of the existing building.	Van Vorst Park Historic District
87	I want to see historical standards enforced in Harsimus Cove district vs. mixed buildings new and historical.	Harsimus Cove Historic District
127	Holland Street is a target for squatters bringing chaotic makeshift "housing" materials. Maybe a sign "Park & [Environs] closed after 10pm" (it is a park rule Riverview Park).	Holland Street
130	McGinley Square: so many structures worthy of preservation, but getting less attention than other neighborhoods, demos and out of scale new infill (please help). *	Between West Bergen-East Lincoln Park Historic District and Apple Tree House



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131	Crescent Ave, Astor Place - Beautiful area - Please consider re-designating it. It used to be designated and should be considered for it again). *	Between West Bergen-East Lincoln Park Historic District and St. John's Episcopal
132	Moore's Lounge/Monticello area: Please include socio-cultural institutions like Moore's Lounge Jazz Club (an institution with cultural relevance) as a new landmark. *	Between West Bergen-East Lincoln Park Historic District and St. John's Episcopal
163	I live there! Support full implementation of district. *	Sherman Place



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Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #3 – Future Historic Districts and Sites

At this topic table, participants were asked about sites that could be considered for future historic districts and sites and which they considered to be significant in some way. Maps with aerial photography were divided into six (6) neighborhoods. Maps were overlaid with a white hatch pattern indicating the existing designated districts and sites. Participants were instructed to place yellow numbered sticker dots on the maps to indicate a recommendation, and then to write their response on the corresponding number index card.

The six (6) neighborhoods were (from north to south):

- The Heights
- Journal Square
- Downtown
- West Side
- Bergen-Lafayette
- Greenville

Forty-nine (49) yellow “recommendation” responses were received. There was crossover participation between the Table #2 topic easels and the Table #3 easels for Future Historic Districts and Sites. Overall, seventy-five (75) responses were received for Topics #2 and #3. For the two interactive map activities, the majority of responses are recommendations for future districts or areas that participants wish to see protected or improved in some manner.

In conversation at Tables #2 and #3, many participants asked the Consultant Team members about future chances to provide comments and how they could recommend sites for consideration if they thought of feedback after the workshop. Participants also expressed interest in learning about the designation process, what it would mean for a property to be identified in the Historic Preservation Master Plan Element, and the differences between historic district zoning and historic district designation.

Summary of Feedback	
Summary of Recommendations regarding Future Historic Districts and Sites	<ul style="list-style-type: none">• Journal Square received the most responses. Variety of significance recommendations and density concerns.• Bergen Hill / Bergen Square. Significance of the age of buildings and neighborhood, local and state significance referenced.• Monticello Ave. area and themes of African American residential and commercial history, socio-cultural significance.• Multiple recommendations for rowhouses specifically.• Lafayette Park.• Lincoln Park features.• McGinley Square and St. Aedans, two (2) responses including Table #2 response.• Odgen Ave., two (2) responses• Glenwood Ave., two (2) responses including one (1) in conversation with Consultant Team.• Majority of responses are for new designations. Expanding district boundaries recommended in Downtown.



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Recommendations by Neighborhood Map	<ul style="list-style-type: none"> Twelve (12) responses in Journal Square and one (1) hand-drawn boundary spanning south district boundary at Bergen Ave. Ten (10) responses in Downtown Seven (7) responses in The Heights Seven (7) responses in Bergen-Lafayette Six (6) responses in West Side Two (2) response in Greenville with hand-drawn boundaries around response dots One (1) for Bergen Arches bridging The Heights and Journal Square
Topics Shared in Conversation with Consultant Team	<ul style="list-style-type: none"> Lowes Theater was once locally designated and is no longer. Bergen Hill and R-3 zoning impacts and protections. Glenwood Ave. concerns with development and R-3 zoning. Preservation of green space and discouraging paving for environmental and large-scale development reasons, retaining historic large lots and landscape. Dislikes zoning that looks like R-1 but increases density of apartments. Annual surveys per ward and for City to update / undertake resource surveys more frequently with grant funding. Participation from and engagement with Greenville residents.

Feedback Yielded: <i>Future Historic Districts and Sites</i>		
Number	Comment	Neighborhood
Yellow Responses		
1	Bergen Arches	The Heights / Journal Square
5	St. Peter's former dorms: first garden apartments in Jersey City.	West Side
117	Historic fabric intact, changing neighborhood (need to keep historic fabric intact from developers not preservation minded).	Bergen-Lafayette
118	The place where New Jersey began (Bergen Square)	Journal Square
120	Bergen Square is the oldest continuously occupied community in New Jersey!	Journal Square
121	Monticello Avenue corridor and Monticello triangle: the historic predominantly black-owned business district	Bergen-Lafayette
122	Several properties along Communipaw Ave., including Italianate homes, row houses, bank, church.	Bergen-Lafayette
123	Add section near the Morris Canal Boat Basin to the Downtown Historic District as it is an integral part of Paulus Hook neighborhood.	Downtown
124	Add entire Power House district - it is surrounded by the landmarked power plant and other historic buildings.	Downtown
125	Expand downtown historic district to the site of the Colgate Clock and provide historic reenactments/videos displays showing history of Colgate factory.	Downtown
129	Expand the Paulus Hook Historic District to the area directly north of the marina as it is an integral part of the neighborhood.	Downtown
130	Add an historic district at Exchange Place (the old Pennsylvania District Commercial Buildings) to protect the turn of the century buildings there.	Downtown



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131	Create a large historic district to preserve the many historic row houses, [theaters?] etc., in Journal Square.	Journal Square
132	Already eligible, 1800s housing stock, ready homeowners, Bergen Hill	Bergen-Lafayette
133	Ogden Ave: History, beauty, connection to the past [past?], views of the future, artist enclave of decades past.	The Heights
134	Pershing Field and Reservoir area: Beauty, significance -that arch-, the architecture and its significant history.	The Heights
135	India Square: What a cultural treasure worth preserving - a transporting cultural experience.	Journal Square
136	Glenwood Ave: a block from Lincoln Park/West Bergen Historic [District], but just as beautiful and significant and quintessentially historic. Please help preserve intact rows of homes here.	West Side
137	Lincoln Park North: a neighborhood feel, historical and intact - unique.	West Side
138	Moore's Lounge: an institution with cultural significance (Jazz).	Bergen-Lafayette
139	There is a row of townhomes here, as [you] pull out [of] the Holland and turn left/ south. They are a few steps up/elevated and they're lovely and transporting.	Downtown
140	1. St. Aedan's Church and 2. Old Bergen Church and 3. Speer Cemetery - all historic treasures.	Journal Square
149	That giant grey church near the eastern entrance to Lincoln Park.	West Side
150	The Lincoln Park Fountain: European style architecture/ structure right in JC's backyard - amazing.	West Side
151	[blank response card]	[dot missing from maps]
152	Queen Anne homes in a row up a hill with stone retaining wall. First and last of their kind in JC, north of Montgomery.	West Side
157	Hutton & Central Aves. Jersey drugs. Beautiful ornate frieze.	The Heights
158	Mosquito Park, Animal sculptures	The Heights
159	Trust Co. of NJ Central Ave. Branch. Historic ornate lobby.	The Heights
160	Trust Co. of NJ former HQ. Historic lobby.	Journal Square
161	Bergen Hill should have been included decades ago. Multiple historic buildings.	Bergen-Lafayette
162	Historic African American neighborhood. Relatively high integrity.	Bergen-Lafayette
163	Greenville's best. Many 1890-1910 mansion. Lembeck buildings. High integrity in between blocks.	Greenville
164	Well intact masonry homes. Once a center of African American middle class.	Greenville
165	Density zoning issues.	Journal Square
166	Less density.	Journal Square
167	Less density.	Journal Square
168	Less density (zoning issues).	Journal Square
169	Preserve Pohlmann's Hall and other historic buildings along Ogden Ave. and Palisade Ave.	The Heights
170	Some beautiful row houses I would like to see preserved. South side of Van Reipen [Ave.] between JFK Boulevard and Summit Ave.	Journal Square
171	One of the oldest homes in the city. Dutch Colonial.	Journal Square
173	All SHPO opinions: Historic Jersey City + Harsimus cemetery.	Downtown
174	All SHPO opinions: Immigrant R.C. Church Historic District of Holy Rosary & St. Anthony's.	Downtown



