

# MINUTES OF THE CITY OF JERSEY CITY HISTORIC PRESERVATION COMMISSION

Please be advised that the following items were heard at a meeting of the Jersey City Historic Preservation Commission on **MONDAY, OCTOBER 7, 2019** at **6:00 pm** in the **ANNA CUCCI MEMORIAL COUNCIL CHAMBERS** in **JERSEY CITY - CITY HALL 280 Grove Street, Jersey City, NJ.**

Please note: A curfew of 11:00 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 10:30 PM. At 10PM the Chairman will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting.

1. Call to Order – **6:26 PM**
2. Sunshine Announcement – **Please see attached transcript**
3. Roll Call – **Please see attached transcript**
4. Approval of Minutes – **Motion to approved minutes of September 17<sup>th</sup> made by Commissioner Sandkamp, seconded by Commissioner Sakong; all Commissioners in favor of approval.**
5. Correspondence – **Please see attached transcript**
6. Announcements – **Please see attached transcript**
7. Open Public Comment – **Please see attached transcript**
8. Old Business: **By request of Acting Chair Amatuzzo, application H19-056 was heard first. Please see attached transcript.**

C. Case: H19-056  
Applicant: Heather Kumer, Esq. on behalf of Harsimus Lofts, LLC, Owner  
Address: 250 1<sup>st</sup> Street  
Block/Lot: 11114/8.01  
Zone: H / Harsimus Cove Historic District  
For: Certificate of Appropriateness for the subdivision of an existing lot and the construction of a four-story, multi-family building with twelve (12) residential units and twelve (12) parking spaces.  
**CERTIFICATE OF APPROPRIATENESS AND RECOMMENDATION TO THE JERSEY CITY BOARD OF ADJUSTMENT APPROVED 5-1-0.**

**For discussion, please see attached transcript**

A. Case: H19-232  
Applicant: Andrés Ulises Cortés, RA  
Address: 344.5 8<sup>th</sup> Street  
Block/Lot: 8503/82  
Zone: Hamilton Park Historic District  
For: A Certificate of Appropriateness for proposed rear addition, rooftop addition, interior renovations, and façade alterations of 344.5 8<sup>th</sup> Street, an altered, contributing, Greek Revival rowhouse constructed *circa* 1875.  
**CERTIFICATE OF APPROPRIATENESS AND RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD DENIED, 5-0-1 (Staff notes Commissioner Gucciardo has been recused from this application due to Professional Involvement.)**

**For discussion, please see attached transcript**

B. Case: H19-006  
Applicant: Heather Kumer, Esq. on behalf of 374 Seventh Realty LLC (Kyle Enger), Owner  
Address: 72 York Street  
Block/Lot: 14302/10  
Zone: H / O/R Use and Bulk per 345-58.B  
For: Review of new construction of an eleven (11) story, mixed use building with fourteen (14) residential units a ground floor retail/commercial space.  
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT CARRIED TO THE REGULAR HPC MEETING OF OCTOBER 28, 2019 AT THE REQUEST OF THE APPLICANT**

## 9. New Business

A. Case: H19-471  
Applicant: Brian and Jennifer Marsh, Architects for Brina Pollack and Cara Murphy, Owners  
Address: 248 Barrow Street  
Block/Lot: 14106/42  
Zone: H / Van Vorst Park Historic District  
For: A Certificate of Appropriateness for proposed 4-story rear addition (visible from the Public-Right of Way), interior renovations, and façade restoration at 248 Barrow Street, an altered, contributing, Greek Revival rowhouse constructed *circa* 1870.  
**CERTIFICATE OF APPROPRIATENESS APPROVED 6-0-0**

**For discussion, please see attached transcript**

B. Case: H19-472  
Applicant: Graham Clegg, Architect for Adrien Bellezza and Phoebe Dwight, Owners  
Address: 244.5 4<sup>th</sup> Street  
Block/Lot: 11205/36  
Zone: H / Harsimus Cove Historic District  
For: A Certificate of Appropriateness for the proposed construction of a one story rear addition (visible from the Public-Right of Way) on top of an previously approved rear addition at an altered, contributing, Greek Revival influenced rowhouse built *circa* 1870.

**CERTIFICATE OF APPROPRIATENESS APPROVED 6-0-0**

**For discussion, please see attached transcript**

- C. Case: H19-161
- Applicant: Patrick Conlon, Esq. on behalf of 82-84 Coles Street LLC
- Address: 84-86 Coles Street
- Block/Lot: 11213 / 2 and 3
- Zone: H / Harsimus Cove Historic District
- For: Certificate of Appropriateness for the construction of a four (4) story, two (2) residential unit building.  
**CERTIFICATE OF APPROPRIATENESS AND RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD DENIED, 6-0-0**

**For discussion, please see attached transcript**

10. Tabled Cases

- A. Case: H18-235
- Applicant: Van K. Troung, Owner
- Address: 232 1<sup>st</sup> Street
- Block/Lot: 11402/27
- Zone: Harsimus Cove Historic District
- For: Certificate of Appropriateness for the installation of non-conforming vinyl windows at the primary façade of 232 1<sup>st</sup> Street, an altered, contributing Greek Revival residential building constructed *circa* 1870.  
**CARRIED FROM THE FEBRUARY 11, 2019 MEETING; TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT’S REQUEST**

**For discussion, please see attached transcript**

- B. Case: H16-356
- Applicant: Gary Segal, Architect for Carmen Parra, Owner
- Address: 148 Jewett Avenue
- Block/Lot: 16601/31
- Zone: West Bergen-East Lincoln Park Historic District
- For: Certificate of Appropriateness for the construction of a rear yard addition at a two and a half story Queen Anne style wood frame dwelling built *circa* 1900.  
**CARRIED FROM THE FEBRUARY 27, 2017 HPC MEETING; TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT’S REQUEST**

**For discussion, please see attached transcript**

- C. Case: H18-460
- Applicant: Michael Notaro on behalf of 75 Jersey City LLC, Owner
- Address: 75 Montgomery Street
- Block/Lot: 14301/7
- Zone: H / Paulus Hook Historic District
- For: Certificate of Appropriateness for the installation of non-conforming aluminum windows on the primary façades of 75 Montgomery Street, an altered, contributing Neo-Classical building designed by John T. Rowland, constructed between 1909 and 1919.  
**TABLED TO THE REGULAR HPC MEETING OF NOVEMBER 18, 2019 AT THE REQUEST OF THE APPLICANT; MOTION APPROVED WITH CONDITIONS BY THE HPC FOR THE APPLICANT TO INSTALL AN IN-SITU MOCK UP OF PROPOSED WINDOWS FOR REVIEW AT THE NOVEMBER 18<sup>TH</sup> HPC MEETING 6-0-1**

**For discussion, please see attached transcript**

- 11. Introduction and Discussion of Resolutions – **No resolutions to discuss or introduce**
- 12. Memorialization of Resolutions – **No resolutions to memorialize**
- 13. Executive Session as needed, to discuss litigation, personnel or other matters. – **No executive session needed**
- 14. Adjournment – **10:36 PM**

Paul Amatuzzo, Acting Chair

**\*Order of applications may be subject to change.**