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**Determination of Significance at Applicant's Request**

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**DATE:** December 9, 2021

**TO:** Mostafa Solaiman, Applicant

**FROM:** Rachel Craft, Hunter Research, Inc.  
Margaret O'Neill, Senior Historic Preservation Specialist *mon*

**SUBJECT:** 191 Academy Street, Block 12308, Lot 7, Ward C  
Historically Block 1884, Lot I  
DS21-121

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After assessing **191 Academy Street, Block 12308, Lot 7, Ward C; Historically Block 1884, Lot I**, the building does not possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of "abt. 1891," though cartographic evidence suggests an earlier construction date of *circa* 1850 for the front block with post-1928 additions to the rear. The building first appears as rectangular-plan building fronting Academy Street on the M. Dripps *Map of the Five Cities of New York, Brooklyn, Jersey City, Hoboken & Hudson City* of 1860. The building appears on later Sanborn Map Company fire insurance maps (1896 and 1911) as a two-and-one-half-story, wood-frame dwelling with full-height basement and a full-width, open porch at its first story. 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 191 Academy Street is a two-and-one-half-story, three-bay, side-gabled, wood-frame, vernacular dwelling that is old-in-form only and retains no historic architectural characteristics or details of note. A photograph attached to the tax card of 1938 shows the dwelling with a bracketed cornice (non-extant) and a Colonial Revival-style main entry with sidelights and a pedimented hood in the right bay of the basement level (also non-extant). The dwelling's full-width porch had also been removed by 1938, probably resulting in the main entry being relocated from the first story to the basement level. Its exterior materials are replacements and vinyl siding, vinyl sashes and a replacement door at its entry. The dwelling also received a large brick addition to its rear elevation *circa* 1929-1938, which substantially altered its original form and massing. Additionally, the dwelling's historical integrity of setting has been significantly diminished by the recent construction of a large-scale, multi-unit housing building immediately to its north on Academy Street. The demolition of other surrounding buildings to make way for surface parking lots on the block has also diminished the setting. In its current condition, 191 Academy Street does not appear to meet any of the criteria for historic, architectural, or cultural significance.

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



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**DATE:** December 9, 2021

**TO:** Mostafa Solaiman, Applicant

**FROM:** Rachel Craft, Hunter Research, Inc.  
Margaret O'Neill, Senior Historic Preservation Specialist *mon*

**SUBJECT:** 193 Academy Street, Block 12308, Lot 6, Ward C  
Historically Block 1884, Lot H  
DS21-122

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After assessing **193 Academy Street, Block 12308, Lot 6, Ward C; Historically Block 1884, Lot H**, the building does not possess significant integrity to prevent its demolition.

The 1938 Tax Assessor's card from the City of Jersey City notes a date of construction of "abt. 1895," though cartographic evidence suggests an earlier construction date of *circa* 1870. The building first appears as rectangular-plan building fronting Academy Street on the G.M. Hopkins & Co. *Combined Atlas of the State of New Jersey and the County of Hudson* of 1873. The building appears on later Sanborn Map Company fire insurance maps (1896 and 1911) as a rectangular-plan, wood-frame dwelling with mansard roof, full-height basement and a full-width, open porch at its first story. 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 193 Academy Street is a two-and-one-half-story, three-bay, wood-frame, Second Empire-style dwelling that retains only its mansard-form roof with gabled dormers. A photograph attached to the tax card of 1938 shows the building with patterned shingles on its roof's front elevation, a paneled and bracketed cornice, wood shingle siding, and a plainly bracketed cornice over its front porch. Today, its exterior materials are replacements with asphalt roof shingles, vinyl siding, vinyl sashes, and a replacement door at its entry. The porch is comprised entirely of replacement materials, including modern posts, metal rails and a concrete and brick deck. Additionally, the dwelling's historical integrity of setting has been significantly diminished by the recent construction of a large-scale, multi-unit housing building immediately to its north on Academy Street. The demolition of other surrounding buildings to make way for surface parking lots on the block has also diminished the setting. In its current condition, 193 Academy Street does not appear to meet any of the criteria for historic, architectural, or cultural significance.

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