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175	All SHPO opinions: entire Harsimus Branch.	Downtown
176	All SHPO opinions: Historic Italian Village.	Downtown
233	RNIA [low confidence] district should be designated.	The Heights
234	77 Tuers is a former horse drawn fire house; it has been covered by bricks.	Journal Square
235	Lowes Theater needs to be protected.	Journal Square
236	St. Aedans/McGinley Square is a vital part of Journal Square.	Journal Square



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Table #4 – Jersey City Historic Preservation Design Standards and Zoning Code

Feedback Yielded: <i>Design Standards and Zoning Code</i>	
Likes regarding Historic District Zoning Regulations	<ul style="list-style-type: none">• Historic Preservation Zoning is done well in Jersey City.• What will happen to the Powerhouse building? This could be an example of warehouse rehabilitation.• Would like to save what is left of historic buildings.
Dislikes regarding Historic District Zoning Regulations	<ul style="list-style-type: none">• The interior and exterior should be considered more in presentation/rehabilitation efforts.• Could know more about the regulations.
Likes regarding the process for making alterations/building in historic districts	<ul style="list-style-type: none">• The process works. The process for alterations/modifications works best with a knowledgeable partner.• They want it as true to the original as possible.
Dislikes regarding the process for making alterations/building in historic districts	<ul style="list-style-type: none">• Lack of nuance in applying historic preservation standards to allow for flexibility in balancing aesthetics of property with modernization.• When it goes to historic preservation, nearby homeowners are not notified.• Follow up enforcement when construction is occurring.• Housing plans that result in actions through enforcement or ordinance changes.• City needs more resources to process permits and streamline the process.• Some homeowners might need financial assistance to make the proper alterations.



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Table #5 – New Historic Preservation Approaches and Treatments

Example Historic Preservation Approaches and Treatments

Preservation Approaches/Treatments	Example Image	Preservation Approaches/Treatments	Example Image
Incorporating the base flood elevation to allow for greater height		Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.	
Adding green/blue roofs to a historically significant building.		Adding solar panels to a historically significant building.	
Elevating the interior structure (i.e., raising the first floor) of a historically significant building.		Reuse the interior of a historically significant building for a different and modern use	

Feedback Yielded: Historic Preservation Approaches and Treatments

Incorporating Base Flood Elevation	<ul style="list-style-type: none"> Seven (7) likes Six (6) dislikes 	<ul style="list-style-type: none"> Like the idea and would like to have options that would offset the costs to undertake. How does this affect the sight lines in a historic district? Language should be specific and provide sun study that indicates the height will not interfere with air, sun, and ventilation. Allows owners to preserve interior square footage while mitigating flood risk by raising to the BFE.
Temporary Protective Measures	<ul style="list-style-type: none"> Twelve (12) likes One (1) unsure 	<ul style="list-style-type: none"> Can help lower flood insurance costs for owners.



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		<ul style="list-style-type: none"> • Would be okay with temporary measures that have a specific time frame.
Green/Blue Roofs or Solar Panels	<ul style="list-style-type: none"> • Twelve (12) likes • Three (3) dislikes 	<ul style="list-style-type: none"> • Energy efficiency • Environmentally conscious and sustainable • Helps lessen urban flooding by creating more catchments for rainwater. • No blue roofs due to structural issues. • Energy efficiency is okay but make it general-tech changes.
Reuse of Interior for a Different/Modern Use	<ul style="list-style-type: none"> • Fourteen (14) likes 	<ul style="list-style-type: none"> • Continue to retain the building. • Like the Ohio bank example. Do not like historic buildings with large, modern additions that are incompatible with the historic design like the church in Boston (though still preferable to demolition). • As appropriate, some users are not compatible. • Very effective use to adapt a building to a modern use while preserving the historic building.
Higher Density	<ul style="list-style-type: none"> • Three (3) likes • Ten (10) dislikes 	<ul style="list-style-type: none"> • Don't like single family condos especially like Queen Anne Victorian. • Concerns about school districts and impact on infrastructure. • Parking • Don't allow historic preservation standards be used to infringe on higher density residential development. • How and when is the historic use designated?
Elevating Interior Structure	<ul style="list-style-type: none"> • Six (6) likes • Six (6) dislikes 	<ul style="list-style-type: none"> • Concerns about structure issues and lateral stability. • Compromise on integrity



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Implementing Incentives	<ul style="list-style-type: none">Fifteen (15) likes	<ul style="list-style-type: none">Incentives are good and will enable people to live in historic districts.Like incentives for both commercial and residential.
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Table #6 – Preservation and Planning Principles

Feedback Yielded: <i>Preservation and Planning Principles</i>		
<i>Planning Principles</i>	<i>Advance/Promote</i>	<i>Create Barriers</i>
Equity and Diversity	<ul style="list-style-type: none">• Catalyst• Neighborhood/community	<ul style="list-style-type: none">• Financial incentives• Loan programs
Public Health and Environmental Resiliency	<ul style="list-style-type: none">• Please put “Closed 10pm” under Bridge crossing over Holland Street	<ul style="list-style-type: none">• Flood plain, flooding (FEMA)
Housing	<ul style="list-style-type: none">• Provide affordable housing	<ul style="list-style-type: none">• Taxes



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Appendix

The Appendix includes the scans of the completed activity sheets for reference. The feedback and responses are indicated/rewritten in the report above.

Table #1 – Historic Preservation Basics, Engagement, and Education

Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How familiar are you with historic preservation (in Jersey City or in general)?					X
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral	Important	Very Important X
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response: Place a sticker				
Do you live in a historic district?	X Yes		No		Unsure
Would you live in a historic district in the future?	X Yes		No		Unsure
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	X Yes		No		Unsure
Would you attend city, ward-, or district-wide events about historic preservation?	X Yes		No		Unsure
How do you want to stay informed about historic preservation efforts?	Write your response: email, media Place a sticker				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes		No		Unsure

Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How familiar are you with historic preservation (in Jersey City or in general)?					
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral	Important	Very Important
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response: Place a sticker				
Do you live in a historic district?	Yes		No		Unsure
Would you live in a historic district in the future?	Yes		No		Unsure
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	Yes		No		Unsure
Would you attend city, ward-, or district-wide events about historic preservation?	Yes		No		Unsure
How do you want to stay informed about historic preservation efforts?	email: 137msa@gmail.com Place a sticker				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes		No		Unsure

Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How familiar are you with historic preservation (in Jersey City or in general)?			X		
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral X	Important	Very Important
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response: Blanket overly restrictive on what modifications can be made to buildings (eg no PTACs allowed) Place a sticker				
Do you live in a historic district?	X Yes		No		Unsure
Would you live in a historic district in the future?	X Yes		No		Unsure
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	X Yes		No		Unsure
Would you attend city, ward-, or district-wide events about historic preservation?	X Yes		No		Unsure
How do you want to stay informed about historic preservation efforts?	Write your response: email & meetings Place a sticker				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes		No		Unsure

Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How familiar are you with historic preservation (in Jersey City or in general)?					
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral	Important	Very Important
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response: TOO RESTRICTIVE IN SOME AREAS. PROPOSED TREATMENTS/ APPROACHES USE PROMISING. Place a sticker				
Do you live in a historic district?	Yes		No		Unsure
Would you live in a historic district in the future?	Yes		No		Unsure
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	Yes		No		Unsure
Would you attend city, ward-, or district-wide events about historic preservation?	Yes		No		Unsure
How do you want to stay informed about historic preservation efforts?	Write your response: EMAIL, POST PLAYERS ABOUT EVENTS, Community meetings Place a sticker				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes		No		Unsure



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Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
How familiar are you with historic preservation (in Jersey City or in general)?	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral	Important	Very Important
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response:				
Do you live in a historic district?	Yes	No	Unsure		
Would you live in a historic district in the future?	Yes	No	Unsure		
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	Yes	No	Unsure		
Would you attend city-, ward-, or district-wide events about historic preservation?	Yes	No	Unsure		
How do you want to stay informed about historic preservation efforts?	Write your response: via an up-to-date & well organized web site				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes	No	Unsure		

