## AMENDMENT TO THE ENTIRE HISTORIC PRESERVATION PLAN ELEMENT (ARTICLE IX)

AMENDMENT APPROVED BY THE JERSEY CITY PLANNING BOARD ON MARCH 10,2015

## IX. HISTORIC PRESERVATION PLAN ELEMENT

#### INTRODUCTION

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 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 1987 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 Dierick, respectively, in the 1980s and, since 2000, Designation Reports of the Warehouse District and West Bergen-East Lincoln Park District. Though many of the recommendations of the 1987 Historic Preservation Survey should be untaken.

#### **HISTORY**<sup>1</sup>

Jersey City was originally settled in the seventeenth century by Dutch traders and colonists. The City was part of Bergen Township from 1660 to 1869. Bergen Township was divided into several municipalities between 1855 and 1863. Between 1869 and 1870, Hudson City, Bergen City and Jersey City were consolidated and in 1873 Greenville was added, creating the modern Jersey City.

#### The Early Settlers

The original inhabitants of the Jersey City area were the Lenni-Lenape Nation. The Hackensack tribe of the Lenni-Lenape Nation hunted animals, gathered shellfish and cultivated crops on small parcels of land. The earliest known land conveyance in Jersey City was a grant from the Native Americans to the Dutch on November 22, 1630. The Dutch settled the area and used slave labor to maintain and operate their large farms. African-Americans comprised the majority of the slave labor and settled in the community after they were emancipated.

<sup>&</sup>lt;sup>1</sup> Images of America-Jersey City, Shalhoub, Patrick B., Arcadia Publishing, 1995; History and Forms of Government from Early Dutch Days to the Present Time, Grundy, J. Owen and Louis P. Caroselli, 1970, City of Jersey City web site, 1998; Historic Preservation Element to the Master Plan, City of Jersey, September, 1987.

The next settlers were Flemish, English and French Huguenot farmers and fisherman. The two main farming communities were Communipaw, located near Upper New York Bay and Bergen Village, located on the Palisades ridge. The English claimed the lands known as New Netherlands from the Dutch and the Dutch surrendered their colony on September 8, 1664. The Dutch recaptured the lost territory in 1672 but power was restored to England in 1674. In 1680, the Dutch Reformed Congregation erected a small stone church at the intersection of Vroom Street and Bergen Avenue in Old Bergen.

#### The Revolutionary War

The Paulus Hook Fort was constructed early in the Revolutionary War by the American revolutionaries. The Fort was captured by the British in September, 1776 and retaken by an American force led by Major Henry Lee in 1779. Later in the war a resident of Jersey City, Jane Tuers, learned of Benedict Arnold's plans to surrender West Point to the British and arranged for General George Washington to receive news of the conspiracy. This helped the American revolutionaries avert a loss that may have changed the course of the war.

#### **Railroads, Canals and Industry**

Jersey City's status as a major transportation and industrial center can be traced to the development of railroads, canals and ports in the nineteenth century. Several railroad companies located rail lines and terminals in Jersey City for freight, commuter, trolley and ferry services. The New Jersey Railroad established a rail line in 1837 which was taken over by the Pennsylvania Railroad in 1871. The terminal was expanded by the Pennsylvania Railroad, which provided train, trolley and ferry service. The Central Railroad of New Jersey established a railroad terminal and ferry slips on Communipaw Cove by 1863. The Morris Canal was built in the 1830's, starting in Phillipsburg and ending in Jersey City, near the present location of Liberty State Park. The Canal, which was filled in the 1920's, formed the boundary between Jersey City and Bayonne.

In 1825, the Drummer Brothers established the Jersey City Porcelain and Earthenware Company that was later known as Rouse & Turner's Pottery Works, where high quality ceramic products were manufactured. The Drummer family also established the Jersey City Glass Works in 1824 which produced glass until 1860, when a sugar refinery took over the site. Many industries operated successfully in Jersey City including Colgate, Lorillard Tobacco, Public Service Company and American Can Company.

#### International and Domestic Immigration

The first large wave of immigration in Jersey City consisted of Irish, German and British immigrants who settled in the City during the mid- to late 1800's. Between 1830 and 1880, a significant amount of land

was subdivided and housing was constructed to accommodate immigrants and native-born residents. The second wave of immigration included large numbers of Italian, Polish, Russian and Slovak newcomers who came to Jersey City between 1880 and 1920. A third wave of domestic migration occurred in the mid-twentieth century when African-American citizens from the rural south migrated to the northeast in search of employment in the region's many industries and an improved standard of living. Many of these newcomers to Jersey City settled in Bergen and Lafayette, which had an established African-American community dating to early in the City's history. The modern wave of immigration, which commenced in 1965, includes people of Puerto Rican, Asian Indian, Egyptian, Filipino and Haitian descent who have established growing communities in the City.

#### The Towns

Besides the historic communities of Bergen Village and Communipaw, which vanished long ago, there are several well-known historic communities in Jersey City. These include the Hamilton Park, Harsimus Cove, Paulus Hook and Van Vorst Park areas that have been designated as local, State and National Historic Districts. Other historic areas include Claremont, Greenville, Lafayette and Marion. They were once towns and villages that have been merged into modern Jersey City.

#### **BENEFITS OF HISTORIC PRESERVATION**

The benefits of historic preservation are many, but can be generally categorized as economic and civic benefits. The civic benefits of preservation include stabilization of potentially deteriorating older neighborhoods and housing stock, preservation of past culture and ways of life and maintenance of "living" history. Economic benefits include an increase in property values and the property tax base, job creation through rehabilitation and restoration and the indirect benefits of cultural tourism through increased local retail, restaurant and hotel activity. A study prepared for the New Jersey Historic Trust by the Rutgers University Center for Urban Policy Research<sup>2</sup> echoes the findings of many other studies on historic preservation that preservation activity increases property value, creates more jobs than new construction, and meets broad social objectives of funneling resources to existing developed areas. Residential preservation maintains a variety of housing types and focuses on the upgrade and retention of existing structures.

#### **HISTORIC RESOURCES**

A number of historically significant resources, including buildings, sites and districts, remain in Jersey City today. A number of resources have been listed in the New Jersey and National Registers of Historic Places as either districts such as Paulus Hook, or individual landmarks, such as William Dickinson High

<sup>&</sup>lt;sup>2</sup> Economic Impacts of Historic Preservation. Center for Urban Policy Research. May 1997.

School. Of the four historic districts in *on* the State and National Registers, four have been designated as local historic districts. Of the 21 individual resources in *on* the State and National Registers, two have been designated as local historic landmarks. Numerous other resources have been identified as eligible for inclusion in the State and National Registers, but require further study and official nomination.

#### Locally-Designated Historic Districts and Landmarks

The City has designated four local historic districts and thirteen local landmarks for protection, as shown in Table IX-1 and the Historic Preservation Map. They are the Hamilton Park, Harsimus Cove, Paulus Hook and Van Vorst Park Historic Districts as well as Ellis Island, William Dickinson High School, the Apple Tree House, Holland Street, the Hudson and Manhattan Railroad Powerhouse, the Pennsylvania Railroad Harsimus Branch Embankment, the Butler Brothers Warehouse, Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery, Great Atlantic & Pacific Tea Company Warehouse (Headquarters), Merchants' Refrigerating Company Warehouse, The Former Whitlock Cordage Site, Women's Club and Saint John's Episcopal Church. These resources are under the jurisdiction of the Historic Preservation Ordinance and Commission.

