

# CITY OF JERSEY CITY

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



## Interdepartmental Memorandum

DATE: 1.8.2020  
TO: Historic Preservation Commission  
FROM: Daniel M. Wrieden, Historic Preservation officer  
CC: Elizabeth Barna, Esq., HPC Counsel  
BLDGup Management LLC c/o Ben LoPiccolo Development Group, LLC (Applicant)  
Patrick Conlin, Esq.  
Jersey City Zoning Board of Adjustment  
/File  
RE: Case #H20-315  
130 Summit Avenue  
15305/11.01  
Zone: R-1 H (the former) *Saint John's Episcopal Church* Individual Municipal Landmark  
Key Contributing Resource State and National Eligible *Bergen Hill Historic District*.  
Use and Bulk per § 345-40. - R-1 One and Two Family Housing District.

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### I. PLANS AND DOCUMENTS REVIEWED

1. Historic Preservation Application,
2. Architectural Plans entitled ***Hilltop View @ St John's*** dated 10/21/20, signed by Alex Merlucci RA as well as the attached presentation package of renderings, materials, details, elevations and plans, entitled ***Hilltop View at Saint John's Zoning Board + Historic preservation Presentation*** dated 01.11.2021.
3. ***Jersey City Historic Preservation Commission Local Landmark Designation Report For Saint John's Episcopal Church 116-130 Summit Avenue Jersey City NJ*** February 7, 2007 Ulana Zakalak, Author.
4. ***Historic Materials Installation Deed Restriction*** in the matter of 130 Summit Avenue as prepared by Charles J. Harrington, III Esq.

### II. PROJECT & PROPOSAL BACKGROUND

The property, Block 15305 lot 11.01 (hereafter referred to as "the Property") is currently owned by the Garden State Episcopal Community Development Corporation herein referred to as "the Owner" since 5/24/2018. The applicant is BLDGup Management LLC c/o Ben LoPiccolo Development Group, LLC, the contract purchaser, hereafter referred to as "the Applicant." The property is currently occupied by the now vacant and deteriorated (former) *Saint John's Episcopal Church*, constructed in the Gothic Revival Style in 1870 with later alterations and additions including the three westernmost bays, narthex and porch of 1894. The church is an Individual Municipal Landmark and a Key Contributing Resource within the State and National Eligible (SR NR Eligible) *Bergen Hill Historic District* and has been certified to be individually eligible for listing on the SR NR. The Church is eligible for listing both for its local architectural significance and for its

role in the civil rights and anti-war movements during the rectorship of the Reverend Robert Castle from 1960-1968.

The surrounding land on the lot which once supported the parish house and minor outbuildings is now a vacant lot. The Property itself is an irregularly shaped lot of 28,233 square feet.

The church has been vacant since 1994 and has fallen into severe disrepair; the building is structurally unstable, but has been temporarily braced. Significant portions of the roof at the north and south aisles have collapsed and the granite facing of the church, especially at the walls of the clerestory, is delaminating and has exposed the structural brick walls behind the blue granite face stone due to the removal of copper gutters and leaders. However, the iconic slate roof above the clerestory remains intact, but in a dangerous condition. The interior of the church has been exposed to the elements for several years and retains little historic fabric due to a salvage operation conducted by the Episcopal Diocese of Newark, which removed the church windows along the nave and at the East and West facades as well as the altar, memorials, lectern, pulpit, and encaustic tiles. Vandalism and the elements have contributed to the further degradation and deterioration of the building.

The applicant is seeking approvals from the Jersey City Zoning Board of Adjustment and the requisite recommendation from the Historic Preservation Commission for the exterior restoration of the church building, the interior rehabilitation and alteration of the church interior for residential use, and the construction of two new buildings which will be five (5) stories and sixty (60) feet and one-half inch (60'—1/2") high. The conjoined buildings will contain eighty-two (82) new residential units (66 units will be in the newly constructed buildings and 16 will be constructed in the existing church), thirty (30) ground floor parking spaces, a rooftop amenity space, and bicycle parking. The three (3) buildings associated with the Project (the existing church and two new residential buildings) will be connected.