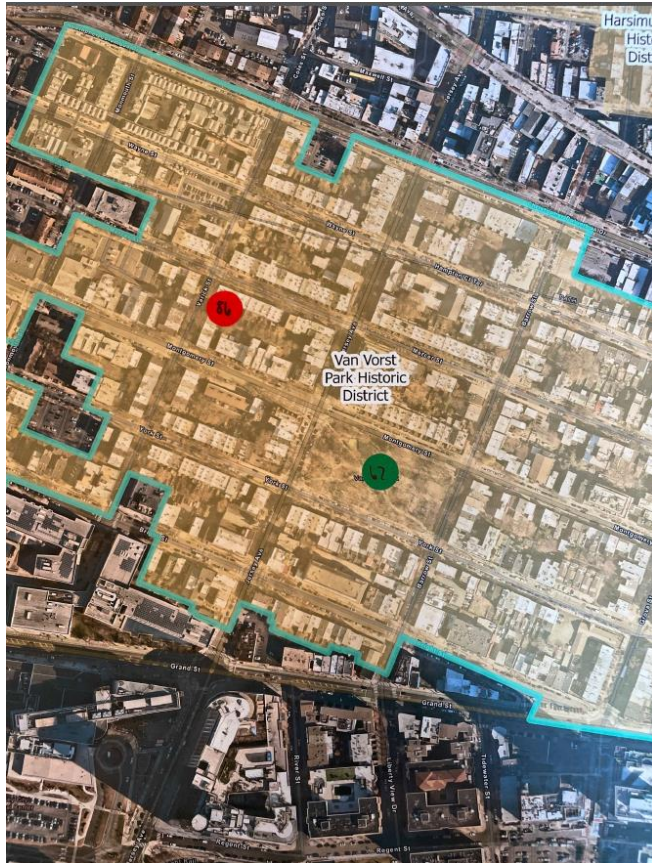
Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop					
Question	Response				
How familiar are you with historic preservation (in Jersey City or in general)?	Very Unfamiliar	Unfamiliar	Somewhat Unfamiliar	Familiar	Very Familiar
How do you feel about historic preservation (in Jersey City or in general)?	Very Unimportant	Unimportant	Neutral	Important	Very Important
What do you like/dislike about historic preservation (in Jersey City or in general)?	Write your response: NEED MORE DESIGNATION OF DISTRICTS & ESPECIALLY INDIVIDUAL BUILDINGS				
Do you live in a historic district?	Yes	No	Unsure		
Would you live in a historic district in the future?	Yes	No	Unsure		
Have you attended Jersey City Historic Preservation Commission Meetings? Would you in the future?	Yes	No	Unsure		
Would you attend city-, ward-, or district-wide events about historic preservation?	Yes	No	Unsure		
How do you want to stay informed about historic preservation efforts?	Write your response: YES				
Would you be interested in receiving emails/newsletters/listserv or other promotional materials from the Jersey City Historic Preservation Commission?	Yes	No	Unsure		



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Community & Public Participation Summary for the May 31st Jersey City Community Workshop

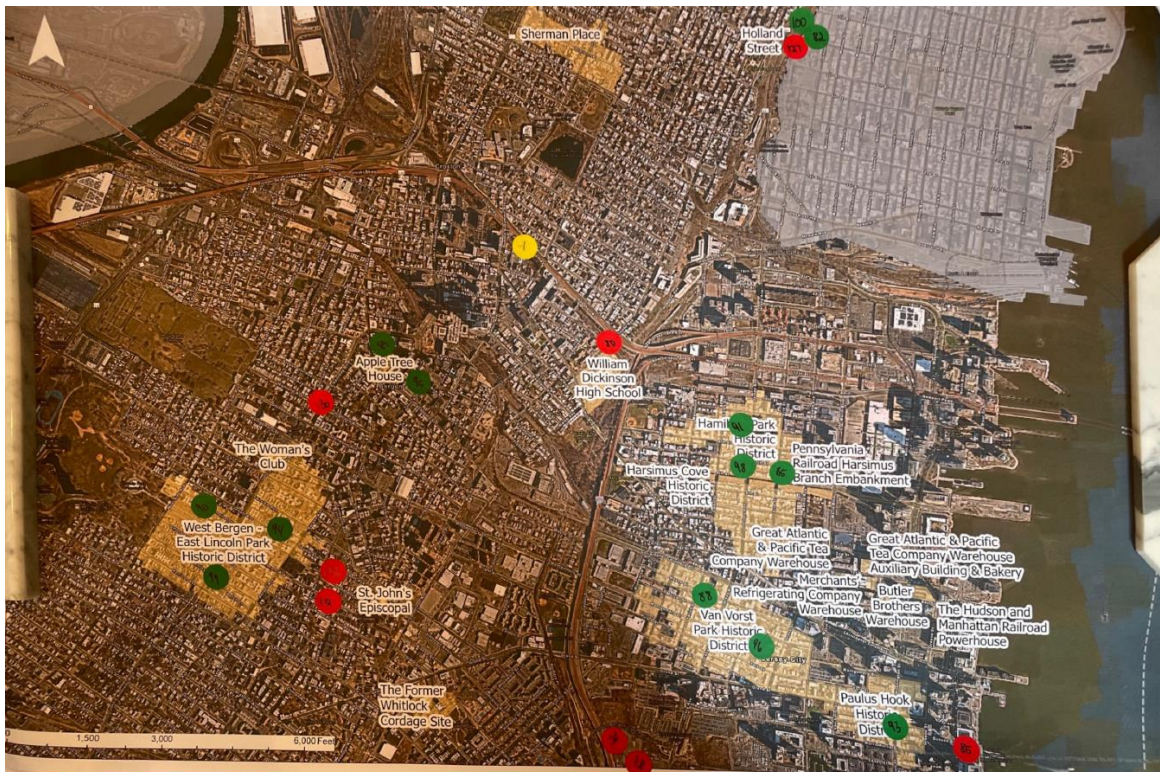
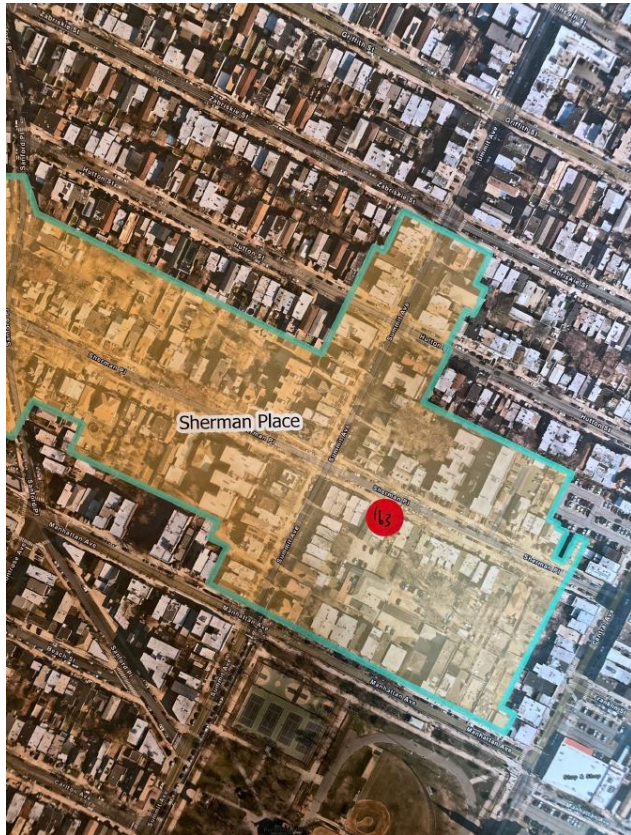
Table #2 – Existing Historic Districts and Sites





Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop



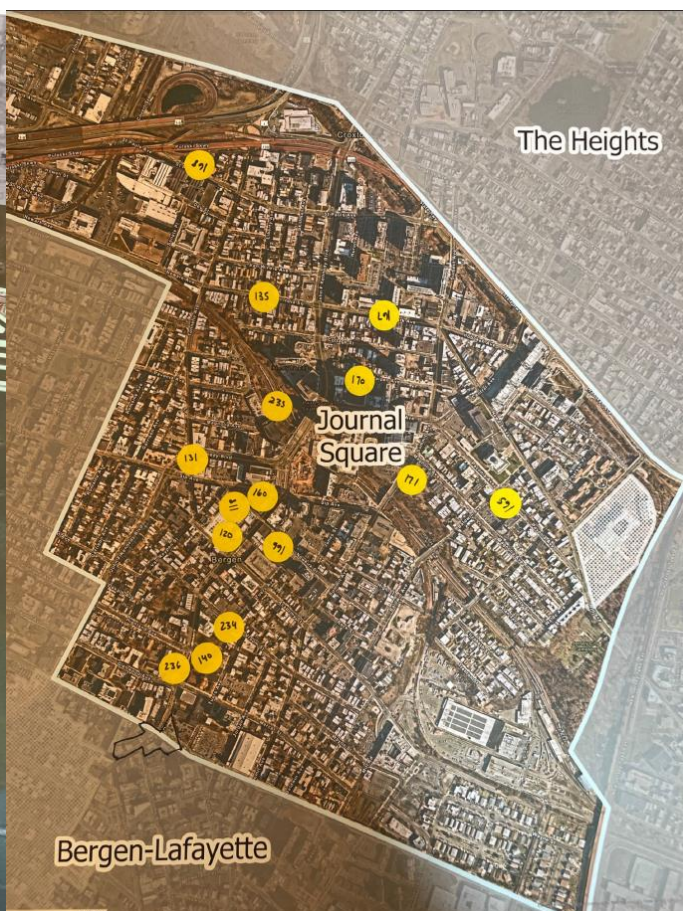
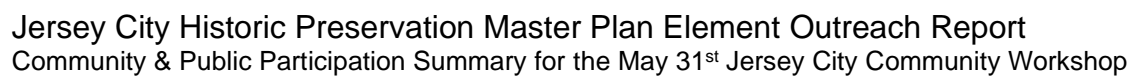


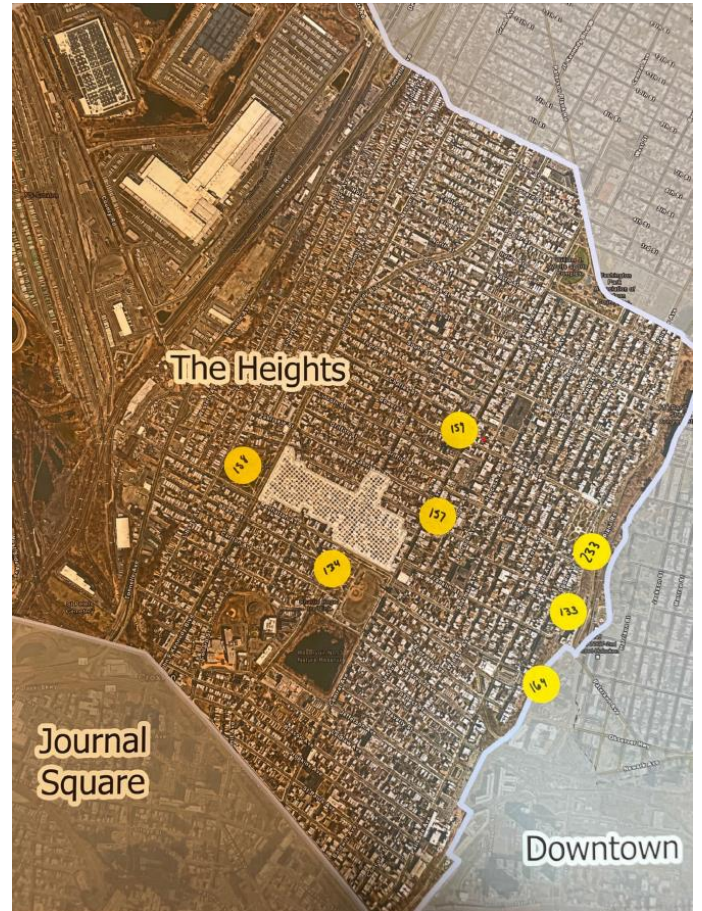
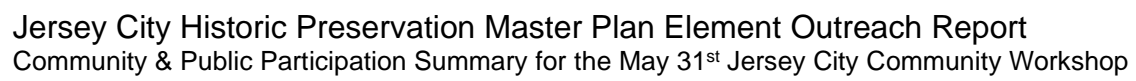
Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #3 – Future Historic Districts and Sites









Jersey City Historic Preservation Master Plan Element Outreach Report Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Corresponding Response Cards for Tables #2 and #3

<p>236</p> <p>St. Adams / McGrinley Sq. is antial part of Journal Square</p>	<p>140</p> <p>① St. Aedens Church + ② Old Bergen church + ③ speer cemetery → all historiz treasures</p>	<p>131</p> <p>Create a large historiz district to preserve the many historiz row houses, theaters etc. in Journal Square.</p>	<p>129</p> <p>Expand the Paulus Hook Historic District to the area directly north of the marina as it is an integral part of the neighborhood</p>	<p>173 All SHPO Opinions</p> <p>Nelari Jersey City MS Entire + Harsimus Brand Harsimus cemetery 176 Historic Italian R.C. Church V. ilago Hart Ditt of Holy Rosary + St Anthony's</p>
<p>132</p> <ul style="list-style-type: none"> • Already eligible • 1800's housing stock • Ready homeowners • Bergen Hill 	<p>87</p> <p>I want to see historical standards enforced in Harsimus Cove district vs. rest of mixed bldgs new & historical</p>	<p>86</p> <p>I do not want to see historical homes have additional floors built on top of the existing bldg.</p>	<p>93</p> <p>Paulus Hook is a great, quiet area for people to eat, shop, and walk around. The greenery and historic buildings are great to look at and easy to traverse.</p>	
<p>1</p> <p>BERGEN SPACES</p>	<p>235</p> <p>Lowes Theater needs to be protected</p>	<p>122</p> <p>Several Properties along Communipaw Ave, including Italianate Homes, row houses, bank, church</p>	<p>169</p> <p>Preserve Pohlmann's Hall & other historic buildings along Ogden & Palisade Ave</p>	<p>125</p> <p>Expand downtown historic district to the site of the Colgate Clock and provide historic re enactments / video displays showing history of Colgate Factory</p>



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

<p>80 JC Heights</p> <p>Are 104-108 Pellisade Ave building historic or eligible to be one?</p> <p>Board members have conflicting opinions.</p>	<p>82 Holland Street</p> <p>could be better integrated with Riverfront Park by restoring the short stairs and adding lighting. A removable shade structure could be added for future arts public events.</p>	<p>68 Like what they did with the Park dog run, water park for children, etc Farmers Market, etc</p>	<p>67 Like what they did with Park, dog runs, water park for children Farmers Market, etc</p>	
<p>133</p> <p><u>Ogden Ave:</u></p> <ul style="list-style-type: none">- history- beauty- connection to the past- views of the future- artist enclave of past ^{present}	<p>136</p> <p><u>Glenwood Ave -</u></p> <p>A block from Lincoln Park / West Bergen Historic, but just as significant ^{beautiful} + quintessentially historic - please help preserve intact rows of homes.</p>	<p>138</p> <p><u>Moore's Lounge -</u></p> <p>An institution w/ cultural significance</p> <p>Jay et al</p>	<p>152</p> <p>Queen Anne Homes in a Row up a hill w/ stone wall - retaining</p> <p>1st + last of their kind in JC, north of Montgomery</p>	<p>139</p> <p>there is a row of townhomes here, as pull out the Holland & turn left / south. They are a few steps up / elevated & they're lovely + transporting.</p>
<p>120 Bergen Square</p> <p>is the oldest continuously occupied community in New Jersey !!</p>	<p>171</p> <p>One of the oldest homes in the city. Dutch Colonial.</p>	<p>151</p> <p>MOSQUITO PARK</p> <p>ANIMAL SCULPTURES</p>	<p>137</p> <p><u>Lincoln Park North -</u></p> <p>a neighborhood feel, historical + intact - unique</p>	<p>5</p> <p><u>St. Peter's ^(former) Dorms -</u></p> <p>first garden apartments in Jersey City</p>



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

127 Holland Street is a target for squatters bringing chaotic makeshift "housing" materials. Maybe a sign "Park & Envoys closed after 10pm" (it is a park rule Riverview Park)

100 Holland Street is very beautiful and very worthy of preservation. JC cleaning crews do a great job of keeping it clear of junk buildup.