		Table IX-1	
		C DISTRICTS AND LANDMARKS, 2015	
	(	City of Jersey City, N.J.	1
Map ID #	Resource Name	Location	Date of Designation
1	Hamilton Park Historic District	6 <sup>th</sup> , 7 <sup>th</sup> , 8 <sup>th</sup> and 9 <sup>th</sup> Streets at Hamilton Park, Jersey Avenue to 10 <sup>th</sup> Street	2/1/77
2	Harsimus Cove Historic District	Portions of Jersey Avenue; Bay, Coles, Erie, First, Second, Third, Fourth, Fifth Streets; Manila Avenue	7/21/83
3	Paulus Hook Historic District	Portions of York, Grand, Sussex, Morris, Essex, Greene, Washington, Warren and Van Vorst Streets and Marin Boulevard	3/15/77
4	Van Vorst Park Historic District	Jersey Avenue; Varick, Barrow, Grove, Wayne, Mercer, Montgomery, York, Bright, Grand, Monmouth and Mercer Streets, Columbus Drive	2/1/77
5	William Dickinson High School (Jersey City High School)	2 Palisade Avenue	5/27/80
6	Ellis Island	Hudson River/Upper New York Bay	6/22/94
7	Apple Tree House	298 Academy Street	5/24/00
8	Holland Street	From Palisade Avenue to Paterson Plank Road	4/23/03
9	The Hudson and Manhattan Railroad Powerhouse	70-90 Bay Street	3/23/11
10	Pennsylvania Railroad Harsimus Branch Embankment	South Side of Sixth Street from Marin Boulevard to Brunswick Street	1/11/06
11	Butler Brothers Warehouse	335-341 Washington Street AKA 350 Warren Street	3/23/11
12	Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building and Bakery	124-130 Bay Street	3/23/11
13	Great Atlantic & Pacific Tea Company Warehouse (Headquarters)		3/23/11
14	Merchants' Refrigerating Company Warehouse 142-144 First Street		3/23/11
15	The Former Whitlock Cordage  160-170 Lafayette Street  5/14    Site  5/14		5/14/03
16	Women's Club  375 Fairmount Avenue  4/23		4/23/03
17	Saint John's Episcopal Church	118-120 Summit Avenue	6/19/13
Source: Je	ersey City Zoning Ordinance, as ame	ended.	



# LOCAL HISTORIC DISTRICTS AND LANDMARKS

9. The Hudson and Manhattan Railroad Powerhouse

- 1. Hamilton Park Historic District
- 2. Harsimus Cove Historic District
- 3. Paulus Hook Historic District
- 4. Van Vorst Park Historic District
- 5. William Dickinson High School
- 6. Ellis Island
- 7. Apple Tree House
- 8. Holland Street
- Butler Brothers Warehouse
  Great Atlantic & Pacific Tea Company Warehouse Auxiliary Building & Bakery
- 13. Great Atlantic & Pacific Tea Company Warehouse (Headquarters)

10. Pennsylvania Railroad Harsimus Branch Embankment

- 14. Merchants' Refrigerating Company Warehouse
- 15. The Former Whitlock Cordage Site
- 16. Women's Club
- 17. St. John's Episcopal

IX-6

# JERSEY CITY NJ





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The Historic Preservation Commission has recommended the designation of the West Bergen-East Lincoln Park Historic District as a local landmarked district to the Planning Board. The historic district was added to the State Register of Historic Places on December 29. 2014 and is expected to be nominated to the National Register of Historic Places early in 2015.

No other resources are immediately planned for local designation by the Commission at this time. However, fears of gentrification, mentioned in the 2000 Master Plan as a barrier to further designation efforts, have somewhat dissipated. In 2000, those fears were great enough to forestall continued historic preservation efforts outside the downtown area. However, today, those same neighborhoods have approached the Division of City Planning to request inclusion on the national, state and local Registers of Historic Places. The benefits of historic preservation: the success of the downtown districts, stable and/or increased property values, stabilization and recycling of older historic housing stock, the retention of historic fabric, the creation of jobs, potential cultural tourism, a heightened sense of and pride in place and a deeper sense of community appear to be strong incentives for state and national register designation as well as municipal landmarking of additional districts. Additionally, the continued demand and the ever increasing valuation of historic properties in the existing historic districts have led to housing within potential and eligible historic districts outside of the designated districts coming into greater demand. In the past, many unprotected historic resources and districts retained integrity due to simple inertia as well as a respect for their integrity. As Jersey City residents have been displaced by high rents and real estate values Downtown, and as new residents looking for attractive alternatives to New York City purchase homes in these areas, unprotected historic resources and neighborhoods have become increasingly desirable and are threatened by inappropriate renovations, tear downs, and new, incompatible construction. Given the renewed public desire for historic preservation outside of downtown, it is now appropriate to revisit the local designation of additional historic districts.

As per the recommendation of the Historic Preservation Commission, the boundaries of the West Bergen-East Lincoln Park Historic District shall be as follows:

Beginning at the northwestern corner of 178 Kensington Avenue where is located the St. Aloysius convent, shown as Block 16203, Lot 9 (as indicated on official tax maps, dated 2009, on file at the Jersey City Tax Assessor's Office), proceed southeast 1,346 feet along the rear property lines of the houses facing south on Kensington Avenue to the center line of Kennedy Boulevard at the northeast corner of Block 16402, Lot 33 (2511 Kennedy Boulevard). Turn northeast 830 feet along the center line of Kennedy Boulevard to the center of the intersection of Kennedy Boulevard and Duncan Avenue. Turn northwest along the centerline of Duncan Avenue a distance of 120 feet to the southwest corner of Block 16301, Lot 42 (2595 Kennedy Boulevard). Proceed northwest 125 feet along the western property line of Lot 40. From thence proceed 329 feet along the western boundary of Lot 40 and continuing in a line across Fairmount Avenue and northeast along Fairmount Terrace to the northwest corner of Block 14802, Lot 18 (384 Fairmount Avenue). Turn southeast and proceed southeast to northeast along the irregular rear property

lines of Lots 18 through 10 to the center line of Montgomery Street at the northwest corner of Block 14802, Lot 10 (2633 Kennedy Boulevard).

Proceed southeast 249 feet along the center line of Montgomery Street crossing Kennedy Boulevard to the northeast corner of Block 14906, Lot 1 (815 Montgomery Street). Thence continue south to southeast along the irregular rear property lines of Block 14906, Lots 1, 16, 15 and 14, crossing Britton Street and continuing southeast along the rear property line of Block 14905, Lot 28 (320 Fairmount Avenue) a distance of 125 feet, thence along the eastern property line of the same lot a distance of 132 feet to the center line of Fairmount Avenue, and thence 235 feet southeast along Fairmount Avenue to at the northeast corner of Block 16501, Lot 18 (297 Fairmount Avenue).

