

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



Determination of Significance at Applicant's Request

DATE: June 11, 2021

TO: Xinchuan Tian, Applicant

FROM: Rachel Craft, Hunter Research, Inc.
Sara Quinlan, Historic Preservation Specialist 

SUBJECT: 527 Newark Avenue, Block 9601, Lot 18, Ward C
Historically Block 518, Lot 39
DS21-068

After assessing the building at **527 Newark Avenue, Block 9601, Lot 18, Ward C; Historically Block 518, Lot 39**, the building does not possess sufficient historical or architectural significance or integrity to prevent its demolition.

Cartographic and stylistic evidence suggest a construction date of about 1960. The building first appears as a one-story, rectangular-plan, commercial building fronting Newark Avenue on an aerial photograph from 1966. The building is not mentioned as a particular subject in the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* (1985), was not mentioned in the *Phase Two Survey* (1986), nor is it listed as eligible for inclusion on the National, State, or Municipal Historic Register individually.

The building at 527 Newark Avenue is a one-story, three-bay, mid-century commercial building with no historic architectural characteristics or details of note. The building retains its form, massing and orientation to Newark Avenue. A large, illuminated sign denoting the name of a restaurant conceals the cornice from the front elevation. A multi-light door fills the building's left entry bay. The middle window and right entry bays have been covered with overhead metal security doors in the applicant's provided photographs, though recent Google street views show a metal-framed, plate-glass window in the central bay and a plate-glass, metal-frame door in the right entry bay. The building is located between two, three-story buildings roughly dating to 1900; however, there are other post-1960 or later commercial buildings and surface parking lots in the vicinity along Newark Avenue between Baldwin Avenue and McPherson Place. The building does not meet the criteria for historic, architectural, or cultural significance or integrity.

CC: Maggie O'Neill, Historic Preservation Specialist
Tanya Marione, Director of City Planning
Raymond Meyer, Construction Official
Nick Taylor, Zoning Officer
HPC
File