81 also, it is very close to transit, Monticello Ave use to be outdoor shopping & eating area. This area needs improvement, more police presence, to make it feel safe so it can thrive once again

79 Lafayette Park
- is not well lit
- not completely safe
- not updated
- looks abandoned
It is a historic site it would be great if some attention was put on it

135 India Square - What a cultural treasure with preserving - a transporting cultural experience

163 Greenville's best. Many 1890-1910 mansion. Lembeck buildings. High integrity in between blocks.

161 Bergen Hill should have been included decades ago. Multiple historic buildings

124 Add entire Power House District - it is surrounded by the landmarked Power Plant and other historic buildings

123 Add Section near the Morris Canal Boat Basin to the Downtown Historic District as it is an integral part of the Hudson River neighborhood.

96 my parents talk about how you literally couldn't pay people to move downtown and now the portland area is thriving and as my dad said, who would've known

94 + beautiful area to run; feels safe. Creates a beautiful neighborhood feel

95 I remember when this house was falling apart and I would drive by on my way to my grandmother's. I always said they should do something w/ that house. Decades later you did and it is a testament to the importance of historical preservation

85 I'd like to see a Hotel next to the 30 Hudson Bldg vs. Another rental Bldg.



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

159 TRUST CO. OF NJ CENTRAL AVE. BRANCH HISTORIC, ORNATE LOBBY	157 HUTTON & CENTRAL AVES JERSEY DRUGS BEAUTIFUL, ORNATE FRIDGE	130 Add an historic district at Exchange Place (the old Pennsylvania District Commercial Buildings) to protect the town of the century buildings there.	150 The Lincoln Park Fountain European style architecture/ structure right in JC's backyard ~ amazing	134 Pershing Field + Reservoir Area - - beauty - significance - that arch - the architecture + its significant history
121 MONTICELLO AVENUE CORRIDOR + MONTICELLO TRIANGLE ↑ THE HISTORIC PREDOMINANTLY BLACK- OWNED BUSINESS DISTRICT	117 Historic fabric intact, changing neighborhood (Need to keep historic fabric intact from developers not preservation minded)	160 FENS FOR TRUST CO. OF NJ FORMER HQ HISTORIC LOBBY	118 The place where New Jersey began. (Bayley Square)	170 Some beautiful row houses I would like to see preserved. South side of Van Reiper between JFK Boulevard and Summit Ave
165 LESS DENSITY (ZONING ISSUES)	163 DENSITY ZONING ISSUES	166 LESS DENSITY	167 LESS DENSITY	



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

130 McKinley Square - so many structures worthy of preservation, but getting less attention than other neighborhoods + out of state new mall (please help)	131 Crescent Ave Astor Place - beautiful area - please consider re-designating it ~ it used to be designated + should be considered for it again	91 Hamilton Park's green space and small business development are great. Some of the older buildings could be better restored.	70 Lafayette Park - more light - dog & trail (mini one) - water fountain - playground - feel safe.
89 Apple Tree House, the future home of the Museum of JC History - what a treasure + inspiring "partnership"	163 I live there! Support full implementation of district.	164 Well intact masonry Homes. Once a center of African American middle class	149 that great grey church near the eastern entrance to the Lincoln Park
88 Van Vorst Park District beautiful preserved historic architecture (as stunning as Brooklyn!)	234 77 Tuers is a former horse drawn fire house; it was ^{has} been covered by brick	151	162 Historic African American neighborhood. Relatively high integrity.
		233 RNA district should be designated	



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

132

Moore's Lounge/
Monticello area

Please include socio-cultural
institutions like Moore's
Lounge Jazz club (an
institution w/ cultural relevance)
as a new landmark

90

West Bergen-East
Lincoln Park Historic
District -

Thank you, Charlene Burke
for your persistence +
foresight. Thank you, J.C.B.

89

Apple Tree House,
future home of the
Museum of JC History -
what a treasure +
inspiring "partnership"



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #4 – Jersey City Historic Preservation Design Standards and Zoning Code

Question	Response
<p>What do you like about the Historic District zoning regulations? The zoning regulations of the underlying zones in the West Bergen-East Lincoln Park Historic District?</p>	<p>Write your response.</p> <p>Historic preservation is the one zoning that the City does really well</p> <p>- what is going to happen to the Bingham building? -> example of new warehouse rehabilitation in Manhattan, Brooklyn</p> <p>- want to see what's left of historic buildings</p>
<p>What do you dislike about the Historic District zoning regulations? The zoning regulations of the underlying zones of the West Bergen-East Lincoln Park Historic District?</p>	<p>Write your response.</p> <p>Interior and exterior should be more considered in preservation/rehabilitation efforts</p>
<p>What do you like about the process for making alterations/building in the historic districts?</p>	<p>Write your response.</p> <p>Process works -> Process of alteration/modification works best with a knowledgeable partner -</p>
<p>What do you dislike about the process for making alterations/building in the historic districts?</p>	<p>Write your response.</p> <p>- lack of nuance in applying historic preservation standards to allow for flexibility in balancing aesthetics of property with modernization (e.g. allowing vents for PTACS if they are properly done)</p> <p>- when it goes to historic preservation, nearby homeowners don't get notified</p> <p>- follow up enforcement when construction is occurring</p> <p>- pro having plans that result in actions through enforcement or ordinance changes.</p> <p>- City needs more resources to process permits -> work to streamline the process.</p>



Jersey City Historic Preservation Master Plan Element Outreach Report
Community & Public Participation Summary for the May 31st Jersey City Community Workshop



Jersey City Historic Preservation Master Plan Element
May 2023 Community Workshop



Question	Response
What do you like about the Historic District zoning regulations? The zoning regulations of the underlying zones in the West Bergen-East Lincoln Park Historic District?	Write your response. DO NOT KNOW ENOUGH
What do you dislike about the Historic District zoning regulations? The zoning regulations of the underlying zones of the West Bergen-East Lincoln Park Historic District?	Write your response. 11
What do you like about the process for making alterations/building in the historic districts?	Write your response. THEY WANT IT AS TRUE TO THE ORIGINAL AS POSSIBLE
What do you dislike about the process for making alterations/building in the historic districts?	Write your response. IT SEEMS LIKE SOME OWNERS MIGHT NEED FINANCIAL ASSISTANCE TO MAKING THE PROPER ALTERATIONS

















Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #5 – New Historic Preservation Approaches and Treatments

Likes and Dislikes of Approaches and Treatments

<div>  Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop  </div>		
Potential Preservation Approaches/Treatments	I <u>like</u> the treatment/approach.	I <u>dislike</u> the treatment/approach.
	Place a sticker below.	Place a sticker below.
Incorporating the base flood elevation to allow for greater height	Place a sticker. 	Place a sticker. 
Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.	Place a sticker. 	Place a sticker.  <i>storm shields</i>
Adding green/blue roofs or solar panels to a historically significant building.	Place a sticker. 	Place a sticker. 
Reuse the interior of a historically significant building for a different and modern use	Place a sticker. 	Place a sticker.
Allow for higher density to match historic use.	Place a sticker. 	Place a sticker. 
Elevating the interior structure (i.e., raising the first floor) of a historically significant building.	Place a sticker. 	Place a sticker. 
Implementation of incentives related to historic preservation, such as rehabilitation tax credits.	Place a sticker. 	Place a sticker.



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Rationale for Likes and Dislikes

Potential Preservation Approaches/Treatments	Why do you like or dislike the approach/treatment?
Incorporating the base flood elevation to allow for greater height	<p>Write your response.</p> <p>Like the idea but would like to have options that would off-set the costs to undertake the idea of floors floating.</p> <p>How will this affect the sight lines in a historic district? Language should be specific and provide sun study that any renovation will never interfere air, sun & ventilation.</p> <p>- Allows owners to preserve interior square footage while mitigating flood risk by raising to the BFE</p>
Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.	<p>Write your response.</p> <p>Help people to continue living.</p> <p>CAN HELP LOWER FLOOD INSURANCE COSTS FOR OWNERS.</p> <p>Would be OK with temporary with specific time frame.</p>
Adding green/blue roofs or solar panels to a historically significant building.	<p>Write your response.</p> <p>Energy efficiency.</p> <p>Environmental conscious.</p> <p>Sustainable.</p> <p>- helps lessen urban flooding by creating more catchments for rain water</p> <p>Blue roofs can be addressed via awnings - structural issues</p> <p>Energy efficiency ok but make it general - tech changes.</p>
Reuse the interior of a historically significant building for a different and modern use	<p>Write your response.</p> <p>Continue to retain the building</p> <p>I like the example of the bank in Ohio. I don't like historic buildings that have large modern additions that are incompatible with the historic design, like the church in Boston. Still preferable to demolition though. But not ideal.</p> <p>- As appropriate some uses are <u>NOT</u> compatible</p>
Allow for higher density to match historic use.	<p>Write your response.</p> <p>Don't like single-family condos especially the Queen Anne & Victorian</p> <p>Concerns about school districts, impact on infrastructure</p> <p>Parking</p> <p>This is a very effective way to adapt space to modern needs while preserving historic buildings.</p> <p>Define - this isn't clear - how + when is the historic use defined & determined?</p> <p>Don't let historic preservation standards be weaponized to kill higher density residential development</p>
Elevating the interior structure (i.e., raising the first floor) of a historically significant building.	<p>Write your response.</p> <p>Compromise on integrity</p> <p>Structural issues - lateral stability? Failures already happened w/ JC due to this!</p>
Implementation of incentives related to historic preservation, such as rehabilitation tax credits.	<p>Write your response.</p> <p> incentives are good and enable for live in historic district</p> <p>for both commercial as well as residential.</p>