Turn southwest and continue along the irregular rear property lines of Block 16501, Lots 19, 21, 22, 23 and 24 and thence 114 feet southeast along the north side of Lot 23 to the centerline of Bergen Avenue. Then turn southwest along the center line of Bergen Avenue for a distance of 652 feet to the center of Bergen Avenue opposite the northwest corner of Block 16703, Lot 5 (654 Bergen Avenue) where is currently located the Jersey City YMCA building. Then follow the irregular north side of Lot 5 approximately 450 feet to the northeast corner of the lot, thence follow the irregular east side of Lot 5 approximately 193 feet to the southeast corner of the lot. Continue northwest along the irregular rear boundaries of Lots 18 to 28, and thence southwest along the rear of Lots 4 to 1, crossing Jewett Avenue and continuing southwest along the rear of a vacant lot at Block 16702, Lot 5 and thence southeast 139 feet along the north boundary of Lot 4 (630 Bergen Avenue) to the northeast corner of the Lot 4. Thence continue 93 feet southwest along the rear of Lot 4 to the southeast corner of the same lot. Continue northwest 297 feet along the south side of Lot 4 to the center line of Bergen Avenue north of its intersection with Kensington Avenue, turn southwest and following the center line of Bergen Avenue about one block or 330 feet the center of the intersection of Bergen Avenue and Belmont Avenue, and then turn southeast following the centerline of Belmont Avenue to the northeast corner of Block 16701, Lot 4 (596 Bergen Avenue). Follow the rear or eastern property lines of Lots 4 to 1 a distance of approximately 350 feet to center line of Emory Street opposite the southeast corner of Lot 1 (574 Bergen Avenue).

Follow the center line of Emory Street a distance of 161 feet northwest to the center line of Bergen Avenue, thence turn southwest and follow the center line of Bergen Avenue a distance of approximately 227 feet to the center of the intersection of Bergen Avenue and Brinkerhoff Street and thence 96 feet southeast along the center line of Brinkerhoff Street to opposite the northeast corner of Block 17906, Lot 7 (546 Bergen Avenue). Then follow the rear or eastern property lines of Lots 7 through 1 a distance of 254 feet southwest to the center line of Harrison Avenue.

Turn northwest and proceed 267 feet along the centerline of Harrison Avenue to the northeast corner of Block 18406, Lot 16 (145 Harrison Avenue), thence southwest 79 feet to the southeast corner of Lot 16. Turn northwest and proceed 1,950 feet following the irregular rear property lines of the houses facing north on Harrison Avenue comprised of Block 18406, Lots 16 to 1, crossing Kennedy Boulevard and continuing along the rear of the property lines of Block 18301, Lots 38 and 36 to 1 to the center line of West Side Avenue at the southwestern corner of Block 18301, Lots 1 (293 Harrison Avenue). Proceed northeast approximately 1,160 feet along the center line of West Side Avenue to opposite the southeast corner of St. Aloysius Church at Block 16204, Lot 1 (691 West Side Avenue). Continue northwest along the south side of Lot 1 a distance of 275 feet to the southwest corner of the lot, and then turn northeast following the west side of Lot 1 a distance of Avenue.

#### **State and National Registers of Historic Places**

Jersey City has historic resources of statewide and national significance, as evidenced by the broad range of buildings, sites and districts listed in the State and National Registers of Historic Places. The City currently has <del>29</del> **35** listings in the State and National Registers ranging from the Grace Van Vorst Church to the former Morris Canal and the Hamilton Park Historic District. These are depicted in the

Historic Preservation Map. There are three national landmarks in Jersey City: The Great Atlantic and Pacific Tea Company Warehouse, the Holland Tunnel and the Statue of Liberty National Monument. The complete listing of buildings, sites and districts in the State and National Registers is shown below in Table IX-2.

		Table IX- 2	
	NEW JERSEY AND NAT	IONAL REGISTERS OF HISTORIC PL	ACES, 2015
		City of Jersey City, N.J.	
Map ID #	Resource Name	Location	Register and Date of Listing*
1	Dr. William Barrow Mansion (Ionic House)	83 Wayne Street	SR: 12/20/76 NR: 5/02/77
2	Fairmount Apartments	2595 Kennedy Boulevard	SR: 12/09/94 NR: 3/03/95
3	Fickens Warehouse	750-766 Grand Street	SR: 5/01/84 NR: 6/14/94
4	Great Atlantic and Pacific Tea Company Warehouse	Provost Street between First and Bay Streets	SR: 6/02/78 NR: 6/02/78 (National Historic Landmark)
5	Grace Van Vorst Church	268 Second Street	SR: 5/24/79 NR: 8/01/79
6	Hamilton Park Historic District	6 <sup>th</sup> , 7 <sup>th</sup> , 8 <sup>th</sup> and 9 <sup>th</sup> Streets at Hamilton Park	SR: 4/27/78 NR: 1/25/79
7	Hamilton Park Historic District Extension	Jersey Avenue to 10 <sup>th</sup> Street	SR: 10/01/82 NR: 12/02/82
8	Harsimus Cove Historic District	Portions of Jersey Avenue; Bay, Coles, Erie, First, Second, Third, Fourth, Fifth Streets; Manila Avenue	SR: 10/15/87 NR: 12/09/87
9	Holland Tunnel	Terminus of U.S. Routes 1 & 9 and N.J. Turnpike Hudson County Extension (I-78); east of Provost Street	NR: 11/04/93 (National Historic Landmark)
10	Hudson and Manhattan Railroad Powerhouse	70-90 Bay Street	NR: 11/23/2001
11	Hudson County Court House	583 Newark Avenue	SR: 6/12/70 NR: 8/25/70
12	Jersey City Central Railroad Terminal	Audrey Zapp Drive (formerly Johnston Avenue)	SR: 8/27/75 NR: 9/12/75
13	Jersey City YMCA		SR: 1999 NR: 1999
14	William Dickinson High School (Jersey City High School)2 Palisade AvenueSR: 12/23/81 NR: 0		SR: 12/23/81 NR: 6/01/82
15	Jersey City Medical Center	Montgomery Street, Cornelison Avenue, Clifton Place and Baldwin Avenue	SR: 3/19/85 NR: 11/27/85

	NEW JERSEY AND NATIONAL	le IX- 2 (cont'd.) REGISTERS OF HISTORIC PLACES, 2015 <sup>-</sup> Jersey City, N.J.		
Map ID #	Resource Name	Location	Register and Date of Listing*	
16	Jersey City Reservoir 2 and 3 Complex	Central and Reservoir Avenues	SR: 4/10/2012 NR: 8/27/2012	
17	Labor Bank Building	26 Journal Square	SR: 5/01/84 NR: 6/14/84	
18	Lembeck and Betz Eagle Brewing Company District	9 <sup>th</sup> , 10 <sup>th</sup> and Manila Streets, Marin Boulevard	SR: 5/17/84 NR: 6/21/84	
			(Demolished c. 1997)	
19	Loew's Theater	54 Journal Square	SR: 8/15/85	
20	Morris Canal	Hackensack River near Communipaw Avenue, south paralleling Route 440 to the border with Bayonne, north paralleling the N.J. Turnpike Hudson County Extension to Morris Canal Big Basin near Liberty State Park	SR: 11/26/73 NR: 10/01/74	
21	Newkirk House	510 Summit Avenue	SR: 11/07/79	
22	Old Bergen Church	Bergen and Highland Avenues	SR: 6/13/73 NR: 8/14/73	
23	Paulus Hook Historic District	Portions of York, Grand, Sussex, Morris, Essex, Greene, Washington, Warren and Van Vorst Streets	SR: 8/07/81 NR: 6/21/82	
24	Paulus Hook Historic District Extension	Portions of York and Van Vorst Streets, Marin Boulevard	SR: 3/12/85 NR: 5/13/85	
25	Pennsylvania Railroad Harsimus Branch Embankment	Parallels Sixth Street, between Brunswick Street to Marin Blvd	SR: 12/29/99	
26	Pohlmann's Hall	154 Ogden Avenue	SR: 7/09/85 NR: 9/05/85	
27	St. Anthony of Padua Roman Catholic Church	457 Monmouth Street	SR: 12/24/2003 NR: 3/22/04	
28	Stanley Theater	2932 J.F.K. Boulevard	SR: 5/12/81	
29	Staten Island Ferry Route and Terminal Sites	Upper New York Bay	SR: 5/08/75	
30	Statute of Liberty National Monument (Including Ellis Island)	Hudson River/Upper New York Bay	SR: 5/27/71 NR: 10/15/66 (National Historic Landmark)	
31	U.S. Post Office	Washington and Montgomery Streets	SR: 1/31/86	
32	Van Vorst Park Historic District	Jersey Avenue; Varick, Barrow, Grove, Wayne, Mercer, Montgomery, York, Bright and Grand Streets	SR: 8/02/78 NR: 3/05/80	
33	Van Vorst Park Historic District Extension	Wayne, Barrow, Bright, Varick, Montgomery, York, Monmouth and Mercer Streets; Jersey Avenue; Columbus Drive	SR: 8/21/84 NR: 10/11/84	

