



# **JERSEY CITY HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS**

**130 Bay Street H19-398**

## **Certificate of Appropriateness for the rehabilitation of the A&P Warehouse Auxiliary Building and Bakery Building National and Locally Designated Landmark Recommendation to the Planning Board**

**Applicant:**

Warren at Bay Urban Renewal Company LLC  
100 Challenger Road, Suite 401  
Ridgefield Park NJ07660

**Owner:**

Same

A Certificate of Appropriateness was granted by the Jersey City Historic Preservation Commission for proposed rehabilitation of the existing two buildings, the demolition of a non-contributing, two story connection building, and the construction of a new rooftop addition (visible from the Public Right of Way) at 130 Street a/k/a The A&P Warehouse Auxiliary Building and Bakery Complex, an altered, early 20th Century Commercial building complex with Classical elements, constructed 1914-1915.

After reviewing the proposed project, Staff finds that the proposal is consistent with the Secretary of Interior Standards for Restoration and New Construction, as well as with the Historic Design Standards and Rule & Regulations. In HPC Staff's opinion, the rehabilitation of the former A&P Warehouse Auxiliary and Bakery Building Complex is long overdue. The buildings are among the last in this neighborhood to be rehabilitated as recommended by the Powerhouse Arts District Redevelopment Plan.

The addition and new construction proposed on this site is, in HPC Staff's opinion, certainly of a contemporary design in both design and material. However, the proposed addition does not appear to destroy significant architectural material on the existing two buildings. More importantly, it proposed addition seems to be compatible with the size, scale, and character of the surrounding neighborhood and environment. The block side plan on sheet A-003 lists the adjacent building heights, which are all either equal or more than the proposed building (inclusive of the proposed addition). Additionally, the adjacent buildings within the Rehabilitation Zone of the plan, all appear to be of uniform height and block frontage. The existing buildings are of uniform block frontage but not of uniform height, which the proposal looks to eliminate. The intrusions in the ground level window fenestration to allow grade entrance are, in Staff's opinion, minor. The removal of historic fabric would be easily reversible, as the applicant has documented the existing condition. The proposed new construction is consistent with the existing paradigm of the development within this area of the city and conforms with the massing and bulk expressed in Historic Preservation Commission Rules & Regulations for Alterations & Additions to Buildings & New Construction.

In HPC Staff's opinion, the proposed rehabilitation will not cause an adverse effect on the character and/or integrity of the A&P Warehouse Auxiliary Building or the Bakery Building. It is HPC Staff opinion that the rehabilitation of these buildings is vital and appropriate for the long-term use of the resources and of the neighborhood as a whole. Additionally, HPC Staff finds that the proposed addition, while certainly modern in design and materials, does not detract from or obscure any of the historic significance, character, or integrity of the existing historic resources.

A Certificate of Appropriateness and subsequent recommendation for approval to the Jersey City Planning Board with the following conditions was approved by the HPC:

1. Per the Applicant's Architectural Historian's suggestion, the applicant shall install simulated divided lites on the interior of the proposed new windows.
2. All proposed masonry cleaning and repointing shall be done in accordance with the Secretary of Interior Standards for the Treatment of Historic Properties and National Park Service guidance.
3. Any proposed planting shall conform with the City of Jersey City Forestry Standards.

4. The architect, GRO Architects PLLC, shall be retained during construction and shall submit as-built, signed and sealed drawings to staff, or a signed and sealed letter representing and noting that site construction was consistent with work approved under this Certificate of Appropriateness before the issuance of a Certificate of Occupancy.
5. Details, Specifications, and Material Submissions not currently submitted to and approved by the HPC under this Certificate of Appropriateness, or changed during the course of construction are remanded back to the HPC.
6. Construction drawings, noting materials and finishes, cross referenced with the material sample board, are to be reviewed by, approved by and signed by the Historic Preservation Officer or HPC Staff for compliance with the issued Certificate of Appropriateness before construction permits are applied for and issued.
7. Any changes or deviations from the approved drawings are to be clearly bubbled on the construction drawings and noted in an accompanying signed and sealed letter from the architect addressed to Staff.
8. Upon final approval of this Certificate by the HPC, any deviations from the granted approval must be approved by the HPC, except in cases of emergency affecting the public safety, health and welfare. Requests for deviations from this Certificate are to be submitted through written request of the architect.

This Certificate of No Effect is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this Certificate of No Effect, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

**This Certificate Shall be Posted During the Entirety of the Construction Period**

**Certificate of Appropriateness H19-398 Approved 6-0-0 With Conditions**

**Granted 10/28/2019 Expires 10/28/2020**

**Robert Gordon, Chair**

**Paul Amatuzzo, Commissioner**



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**Attest: Margaret A. O'Neill, Historic Preservation Specialist**