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the May 31st Jersey City Community Workshop

Table #6 – Preservation and Planning Principles

Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop		
Planning Principles	How do the existing historic districts/sites, and historic preservation efforts generally, support/advance this issue?	How do the existing historic districts/sites, and historic preservation efforts generally, create barriers for this issue?
Equity & Diversity	<p>Write your response.</p> <ul style="list-style-type: none">• Catalyst• Neighborhood/Community	<p>Write your response.</p> <ul style="list-style-type: none">• Financial incentives• Loan Programs
Public Health & Environmental Resiliency	<p>Write your response.</p> <p>Please put "Closed 10pm" under Bridge crossing over Holland Street.</p>	<p>Write your response.</p> <ul style="list-style-type: none">• Flood Plain• Flooding (ex. Sandy) FEMA
Housing	<p>Write your response.</p> <ul style="list-style-type: none">• Provide off Affordable housing	<p>Write your response.</p> <ul style="list-style-type: none">• Taxes



Jersey City Historic Preservation Master Plan Element Outreach Report
Community & Public Participation Summary for the July 27th Jersey City Community Workshop



July 27th Community Workshop
Public Participation Summary

Jersey City Historic Preservation Master Plan Element Report

Prepared By:



architects + engineers
practical approach. creative results.

Workshop Date:
July 27, 2023

Prepared Date:
October 2, 2023



Community & Public Participation

Purpose

This Historic Preservation Master Plan Element cannot be written, nor recommendations made without input from the people who live, work, and visit Jersey City. Without valuable public input, this document will not accurately represent the wants and needs of Jersey City residents. The Historic Preservation Consultant Team is working hard to obtain ideas, opinions, feedback, and concerns from the public throughout the months long development process using “high touch” to “high tech” approaches, ranging from traditional workshops to online engagement. This collaborative approach provides community insight into the future of historic preservation in Jersey City. The goal for the July 27th workshop was to build on feedback received during the May 31st Community Workshop as well as the online survey and discuss potential goals and recommendations built from that feedback. Jersey City residents were invited further learn about the role of historic preservation in Jersey City, share their own experiences with preservation, and brainstorm improvements to historic preservation efforts that consider impacts to the City’s residents, environment, culture, and economic prosperity. The Historic Preservation Master Plan Element aims to evolve such public engagement to proactively develop strategies for future implementation and development.



City of Jersey City presents
The Historic Preservation Plan

The City of Jersey City is updating its Historic Preservation Plan to serve as a policy guide for the City's historic resources and districts, and we need your help.

Join Us at the Upcoming Community Workshop
Thursday, July 27, 6-9pm @
Holloway Building Board Room
(4 Jackson Square)

What is a Historic Preservation Plan?
A Historic Preservation Plan is an optional element that can be included in a municipality's Master Plan. The Historic Preservation Plan includes:
• A Historic Resources Inventory of Jersey City historic landmarks and districts as well as their history
• Context, goals, and themes regarding local, regional, and state planning and historic preservation efforts
• Recommendations for making existing historic preservation initiatives and policies to reflect the current and future culture, community, and climate of Jersey City

It is expected the Historic Preservation Plan will be adopted by the Planning Board by Winter 2023/2024.

Get involved!
As part of the planning process, we are conducting a public survey, holding community workshops, and spreading the word on the new project website. We are talking to residents, businesses, and other stakeholders about historic preservation and you to share your ideas through the survey and the workshop!

Visit the Historic Preservation Plan website to take the public survey and have your voice heard! Details about the Plan's progress will be posted to the website as well. Visit PublicInput.com/jerseycityhp or use the QR code.

For Jersey City information visit www.jerseycitynj.gov.



Jersey City Historic Preservation Master Plan Element Outreach Report

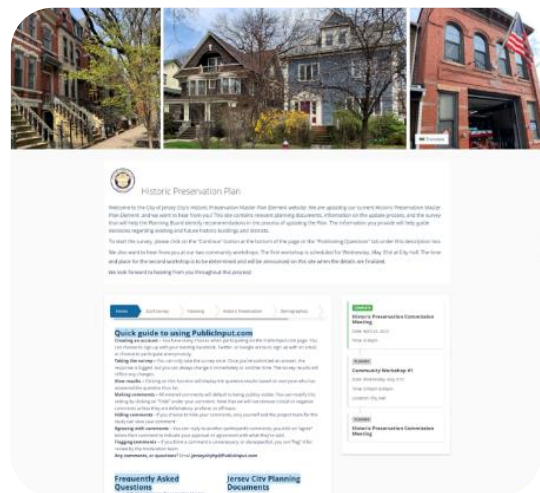
Community & Public Participation Summary for the July 27th Jersey City Community Workshop

Community Workshop Overview

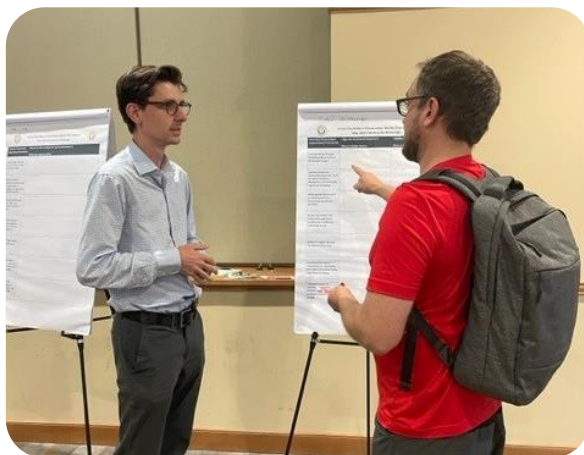
The Historic Preservation Master Plan Element Consultant Team worked with community stakeholders and members of the Division of City Planning to plan a community workshop to both provide information to residents and solicit their input. The workshop was held in the Jersey City Boardroom at Four Jackson Square on Thursday, July 27th, 2023, from 6:00pm to 9:00pm. About 30 City residents attended the workshop, which featured an interactive presentation with numerous opportunities to provide feedback and ask questions as well as breakout sessions.

The workshop was led by H2M Architects + Engineers and Easton Architects, who are the consultants preparing the Historic Preservation Master Plan Element and organizers of the event. Members from the H2M Architects + Engineers and Easton Architects teams as well as the Jersey City Division of City Planning were in attendance helping to lead the event.

The workshop began with an introduction by Maggie O'Neill, Senior Historic Preservation Specialist for the Division of City Planning, and then jumped into the presentation led by San Chavan, AICP, PP, the Project Manager. There was a sign-in table for participants and upon signing in, participants were directed to the presentation. During the presentation, participants were invited to provide comments and ask questions. Halfway through the workshop, the presentation transitioned into breakout sessions and participants were directed to two topic areas to discuss their ideas. Attendees engaged in discussions surrounding future and existing historic sites and districts as well as potential historic preservation treatments that could be recommended in the Element.



The workshop was broken into five segments: (1) Overview of the Historic Preservation Planning Process; (2) Identified Issues and Potential Goals; (3) Review of Most Discussed Items from the May Workshop; (4) Breakout Sessions; and (5) Potential Recommendations. Each portion provided an opportunity for open



dialogue and questions. During the first segment, participants were reminded of what a Historic Preservation Master Plan Element is, how it is updated, and the components that make up the Element including the historic resource inventory, data, and recommendations. The second section reviewed primary issues through the online survey and the potential Plan Element goals that were developed from this feedback. This section was followed by a recap of the most discussed items from the May Workshop and how they fit into the potential goals previously discussed.