	Та	ble IX- 2 (cont'd.)	
	NEW JERSEY AND NATIONAL	REGISTERS OF HISTORIC PLACES	, 2015
	City c	f Jersey City, N.J.	
Map ID #	Resource Name	Location	Register and Date of Listing*
34	Van Wagenen House      298 Academy Street      SR: 6/20/2005 NR:		SR: 6/20/2005 NR: 8/16/2005
35	West Bergen-East Lincoln Park Historic DistrictBergen, Harrison, West Side, Kensington Avenues, Kennedy Boulevard, Montgomery Street and Fairmount AvenueSR: 12/29/2014		
* SR - Stat	e Register of Historic Places; NR - N	lational Register of Historic Places	
**The Lem	beck and Betz structure has been de	emolished, however, the district remains	s intact.
	rtment of the Interior National Regist	Historic Places, 1970-1995, NJDEP, H er Information System; Various other in	

#### **Additional Historic Resources**

In addition, the City also has several hundred buildings, sites and districts that are potentially eligible for listing on the State and National Registers of Historic Places, as identified in the Phase 2 Cultural Resources Survey performed for the City in the late 1980s (see Appendix A). These resources should be prioritized by the Commission for official nomination to the State and National Registers, and as local landmarks.

#### HISTORIC PRESERVATION ORDINANCE

In order to protect its resources, the City has adopted an historic preservation ordinance, found within the Land Development Ordinance, to regulate alterations to local landmarks and development within local historic districts. The ordinance was originally adopted in 1974, amended in 1989 and most recently amended in 2001. The historic preservation ordinance creates the regulatory framework for the preservation of historic resources and establishes an Historic Preservation Officer and an Historic Preservation Commission.

#### **Regulatory Framework**

The Historic Preservation ordinance contains information standards for rehabilitation, restoration and infill development within districts and for landmarks and Commission procedures. The ordinance should be amended regarding the designation procedure for resources, which is the review and recommendation of the Historic Preservation Commission, the review and recommendation of the Planning Board and the approval of the City Council. The ordinance is structured so that the historic districts are located in their

own zoning districts, and are subject to zone-specific standards. There are several elements of the ordinance that require modification due to insufficient information or inconsistencies. They are as follows:

#### Standards for Infill within Historic Districts

The local historic districts have experienced incompatible infill development, which undermines the character and value of the historic districts. The design standards for infill development are insufficient and should be supplemented with specific standards, including a requirement to meet the prevailing height and setback of adjacent structures facing the same street, as well as structures across the street. The Design Guidelines contained in the Urban Design Element can serve as the basis for standards that should be implemented in the Historic Preservation Ordinance.

#### Definitions Section

The definitions section of the ordinance should be reconciled with the definitions section of the main body of the Zoning Ordinance to ensure consistency between the two.

#### **Historic Preservation Officer**

The Historic Preservation Officer processes development applications within the four historic districts and the two local landmarks to ensure consistency with established design standards for rehabilitation and infill development, and zoning standards within the historic districts. Projects that are larger in scale or that require Planning Board or Zoning Board of Adjustment review, are referred by the Historic Preservation Officer to the Historic Preservation Commission for review and comment. According to the Historic Preservation Officer, approximately 500 such applications are processed per annum.

#### **Historic Preservation Commission**

The Historic Preservation Commission recommends districts and landmarks for designation to the City Council, specifies development standards and prescribes the process used to review development applications. The Historic Preservation Commission consists of 9 appointed members with two alternates and as of January 2015, two Historic Preservation Officers who serve as staff. The Commission members must meet prescribed qualifications criteria. All Commission members must have a demonstrated interest, competence or knowledge in historic preservation. The Commission has been given the power, via ordinance, to:<sup>3</sup>

• Identify, record and inventory all buildings, sites or landscape features of significant historical or architectural value based upon the standards of the U.S. Department of the Interior...

<sup>&</sup>lt;sup>3</sup> Zoning Ordinance, City of Jersey City, Section 345-88, p.34605.

- Advise and assist City officers, boards and other bodies...on all matters which have potential impact on the landmark buildings, sites, structures, object or landscape features in the City or on the ambiance of an historic district.
- Recommend to the Planning Board and City Council the establishment and boundaries of additional historic districts...
- Recommend to the Board of Adjustment and Planning Board the grant or denial of development applications...
- · Issue certificates of appropriateness, certificates of no effect or notice to proceed...

The Historic Preservation Commission serves in an advisory capacity to the Planning Board and Zoning Board of Adjustment. It reviews all proposals for development before the Boards that will either alter a landmark or occur within an historic district. The Commission may recommend the approval or denial of an application based upon its affect on the landmark or historic district in question, and compliance with the standards of the historic preservation ordinance. Approvals are granted through a certificate of appropriateness, a certificate of no effect or a notice to proceed in cases of emergency. Appeals of Commission decisions are heard by the Zoning Board of Adjustment. All proposed development in the historic districts on regulated properties is subject to the zoning standards contained within the historic preservation ordinance.

The Historic Preservation Commission also serves in an advisory capacity to the City Council for the designation of landmarks and historic districts. The Commission, at the request of the Council, may review and comment on applications for local landmark or historic district status. Its recommendation is non-binding and the Council is the sole body authorized to designate a landmark or historic district under the historic preservation ordinance. The Commission must use the U.S. Department of the Interior's National Register Criteria for Evaluation to determine if a property or district is eligible for designation as a landmark or historic district. Planning Board review and recommendation and City Council approval is necessary. In addition, all landmarks and historic districts listed on the State and National Registers of Historic Places are eligible for local designation.

#### RECOMMENDATIONS

#### **General Recommendations**

• The procedures and design standards of the Historic Preservation Ordinance for maintaining historic structures should be followed and maintained, except for those amendments recommended herein such as the reconciliation of the Zoning Ordinance definitions with those of the Historic Preservation

Ordinance, and compliance of structures owned by non-profits with use and bulk standards of the historic districts.

- Removal and below-grade placement of all over-head utility services should be a priority in all historic districts, with the exception of HBLRTS catenary systems and associated support and utility structures.
- The list of permitted uses in historic districts should be reviewed and evaluated. Uses that lend themselves to historic districts and adaptive reuse, such as bed and breakfasts, should be considered.

#### **Certified Local Government Status**

In order to better protect the cultural resources within Jersey City, the Commission should to achieve designation as a Certified Local Government. Status as a Certified Local Government will afford the Commission opportunities to receive matching grants from the federal government for historic studies and preservation efforts such as planning and education projects and historic register nomination plans. In order to achieve Certified Local Government status, local governments must be certified by the State Historic Preservation Officer as meeting State and Federal program requirements for the designation and protection of historic properties and districts in the City. It is recommended that the Historic Preservation Officer for compliance review as the first step toward achieving Certified Local Government status.

#### Increase Public Awareness and Acceptance of Historic Preservation

Historic preservation in Jersey City has suffered in recent years due to misperceptions about the economic implications of historic designation at all levels. The importance of historic preservation from both cultural and economic perspectives should be disseminated to the public and policy makers. The Historic Preservation Commission should focus their efforts on re-educating property owners and policy makers of the significant benefits of preservation, including increases in property value and retention of cohesive neighborhood character. Along with the economic benefits of preservation, property owners should be informed of State and federal funding and technical assistance for rehabilitation and restoration, including the federal Investment Tax Credit Programs.

Other City departments and services can also help in the historic preservation effort in the following ways:

- The Building Division and Police Department can discourage non-demolition salvage operation of architectural elements from vacant buildings.
- The Jersey City Public Library can serve as the City repository for historic resources information.

• The Jersey City Public Schools can include preservation curricula in civics, history and art classes at all grade levels to promote awareness at younger ages.

If the Commission achieves Certified Local Government status, funding for such educational campaigns could be obtained.

#### Local Designation of Additional Resources

The City has the ability to designate additional historic resources as local historic districts and landmarks. The historic resources contained on the State and National Registers of Historic Places should be locallydesignated, especially those that are publicly-owned. Resources that are not adequately maintained by private interests should be targeted for local public acquisition and adaptively reused for public purposes. Historic public buildings that are sold should encumbered by a protective easement that will maintain the historic character of the buildings. Consideration should be given to landmarking additional neighborhoods and properties as Local Historic districts and Landmarks, specifically Bergen Hill, using the Designation Report of 1977 by Columbia University as well as Sparrow Hill in the Heights. All existing Cobblestone Streets and yellow brick roads as well as additional statues, memorials, monuments in municipal parks should be considered for individual landmarking.

The resources inventoried in Appendix A should re-examined under a new citywide Historic Preservation Survey. Integral resources should be prioritized for eventual local designation and nomination to the Municipal, State and National Registers.

## **APPENDIX A**

### PHASE 2 SURVEY OF WARD A, JERSEY CITY

## List of Sites Eligible for the National Register

## Phase 2, Ward A Sites Eligible for the National Register

0906-A3	JFK 2	1801-5 J.F. Kennedy Boulevard
0906-A3	JFK 3	Jersey City Free Library – 1843 J.F. Kennedy Boulevard
0906-A3	JFK 3	1855 J.F. Kennedy Boulevard
	_	
0906-A3	JFK 6	1887 J.F. Kennedy Boulevard
0906-A3	LEM 2	283 Lembeck Avenue
0906-A3	SUL 1	Van Leer Containers - Alex Sullivan Drive (Lembeck to Linden)
0906-A4	DAN 1	110 Danforth Avenue
0906-A4	DAN 4	Public School Number 20 - 160 Danforth Avenue
0906-A4	DAN 7	206 Danforth Avenue
0906-A4		St. Paul's Church Complex
GRNV 1,2	OLBERG 2	10-24 Greenville Avenue, 183 Old Bergen Road
0906-A4	LEM 4	St. Ann's R.C. Home for the Aged - 148 Lembeck Avenue
0906-A5	CAT 1	36-8 Cator Avenue
0906-A5	DAN 2	46 Danforth Avenue
0906-A5	GAR 5	232 Garfield Avenue
0906-A5	LIN 5	30 Linden Avenue
0906-A5	LIN 18	93 Linden Avenue
0906-A5	LIN 20	101 Linden Avenue
0906-A5	OC 3,4	Grace P.E. Church - 154 Ocean Avenue
0906-A5	OC 9, 10	164, 168 Ocean Avenue
0906-A5	OC 11	Trust Company of New Jersey - 165 Ocean Avenue
0906-A6	JFK 1	Public School Number 34 - 1830 J.F. Kennedy Boulevard
0906-A6	OC 1	301 Ocean Avenue
0906-A6	OC 2	Bayview Cemetery Gate – Ocean Avenue at Chapel Avenue
0906-A6	WAR 3	Church of the Redeemer – 33-7 Warner Avenue
0906-A7	BAYPK 1	500 Bayside Park Drive
0906-A7	BER 7	Corinthian Baptist Church - 132 Bergen Avenue
0906-A7	MLK 4,5	Sacred Heart R.C. Church Complex - 210-16 MLK Drive
		183 Bayview Avenue
0906-A7	MLK 6	First Fidelty Bank - 263 MLK Drive
0906-A7	OC 3	J.C. Fire Truck #4, Engine Co., #22 - 468 Ocean Avenue
0906-A7	OC 9	Hudson City Savings Bank - 532-4 Ocean Avenue
0906-A7	STEG 1	67 Stegman Street
0906-A7	STEV 5,6	Mount Olive Pentecostal Faith Church; 150-2 Stevens Avenue
0906-A7	VANN 1	27 Van Nostrand Avenue
0906-A7	WILK 1, 2, 3	1; 11-39 Wilkinson Avenue

#### PHASE 2 SURVEY OF WARD A, JERSEY CITY

#### List of Sites Eligible for the National Register

## National Register Sites in Ward A

There are no National Register Sites in Ward A

Sites Determined Eligible for the National Register in Ward A			
0906-A4	LIN 4	Engine Company Number 13 - 152 Linden Avenue	
0906-A		Greenville Yard Piers	

## PHASE 2 SURVEY OF WARD B, JERSEY CITY

#### List of Site Eligible for the National Register

## Phase 2, Ward B Sites Eligible for the National Register

0906-B3	JFK 1	Hepburn Hall, Jersey City State College - 2051-9 J.F. Kennedy Boulevard
0906-B3	WOO 1, 2, 3	389-407; 388-408 Woodlawn Avenue
0906-B3	WS 1	Miss America Diner; 322 West Side Avenue
0906-B4	CLE 1	140-142 Clendenny Avenue
0906-B4	CLE 6	99 Clendenny Avenue
0906-B4	CLE 6	215 Clendenny Avenue (there are 2 CLE 6's)
0906-B4	CLT 1	260-2 Claremont Avenue
0906-B4	EG 1	180 Ege Avenue
0906-B4	EG 11	Our Lady of Victories School - 238 Ege Avenue
0906-B4	EG 15	279 Ege Avenue
0906-B4	LEX 4, WS 19	124 Lexington Avenue, 548-50 West Side Avenue
0906-B4	LEX 6	164 Lexington Avenue
0906-B4	LEX 7	168 Lexington Avenue
0906-B4	ROO 2	51 Roosevelt Avenue
0906-B4	ROO 6	77-9 Roosevelt Avenue
0906-B4	UN 11	315 Union Street
0906-B4	UN 14	Public School Number 33 - 362 Union Avenue
0906-B4	UN 15	389 Union Street
0906-B4	V I 2	Public School Number 24 - 220 Virginia Avenue
0906-B4	WS 1	374-8 West Side Avenue, Also 346-70 Claremont Avenue
0906-B4	WS 10	452-4 West Side Avenue
0906-B4	WS 13	477 West Side Avenue
0906-B4	WS 17	510-22 West Side Avenue
0906-B4	WS 19	See 0906-B4 LEX 4
0906-B4	WS 20	561-3 West Side Avenue
0906-B5	HAR 3	First Church of Christ Scientist - 154-6 Harrison Avenue
0906-B5	HAR 13	292 Harrison Avenue
0906-B5	JFK 2	Temple Beth-EL – 2415-31 J.F. Kennedy Boulevard
0906-B5	LPK	Lincoln Park
0906-B5	WS 1, 2, 3, 4	St. Aloysius Roman Catholic Church Complex - 691-703 West Side Avenue
		178 Kensington Avenue
0906-B6	FRW 1	162-4 Fairview Avenue
0906-B6	FRW 2	187, 187A, 189 Fairview Avenue
0906-B5		West Bergen Historic District
onal Register	Sites in Ward B	
e are no Natior	nal Register Sites ir	Ward B
		tional Register in Ward B
0906-B4	BOY 5	Engine Company No. 17 - 106-10 Boyd Avenue