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the July 27th Jersey City Community Workshop

The presentation was then paused and transitioned into the breakout sessions where attendees were encouraged to offer additional feedback on and learn more about future and existing historic sites and districts as well as potential historic preservation treatments. The workshop wrapped up with the final segment where the Consultant Team and attendees reconvened to discuss potential recommendations that may be included in the plan.

The purposes of the Historic Preservation Master Plan Element Workshop were the following:

1. Build upon feedback received during the May Community Workshop and further understand the role and effectiveness of historic preservation in Jersey City through the eyes of residents.
2. Discuss and improve potential goals and recommendations for the Historic Preservation Master Plan Element.



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the July 27th Jersey City Community Workshop

Workshop Feedback

Feedback on the Identified Primary Issues

Primary Issues Shared

- Balancing the preservation of historical buildings and the development of new buildings
- Encouraging affordable housing within historic districts
- Reducing demolition efforts of older homes, buildings, etc.
- Enduring high costs and numerous constraints for homeowner upkeep and construction
- Streamlining the review process of work applications between the HPC and Planning/Zoning Boards
- Incorporating modern, sustainable, and affordable technology into preservation treatments
- Improving clarity of historic preservation guidelines, especially for non-historic buildings within historic districts
- Enhancing historic preservation and cultural education and engagement initiatives and opportunities

Feedback Provided

- Desire to permit incorporation of newer products and materials that achieve the same as historic materials
 - This flexibility in materials should maintain the historic character of the structure but would be more durable and modern
- Issue is that none of the new development is complementary with existing buildings
 - Want new development to incorporate characteristics of historic developments (e.g., commercial properties featuring design elements of traditional storefronts)
 - How can SIDs (Jackson Hill SID) work better with the City to address these issues
- Particularly an enforcement issue
 - Create more “historic” restriction zones such as the ones in the Jackson Hill Redevelopment Plan
- Enforcement is an issue
 - HPC cannot deny approvals
 - The City must ask the Zoning Official to enforce
 - Referrals go to the municipal enforcement office
 - Because the guidelines are zoning, they have to go through the zoning officials enforcement
 - Implement policy requiring a permit for painting storefronts to new colors
 - Implement requirements that can be enforced instead of recommendations
- Benign neglect with the goal of demolition
 - Enforce requirements for maintaining buildings (e.g., fines for not maintaining)
- “Brown signs” initiative (as it relates to wayfinding and placemaking)
- Need to retain and increase green space to mitigate “heat island” effect and encourage shared community spaces
- Implement and invest in ongoing engagement efforts:
 - Education initiatives for the community
 - City Staff and resident collaboration initiatives to knowledge-share the City’s history (e.g., creating a knowledge-sharing platform for veteran residents to share history about sites/neighborhoods)
- Engage the real estate community to align historic preservation efforts
- Require community notification for applications that go before HPC



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the July 27th Jersey City Community Workshop

Feedback on the Potential Plan Element Goals

Potential Plan Element Goals Shared
<ul style="list-style-type: none">• Balance new development with the preservation of historic buildings• Ensure the continued preservation of historic districts and buildings• Promote the City's rich and diverse history and assets• Encourage future preservation and continue to provide access to affordable housing• Promote sustainability and resiliency in historic preservation regulations• Encourage the adaptive reuse of historic assets
Feedback Provided
<ul style="list-style-type: none">• Further clarify the affordable housing goal<ul style="list-style-type: none">○ Historic buildings can often be more affordable than new developments○ Implement tax breaks for restoration efforts• Ensure residents do not get zoned out of their homes• Further build out the sustainability/resiliency element goal to include/city origin of standards being referenced• Revise/clarify the balancing new development with preservation goal to emphasize that it is a balance• Reduce density and increase open space<ul style="list-style-type: none">○ Create more easements that can serve as open space (e.g., gardens)



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the July 27th Jersey City Community Workshop

Existing Historic Districts and Sites (Breakout Session Activity)

At this topic table, participants were asked about their likes and dislikes regarding existing historic districts and sites. Maps with aerial photography were overlaid with the names and boundaries of the locally designated resources. Participants were instructed to place green numbered sticker dots on the maps to indicate something they like and red sticker dots to indicate something they dislike, and then to write the likes/dislikes on the corresponding number index card. The maps from the first Community Workshop were reused for the Breakout Session. These maps included the green, yellow, and red dots from the previous activities.

Ten (1) green “like” responses and four red “dislike” responses were added.

Summary of Feedback	
Likes regarding Existing Historic Districts and Sites	<ul style="list-style-type: none"> Bergen-Lafayette neighborhood received six (6) out of ten (10) responses. Support for designation of individual buildings, full streets and blocks, and architecturally-similar groups.
Dislikes regarding Existing Historic Districts and Sites	<ul style="list-style-type: none"> New construction. Concern for the state of old buildings that are not designated. Increased costs and lack of incentives.
Existing Historic Districts and Sites with both Likes and Dislikes	<ul style="list-style-type: none"> Journal Square: one (1) like, two (2) dislikes. Sherman Place: one (1) like, two (2) dislikes.

Feedback Yielded: <i>Existing Historic Districts and Sites</i>		
Number	Comment	Existing District / Site
Green Responses		
103	Historic building: Provident Bank on Brinkerhoff and Monticello.	Bergen-Lafayette
104	This area needs to be looked into: Madison Ave, Monticello on Arlington Park etc.	Bergen-Lafayette
105	W Bergen historic should be expanded south to include Harrison, Emory, Astor Pl. Summit Bet[ween] Fairmount and Communipaw.	Bergen-Lafayette
106	Brinkerhoff built this corner brownstone.	Bergen-Lafayette
107	Astor Place: this entire street needs to be historically identified.	Bergen-Lafayette
108	Emory St. needs to be historically identified.	Bergen-Lafayette
115	Woodlawn Ave. below [JFK] Blvd. above Sterling [Ave.] About 10 couplet homes with curved fronts landscaped gardens, brick. #250-260?	Greenville
199	See email [participant's email]	The Heights
208	Support full historic district status with protections for Sherman Place.	Sherman Place
209	Local landmark status for Loew's Jersey Theatre.	Journal Square
Red Responses		
88	Bldg. across from Dunkin Donuts is oldest structures and not historical. Not happy with graffiti on non historical oldest buildings in JC.	Journal Square
89	Don't like the Mercer St extension area on other side of 78-it's kind of a wasteland.	Journal Square
203	Horrible new construction happening.	Sherman Place



Jersey City Historic Preservation Master Plan Element Outreach Report

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204	Would like to see tax abatements for "investors" who spent time and money to restore and maintain properties. Assessment should not be based on the house next door who flipped a house at huge profit. This is driving out people who care about the city but no longer afford to love it.	Sherman Place
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Future Historic Districts and Sites (Breakout Session Activity)

At this topic table, participants were asked about sites that could be considered for future historic districts and sites and which they considered to be significant in some way. Maps with aerial photography were divided into six (6) neighborhoods. Maps were overlaid with a white hatch pattern indicating the existing designated districts and sites. Participants were instructed to place yellow numbered sticker dots on the maps to indicate a recommendation, and then to write their response on the corresponding number index card. The maps from the first Community Workshop were reused for the Breakout Session. These maps included the green, yellow, and red dots from the previous activities.

The six (6) neighborhoods were (from north to south):

- The Heights
- Journal Square
- Downtown
- West Side
- Bergen-Lafayette
- Greenville

Summary of Feedback	
Summary of Recommendations regarding Future Historic Districts and Sites	<ul style="list-style-type: none"> • Consistent recommendations for streetscapes, full blocks, and groups of buildings. • Residential buildings are the typical recommendation.
Recommendations by Neighborhood Map	<ul style="list-style-type: none"> • Journal Square is the most concentrated area of neighborhood-based recommendations. • The Heights is the next highest concentration, with consistent focus on the in-progress Sherman Place Historic District.