## PHASE 2 SURVEY OF WARD C, JERSEY CITY

#### List of Sites Eligible for the National Register

## Phase 2, Ward C Sites Eligible for the National Register

0909-C2	BDY 1	P.S. 23 - 15-29 Broadway (143 Romaine Avenue)
0906-C2	BDY 5	Our Lady of Mount Carmel Church & Rectory – 99-101 Broadway
0906-C2	BDY 6	Manhattan Tobacco Warehouse - 106-8
0906-C2	BDY 7	Watch Factory - 124 Broadway
0906-C2	SI 3	P.S. 35 - 289 Sip Avenue
0906-C2	STY 2	112-6 Stuyvesant Avenue
0906-C2	VW 1	39-41 Van Wagenen Avenue
0906-C3	BER 6	Commercial Trust Company of N.J 729 Bergen Avenue
0906-C3	BER 11	Bergen Theater Building
0906-C3	BRI 3	17-19 Britton Street
0906-C3	DUN 1-8	10-14, 16-18, 22-26, 28, 36, 38-48, 54, 56 Duncan Avenue
		(see Ward B, West Bergen Historic District)
0906-C3	DUN 13	Public School No. 17 - 126-8 Duncan Avenue
0906-C3	DUN 14	138-42 Duncan Avenue
0906-C3	FMT 1	297-303 Fairmount Avenue
0906-C3	FMT 6	318 Fairmount Avenue
0906-C3	FMT 10	333 Fairmount Avenue
0906-C3	FMT 11	Melbro Towers Apartments - 340 Fairmount Avenue
0906-C3	FMT 22-24A	379-81, 382, 384, 386 Fairmount Avenue
0906-C3	GLW 1	19-21 1/2 Glenwood Avenue
0906-C3	GLW 3-6	54-6, 58, 60, 64-6 Glenwood Avenue
0906-C3	HIL 12, 3	41, 45 Highland Avenue
0906-C3	KEN 1	The Duncan Apartments, 2600 Kennedy Boulevard
		(see Ward B, West Bergen Historic District)
0906-C3	KEN 2	The Fairmount Hotel, 2595 Kennedy Boulevard
		(see Ward B, West Bergen Historic District)
0906-C3	KEN 4	Parmley Memorial Baptist Church, 2608 Kennedy Boulevard
0906-C3	KEN 5	2614 Kennedy Boulevard
0906-C3	KEN 6	2624 Kennedy Boulevard
0906-C3	KEN 7	2627 Kennedy Boulevard
0906-C3	KEN 8	2633 Kennedy Boulevard
0906-C3	MTG 2, 3	761, 763A, B Montgomery Street
0906-C3	MTG 4	Seventh Police Precinct, 765-9 Montgomery Street
0906-C3	MTG 9	802-4 Montgomery Street
0906-C3	MTG 15	891-3 Montgomery Street
0906-C4	BAL 2	C.F. Mueller Company, 168-184 Baldwin Avenue
0906-C4	BE 1	St. Aedan's Church Complex, 790-804 Bergen Avenue
0906-C4	JOR 7	88-90 Jordan Avenue
0906-C4	MTG 7	Jersey City Armory, 664 Montgomery Street (251-281 Summit Avenue)
0906-C4	TU 8	70-78 Tuers Avenue (81-89 Vroom Street)
0906-C4	VRM 5	115-7 Vroom Street
0906-C4	WAY 6	461 Wayne Street

## PHASE 2 SURVEY OF WARD C, JERSEY CITY

#### List of Sites Eligible for the National Register

0906-C6	CLE PSK1	General Pulaski Skyway
0906-C6	CVT 1	34-6 Covert Street
0906-C6	JMS 1	15-17 James Street
0906-C6	LAH 1	91 Larch Avenue
0906-C6	NE 1	P. Lorrilard Factory Complex, 888 Newark Avenue
0906-C6	NE 2	Endicott & Johnson Shoe Factory, 930 Newark Avenue
0906-C6	ST. P1, 1b	American Can Company Complex, 315-61 St. Paul's Avenue
0906-C7	COT 2	20-24 Cottage Street
0906-C7	COT 3	54 Cottage Street
0906-C7	H1, 3	St. Paul's Evangelical Lutheran Church, 440, 442-6 Hoboken Avenue
0906-C7	KEN 2, 3, 4	St. John's R.C. Church Complex, 3018, 3026, 2046-52 Kennedy Boulevard
0906-C7	KEN 5	P.S. 31, 3055 Kennedy Boulevard
0906-C7	LBTY 1	20 Liberty Avenue
0906-C7	LBTY 2	63-85 Liberty Avenue
0906-C7	LBTY 3	Brunswick Laundry, 68-72 Liberty Avenue
0906-C7	STP 2	283-7 St. Paul's Avenue
0906-C7	SUM 2	Summit Avenue Baptist Church, 569-73 Summit Avenue (also 0906-C8 Sum 5)
0906-C8	ACA 2	Van Wagenen Homestead, "The Apple Tree House", 198 Academy Street
0906-C8	BER 3	Bergen Square Building (Lincoln Trust Company Building), 880 Bergen Avenue
0906-C8	BER 5	896 Bergen Avenue
0906-C8	BER 6	903 Bergen Avenue
0906-C8	COT 3	23 Cottage Avenue
0906-C8	HI 1	24-28 Highland Avenue
0906-C8	HI 2	38-40 Highland Avenue
0906-C8	KEN 4	2752 Kennedy Boulevard
0906-C8	KEN 8a	2775 Kennedy Boulevard
0906-C8	KEN 9	The Summit Apartment House, 2781-91 Kennedy Boulevard
0906-C8	KEN 11	Simpson Grace Methodist church, 2811 Kennedy Boulevard
0906-C8	KEN 16	State Theater, 2852 Kennedy Boulevard
0906-C8	PAV 1	595-7 Pavonia Avenue
0906-C8	SI 1	57-9 Sip Avenue
0906-C8	SI 6	Sevilla Apartments, 182-198 Sip Avenue
0906-C8	SI 7	Engine Company 15, 200 Sip Avenue
0906-C8	SMI 1	18-22 Smith Street
0906-C8	TON 8	Mayflower Apartment Hotel, 65 Tonnele Avenue
0906-C8	TON 11	88-94 Tonnele Avenue
0906-C8	VRA 8	49-59 Van Reypen Street
0906-C8	VRS 6	Alcazar Apartments, 68-70 Van Reypen Street
0906-C8	VRS 8	Stockadian Apartments, 76-90 Van Reypen Street
0906-C8	VRS 10	Shelbourne Apartments, 83-9 Van Reypen Street
0906-C9	BAL 1	Scott Printing Company Building, 190 Baldwin Street
0906-C9	BAL 4-6	St. Joseph's Church Complex, 253-7, 264, 263-9 Baldwin Avenue
(ALSO PAV 4)		503-5, 511, 531-9 Pavonia Avenue, 72 Magnolia Avenue
0906-C9	BAL 11a	282 Baldwin Avenue
0906-C9	CHT 5	145-7 Chestnut Avenue

		PHASE 2 SURVEY OF WARD C, JERSEY CITY
		List of Sites Eligible for the National Register
0906-C9	CHT 6	146 Chestnut Avenue
0906-C9	CHT 7, 8	161-7 Chestnut Avenue
0906-C9	HEN 3	31 Henry Street
0906-C9	MAG 9	75 Magnolia Avenue
0906-C9	MAG 18	Granada Apartment, 129 Magnolia Avenue
0906-C9	NEWA 1	515-7 Newark Avenue
0906-C9	NEWA 3	558-60 Newark Avenue
0906-C9	O 1	27-9 Oakland
0906-C9	PAV 3	510 Pavonia Avenue
0906-C9	PAV 6	545 Pavonia Avenue
0906-C9	PAV 8	Hudson County Jail and Power House, 55-80 Pavonia Avenue
0906-C9	S 1	Firehouse 7, 666 Summit Avenue
0906-C10	SP 1	P.S. 6, 98-108 St. Paul's Avenue
0906-C11	BAL 1, 2, 6	375-89, 376-82, 391-3 Baldwin Avenue
0906-C11	CON 3	61 Concord Street
0906-C11	FLT 4, 5	67-9, 64-74 Fleet Street
0906-C11	LAD 4	59 Laidlaw Avenue
0906-C11	PAL 1	74 Palisade Avenue
0906-C11	PAL 3	104-10 Palisade Avenue
0906-C11	PAL 4	124-30 Palisade Avenue
0906-C11	PAL 15	191 Palisade Avenue
0906-C11	PAL 17	203-5 Palisade Avenue
0906-C7		Newark Avenue-Five Corners Historic District
0906-C8		Journal Square Historic District
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ational Register	Sites in Ward B	
1.	-	ormed Church, 797-809 Bergen Avenue
2.		Bank Building, 26 Journal Square
3.	Hudson County Courthouse, Newark Avenue at Baldwin Avenue	
4.		on High School, 2 Palisade Avenue
5.	Newkirk House	510 Summit Avenue (State Register)
ites Determined	Eligible for the Na	ational Register
1.	Stanley Theate	r, 2932 Kennedy Boulevard (State Register)
1.		

## PHASE 2 SURVEY OF WARD D, JERSEY CITY

#### List of Sites Eligible for the National Register

## Phase 2, Ward D Sites Eligible for the National Register

	-	
0906-D1	BEA 3	20 Beach Street
0906-D1	CAR 5	26 Carlton Avenue
0906-D1	CAR 6	45 Carlton Avenue
0906-D1	JFK 11	3218 J.F. Kennedy Boulevard
0906-D1	MAN 5	189193 Manhattan Avenue
0906-D1	MAN 10	194 Manhattan Avenue
0906-D1	SPR 1	Reservoir No. 2
0906-D2	BOOR 3	61 Booream Avenue
0906-D2	BOOR 7	90 Booream Avenue
0906-D2	FER 1	119 Ferry Street (see 0906-D5, FER 3,4)
0906-D2	JEF 4, WA 6	116 Jefferson Avenue, 69 Waverly Street
0906-D2	NY 2	127 New York Avenue
0906-D2	PAL 7	Belvedere Court Apartments, 264-70 Palisade Avenue
0906-D2	PAL 10	Jersey City Municipal Offices, 325 Palisade Avenue
0906-D2	PAL 13	357 Palisade Avenue
0906-D2	SUM 1	Reservoir No. 3
0906-D3	CO 3	40-8 Columbia Avenue
0906-D3	GRC 3	120 Grace Street
0906-D3	JFK 1 and 2	Leonard Gordon Park
0906-D3	JFK 3a	3433-39 J.F. Kennedy Boulevard
0906-D3	JFK 7	3451 J.F. Kennedy Boulevard
0906-D3	JFK 15	St. Anne's R.C. Church, 3557 J.F. Kennedy Boulevard
0906-D3	NEL 9	101-3 Nelson Avenue
0906-D3	NOR 2	258 North Street
0906-D3	POP 3	97 Poplar Street
0906-D3	BOW 1	135 Bowers Street
0906-D4	BOW 1 BOW 2	Central Avenue Reformed Church, 137-9 Bowers Street
0906-D4	BOW 2 BOW 5	180 Bowers Street
0906-D4	CEN 12	357-9 Central Avenue
0906-D4	HUT 7	179 Hutton Street
0906-D4		
0906-D4	JFK 3	3410-16 J.F. Kennedy Boulevard 3572 J.F. Kennedy Boulevard
	JFK 10	
0906-D4	LIN 12	128 Lincoln Street 9 Sherman Place
0906-D4	SHERP 1	
0906-D4	SHERP 2	15 Sherman Place
0906-D4	SHERP 8	74 Sherman Place
0906-D4	SHERP 9	47-53 Sherman Place
0906-D4	SOU 3	133 South Street
0906-D4	SUM 5	895 Summit Avenue
0906-D4	SUM 6	897 Summit Avenue
0906-D4	SUM 7	901 Summit Avenue
0906-D4	SUM 9	912 Summit Avenue

## PHASE 2 SURVEY OF WARD D, JERSEY CITY

#### List of Sites Eligible for the National Register

		List of Sites Eligible for the National Register
0906-D4	SUM 10	918 Summit Avenue
0906-D4	SUM 14	Second Reformed Church of Hudson City, 936 Summit Avenue
0906-D4	SUM 18	962-68 Summit Avenue
0906-D4	SUM 20	977 Summit Avenue
0906-D4	SUM 24	1105 Summit Avenue
0906-D4	SUM 25	1106-12 Summit Avenue
0906-D4	SUM 26, 28	1129-35 Summit Avenue
0906-D4	SUM 30	1138-40 Summit Avenue
0906-D4	SUM 38	1204-12 Summit Avenue
0906-D4	THOR 2	15-17 Thorne Street
0906-D4	ZAB 2	19 Zabriskie Street
0906-D5	BOW 2	The Greater Prayer Chapel (formerly St. Trinitatis), 66-8 Bowers Street
0906-D5	CEN 5	Sixth Precinct Police Station, 284 Central Avenue
0906-D5	CEN 6	286 Central Avenue
0906-D5	CEN 19	462 Central Avenue
0906-D5	CEN 20	former P.S. 7, 464-70 Central Avenue
0906-D5	FER 3, 4	St. Nicholas Church Complex, 112-22 Ferry Street
D2	FER 1	119 Ferry Street
0906-D5	FRA 6	138 Franklin Street
0906-D5	HAN 10	Public School No. 28, 139 Hancock Avenue
0906-D5	HAN 15	St. Paul of the Cross Church, 160 Hancock Avenue
0906-D5	HUT 5	85-7 Hutton Street
0906-D5	MAN 4	24 Manhattan Avenue
0906-D5	PAL 1	369-71 Palisade Avenue
0906-D5	PAL 21	The Van Vorst House, 531 Palisade Avenue
0906-D5	SHE 4	44-50 Sherman Avenue
0906-D5	SHE 6	Talmud Torah Associates, 100-2 Sherman Avenue
0906-D5	SHE 8	120-4 Sherman Avenue
0906-D5	SHE 10	Congregation Mount Sinai, 128-30 Sherman Avenue
0906-D5	WEB 2	123-5 Webster Avenue
0906-D5	WEB 2	122-34 Webster Avenue
0906-D5	WEB 9	Neumann's Hall – 158 Webster Avenue
0906-D5	OG 2	108-110 Ogden Avenue
0906-D6	OG 2 OG 7	
		153 Ogden Avenue
0906-D6	OG 22	248 Odgen Avenue
0906-D6	OG 24	252-60 Ogden Avenue
0906-D6	OG 27	268-72 Ogden Avenue
0906-D6	OG 28	267-71 Ogden Avenue
0906-D6	OG 31	338-40 Ogden Avenue
0906-D6	OG 33	348 Ogden Avenue
0906-D6	OG 39	395 Ogden Avenue
0906-D6	PAL 1	The Clothilde Apartments, 300 Palisade Avenue
0906-D6	PAL 5	316 Palisade Avenue
0906-D6	PAL 6	PSE&G Transformer Station, 324 Palisade Avenue
0906-D6	PAL 9	334 Palisade Avenue