Feedback Yielded: <i>Future Historic Districts and Sites</i>		
Number	Comment	Neighborhood
Yellow Responses		
17	50 JSQ: Needs documentation of considerable historic impact/significance. Basis for local landmark status and NJ Historic Reg.	Journal Square
18	Designate Van Vorst House.	The Heights
20	Save Liberty State Park. Moratorium on 5 buildings on Monticello Ave.	Greenville
53	Many large, old growth trees are in jeopardy of being cut down due to poor development planning. They cut down and pay the fine. Needs more focus and enforcement.	The Heights
54	Look into this area: bet[ween] Garfield and Bergen from Communipaw down south. Crescent Ave. Bramhall Ave. Union St.	Bergen-Lafayette
57	Sherwood Claremont area: The area from the Junction to Bayview, from Ocean to Garfield has at least 25 homes from the early development of the area. This [illegible] history of the area is unknown and unprotected. What types of protections can be put in	Bergen-Lafayette



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	place to preserve the look and feel of an area that became one of developing Jersey City's first suburbs in the 1850s when the rail tracks were [illegible].	
126	Full implementation of Sherman Place Historic District.	The Heights
127	Bergen Ave. from Journal Square to McGinley Square to be historic.	Journal Square
128	This needs to be historic Summit Ave. Clinton [Clifton] Pl. and west to Bergen.	Journal Square
203	New structures on upper Sherman Pl. #130 and 132 built two-family houses that block the back yard view from one side of the block to the other. The front of the structures jet out on the 2nd floor past the building next to them and the stairways to heaven are an eyesore and do not fit in with the historic houses on Sherman Pl. They also have black/ dark grey siding that does not fit in either.	The Heights [not on map]
249	Preserve historic masonry row on Palisade Ave.	The Heights
250	Preserve Oakland Avenue 3 [illegible; townhouses?]	Journal Square
251	Love the beautiful historic homes on/around Magnolia Ave. just up the hill.	Journal Square



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New Historic Preservation Approaches and Treatments (Breakout Session Activity)

Example Historic Preservation Approaches and Treatments

<p>Incorporating the base flood elevation to allow for greater height</p>		<p>Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.</p>	<p>Some temporary flood shields require permanent fasteners. The left image displays the permanent mounting panel/anchors without the flood shield. The right image features the same building entrance with the fastened temporary flood shield.</p>
<p>Adding green/blue roofs to a historically significant building.</p>		<p>Adding solar panels to a historically significant building.</p>	
<p>Elevating the interior structure (i.e., raising the first floor) of a historically significant building.</p>		<p>Reuse the interior of a historically significant building for a different and modern use</p>	<p>The historic banking hall in the Union Trust Company Building, in Cleveland, OH, was rehabilitated and converted into a food market (left). The former German Trinity Church, founded in 1874 in Boston's South End, was rehabilitated and adaptively reused as a condominium building (below).</p>

Feedback Yielded: Historic Preservation Approaches and Treatments		
Incorporating Base Flood Elevation	<ul style="list-style-type: none"> Four (4) likes One (1) unsure One (1) dislikes 	<ul style="list-style-type: none"> Elevate the building to address the flooding but ensure the appearance of the building Like it with a water retention bin to avoid misuse of lower level/continued use for living Do not like that this may be open to abuse and will ultimately build up entire blocks, shade yards, etc.
Temporary Protective Measures	<ul style="list-style-type: none"> Six (6) likes 	<ul style="list-style-type: none"> Good measure but need more permanent solutions Aesthetic concerns Time from for removal
Green/Blue Roofs or Solar Panels	<ul style="list-style-type: none"> Three (3) likes Two (2) dislikes 	<ul style="list-style-type: none"> Love the idea How about a substantial green roof instead of a seed tray? Shrink roof (reflective)
Reuse of Interior for a Different/Modern Use	<ul style="list-style-type: none"> Five (5) likes 	<ul style="list-style-type: none"> Love the idea of remodeling the interior Adaptive reuse but maintaining the integrity of the interior Ensure adaptive reuse does not facilitate the gutting of historic buildings
Higher Density	<ul style="list-style-type: none"> Two (2) likes One (1) unsure Two (2) dislikes 	<ul style="list-style-type: none"> Support subdivisions of historic mansions into maisonette
Elevating Interior Structure	<ul style="list-style-type: none"> Three (3) likes Two (2) unsure 	<ul style="list-style-type: none"> What would prevent someone from doing this anyway?
Implementing Incentives	<ul style="list-style-type: none"> Eight (8) likes 	<ul style="list-style-type: none"> Like the idea to continue to promote incentives Only for owner occupied buildings No more curb cuts as driveways destroy walkability



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Community & Public Participation Summary for the July 27th Jersey City Community Workshop

Feedback on Potential Recommendations

Potential Recommendations Shared

- Apply for Certified Local Government (CLG) status
- Provide incentives such as rehabilitation tax credits and revolving loan programs to promote the preservation and rehabilitation of existing buildings
- Improve signage for historic districts to create a distinct feel for the neighborhoods.
- Consider additional historic district and landmark designation (from 2021 Land Use Plan).
- Expand existing historic district boundaries to address issues identified in the Land Use Plan.
- Revise district regulations to allow for greater flexibility, particularly related to resiliency and adaptive reuse (from 2021 Land Use Plan).
- Increase Historic Preservation staff to address increase demand from the addition of new historic districts (from 2021 Land Use Plan).
- Allow for more modern, sustainable, and affordable technology into preservation treatments
- Improving clarity of historic preservation guidelines, especially for non-historic buildings within historic districts

Feedback Provided

- Increase the flexibility of using like-for-like materials as traditional materials, such as pine and mahogany, do not last or perform as well as original material
- Further build out the CLG recommendation for clarity
- Incentivize tax abatements



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Appendix


The Appendix includes the scans of the completed breakout session activity sheets for reference. The feedback and responses are indicated/rewritten in the report above.

New Historic Preservation Approaches and Treatments (Breakout Session Activity)

July 27, 2023



Jersey City Historic Preservation Master Plan Element
May 2023 Community Workshop



Potential Preservation Approaches/Treatments	Why do you like or dislike the approach/treatment? <i>Write your response below.</i>
Incorporating the base flood elevation to allow for greater height	<i>Write your response.</i> Elevate the building to address the flooding to ensure the appearance of the building. Don't like it with a H20 retention to avoid misuse of lower / continued use of yard. Don't like that this may be open to abuse + will ultimately build up entire blocks, shade yards, etc.
Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.	<i>Write your response.</i> Good measure but need more permanent solution. Aesthetic concerns and time frame to remove.
Adding green/blue roofs or solar panels to a historically significant building.	<i>Write your response.</i> Love the idea How about a substantial green roof → not a steel tray. Recommending Shade roof — reflective roof.
Reuse the interior of a historically significant building for a different and modern use	<i>Write your response.</i> Love the idea of remodeling the interior
Allow for higher density to match historic use.	<i>Write your response.</i> Support subdivision of historic mansions into maisonettes.
Elevating the interior structure (i.e., raising the first floor) of a historically significant building.	<i>Write your response.</i> Would prevent owners from doing the thing?
Implementation of incentives related to historic preservation, such as rehabilitation tax credits.	<i>Write your response.</i> Like the idea to continue to provide incentive. Adaptive reuse but maintaining the integrity of the interior But only for owner occupied bldgs!

No more curb cuts!! Driveways destroying walkability!



Jersey City Historic Preservation Master Plan Element Outreach Report

Community & Public Participation Summary for the July 27th Jersey City Community Workshop

7-27 Workshop



Jersey City Historic Preservation Master Plan Element May 2023 Community Workshop



Potential Preservation Approaches/Treatments	I <u>like</u> the treatment/approach.	I <u>dislike</u> the treatment/approach.
	Place a sticker below.	Place a sticker below.
Incorporating the base flood elevation to allow for greater height	Place a sticker. 	Place a sticker.
Adding temporary protective measures, such as storm shields or floodgates, to historically significant buildings.	Place a sticker. 	Place a sticker.
Adding green/blue roofs or solar panels to a historically significant building.	Place a sticker. 	Place a sticker.
Reuse the interior of a historically significant building for a different and modern use	Place a sticker. 	Place a sticker.
Allow for higher density to match historic use.	Place a sticker. 	Place a sticker.
Elevating the interior structure (i.e., raising the first floor) of a historically significant building.	Place a sticker. 	Place a sticker.
Implementation of incentives related to historic preservation, such as rehabilitation tax credits.	Place a sticker. 	Place a sticker.