		PHASE 2 SURVEY OF WARD D, JERSEY CITY			
List of Sites Eligible for the National Register					
National Register Sites in Ward D					
There are no Nationa	al Register Sites	in Ward D			
State Register Sites	6				
90906-D6	OG 8	154 Ogden Avenue			
Sites Determined E	ligible for the N	lational Register			
0906-D2	CEN 5	Engine Company #18, 218 Central Avenue			
0906-D3	LIN 2	Engine Company #11, 152 Lincoln Street			
0906-D4	IRV 5	Engine Company #14, 46 Irving Street			
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		PHASE 2 SURVEY OF WARD E, JERSEY CITY	
	Lis	st of Properties and Districts Eligible for the National Register	
0906-E23		248 Brunswick Street & American Railway Express Building,	
E24 , E273F		262 Brunswick Street	
0906-E30		James J. Ferris High School, 123 Coles Street	
0906-E31, 31A		Seabord Terminal Buildings, Coles Street Between 13th Street and Erie Railroad Tracks	
0906-E32		Continental Can Company Complex, Coles Street Between 14th & 16th Streets	
0906-E33		319 Coles Street	
0906-E35		L.O. Koven Complex, 100 Patterson Plank Road & 31-5 Hope Street	
0906-E62		39-41 Essex Street	
0906-E132A		Fire House #12, 140 Morris Street	
0906-E157		Lackawanna Warehouse, 16th Street between Jersey & Grove Streets	
0906-E162		Path Train Repair Shed & Station, Steuben, Warren & Henderson Streets	
0906-210		P.S. #5, 182-96 Merseles Street	
0906-E212A,B		St. Anthony's Polish R.C. Church & School, 457 Monmouth St. & 346-52 Sixth St.	
0906-E215B		1 Exchange Place	
0906-E215C		Path Tube Entrance Station, 14-16 Exchange Place	
0906-E225		Harborside Terminal, Morgan Street at Hudson River	
0906-E227		Engine Company #1, 155 Morgan Street	
0906-E275		Path Station, 64 Pavonia Avenue	
0906-E294		Pennsylvania Railroad Train Shed, N/E/C Henderson & Second Streets	
0906-E	District 3	Colgate Historic District	
0906-E	District 6	Warehouse Historic District	
0906-E	District 7	Harsimus Cove Historic District	
0906-E	District 8	St. Lucy's Historic District	
		Hamilton Park Historic District Extension	
		Paulus Hook Historic District Extensions	
		Van Vorst Park Historic District Extensions	
ational Register S	ites in Ward E		
1.	Grace Van Vorst Church, 268 Second Street		
2.	Great Atlantic & Pacific Tea Company Warehouse, Provost Street Between First and Bay Streets		
3.	Ionic House, 83 Wayne Street		
4.	Lembeck, Betz & Eagle Brewery, Manila Street, 9th, 10th and Henderson Streets		
5.	Hamilton Park Historic District		
6.	Van Vorst Park Historic District		
7.	Paulus Hook Historic District		
ite Declared Eligil	le for the Natio	nal Register	
1.	Engine Company #2, 160 Grand Street		
	*in Van Vorst Park National Register Historic District		
2.	88-92 Erie Street		
	*in Harsimus Cove Historic District		
3.	273, 273 1/2 Te	enth Street	
	*in Hamilton Park National Register Historic District		

	PHASE 2 SURVEY OF WARD F, JERSEY CITY		
List of Properties and Districts Eligible for the National Register			
0906-F1BER12	Henry C. Snyder High School, 239 Bergen Avenue		
0906-F1BER19	361-317 Bergen Avenue		
0906-F1BER22	Cotton Temple, Church of God in Christ (formerly South Bergen Reformed First		
	First Congregational Church), 383-387 Bergen Avenue		
0906-F1BER29	477-487 Bergen Avenue		
0906-F1BER30	Jersey City Free Public Library, Miller Branch (formerly Bergen Branch) 489-499 Bergen Avenue		
0906-F1DWT1	254-272 Dwight Street		
0906-F1FUL1	Semi-Detached Houses, 234-256 Fulton Avenue		
0906-F1FUL2	Semi-Detached Houses, 235-245 Fulton Avenue		
0906-F1KEN6	A. Harry Moore School for Crippled Children (P.S. # 36), 2078 Kennedy Blvd.		
0906-F1RS1	P.S. # 29, 391-401 Rose Avenue		
0906-F5BER6	New Hope Baptist Church (formerly Augudath Sholom Synagogue),		
	472-476 Bergen Avenue		
0906-F5CL1	Salem Community Center (formerly Jersey City Athletic Club;		
	Jersey City Masonic Center); 34 Clinton Avenue		
0906-F5GA2	Transformer Station, Public Service Corporation of New Jersey,		
	1061-1065 Garfield Avenue		
0906-F5MAD11	Salem Baptist Church (formerly Bergen Baptist Church; First Baptist Church),		
	53-61 Madison Avenue		
0906-F6BER1B	Department of Human Resources (formerly The People's Palace),		
	376-382 Bergen Avenue		
0906-F6CPW2	287 Communipaw Avenue		
0906-F6CPW23	Jackson Funeral Home, 384 Communipaw Avenue		
Index			
0906-F7BER2	532-542 Bergen Avenue		
0906-F7BER7	Jewish Community Center (formerly Y.M.H.A./Y.W.H.A.),		
	600-606 Bergen Avenue		
0906-F7BER9	Y.M.C.A., 654-658 Bergen Avenue		
0906-F7BER16	740-744 Bergen Avenue		
0906-F7GRD1	751-753 Grand Street		
0906-F7MTG4	The Montgomery Block, 729-737 Montgomery Street		
0906-F8MAN1	Safety Pac Terminal (formerly Whitlock Cordage Company; Incorporating Parts of		
	the former Passaic Zinc Company) Manning Avenue and Lafayette Park		
0906-F8VH1	Lafayette Park		
Phase 2 Historic District Fil	igible for the National Register		
0906-F District	Bergen Hill Historic District		
0906-F District	Communipaw Lafayette Historic District		