### **III. PROPERTY LOCATION & JURISDICTION**

*Saint John's Episcopal Church*, constructed in the Gothic Revival Style in 1870 with later alterations and additions, notably the first three bays of the church as well as the narthex and porch constructed in 1894, is part of an Individual Municipal Landmark site and a Key Contributing Resource within the (SR NR Eligible) *Bergen Hill Historic District*. The surrounding land on lot 11.01 of Block 15305 as well as the former Saint John's Church Rectory at 118 Summit Avenue, Block 15305 lot 11, comprise the Saint John's Church Landmark Site. (Please note that the rectory lot is not part of this application and sits on a different lot). The lot is zoned as R-1 with an H (Historic District) overlay due to the site's individual landmark status. The allowable bulk, use, and density is subject to the R-1 Standards as noted on the *Zoning Comparison Chart* (Pg. T-100). The treatment of the property especially as regards the rehabilitation of the church and the adjacent new construction is subject to the *Secretary of Interior Standards for the Treatment of Historic Properties*, *City of Jersey City Zoning Ordinance § 345-58 entitled H - Historic District* and *City of Jersey City Zoning Ordinance § 345-71 entitled Historic Design Standards*

#### **IV. REQUIREMENTS AND STANDARDS FOR CONSIDERATION**

Staff notes regarding the Powers and Duties of the Historic Preservation Commission:

Per § 345-9, entitled Historic Preservation Commission, Section (B) entitled Powers and Duties of the Historic Preservation Commission, the Commission has the following relevant powers and duties:

(4) To advise and assist City officers, employees, boards and other bodies, including those at County, regional, State and Federal levels, on all matters which have potential impact on the landmark buildings, sites, structures, object or landscape features in the City or on the ambience of a historic district.

The property is subject to following standards during the Board's consideration regarding the application and subsequent recommendation to the Zoning Board:

1. *Secretary of Interior Standards for the Treatment of Historic Properties*
2. City of Jersey City Zoning Ordinance § 345-40. - *R-1 One and Two Family Housing District*
3. City of Jersey City Zoning Ordinance § 345-71 entitled *Historic Design Standards*

#### **V. STAFF RECOMMENDATIONS AND COMMENTS**

The scope and impact of the proposed project represented by the plans for the rehabilitation of the Church and the construction of two connected residential buildings with parking and amenity spaces were reviewed according to the City of Jersey City Zoning Ordinance § 345-71 entitled *Historic Design Standards General Standards, Standards for rehabilitation and Standards for New Construction* as well as the *Secretary of the Interior's Standards for Rehabilitation*, as adopted by the ordinance. Staff also referenced the R-1 Bulk and density standards for the R-1 District as part of their review.

Staff will comment on the two main features of the project: the rehabilitation of the former Saint John's Episcopal Church and the Associated New Construction.

Based on the submitted application materials, Staff recommends the approval of the project By The Historic Preservation Commission and a positive recommendation to the Jersey City Zoning Board of Adjustment for the approval of the project, including the grant of the requested variances subject to conditions. Staff provides the following comments in regards to the above, reserving the right to make additional comments and recommendations based on public testimony:

##### **In relation to the rehabilitation of the former Saint John's Episcopal Church:**

Staff is satisfied that the church is being rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and in particular the City's General Standards:

**A.1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use a property for its originally intended purpose. Staff believes that the standard has been met.**

Staff notes that the Parish was suppressed in 1994 and worship in the Episcopal Tradition ceased at that time. For a brief period the church was used for services of other congregations, but successive owners the Episcopal Diocese of Newark, the Trustees of the Episcopal Church Pension Fund and the Garden State Episcopal CDC were unable to find a tenant or a purchaser interested in continuing the use of the building as a house of worship. It is Staff's considered opinion that given the current state of the building, and the lack of interest demonstrated over the past quarter century in using the church as a place of worship, that a residential conversion is an appropriate alternative to continued demolition by neglect and the possible loss of this important character defining building in the Bergen Hill (SR NR Eligible) Historic District. The proposed residential conversion will support the exterior rehabilitation of the church and the stabilization, repair, restoration and reconstruction of deteriorated, damaged, missing, original and historic fabric at the exterior of the building as is appropriate and in conformance with the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation.

Staff believes that there will be little evidence of the building's new use aside from the installation of skylights at the aisle roofs to the North and South of the clerestory and nave roof. These skylights are being installed to support the residential use of the building and are in the opinion of staff a minor alteration when the overall scope of restoration is considered. Staff believes that due to the low pitch of the aisle roofs, the installation of low profile skylights in an appropriate color will have little, if any, visual effect on the building. Exhaust grilles are being introduced at the basement windows to facilitate dwelling unit exhaust. These grilles, painted to match the façade should not be visible from the Public Right of Way due to their placement behind the buttresses on the North and South facades. The installation of a new steel basement access door to the mechanical room at the south elevation will be compliant with current UCC and NJIBC standards and will be painted to discreetly blend with the building, using the entrance door and window colors as a guide.

At the completion of the project, the exterior of the building will appropriately reflect the church's historic character after 1894, when the church was extended westward to include the narthex and porch.

The connected, proposed, new five story construction on the site, to the North and to the East, will reflect the materials and recall design elements of the church while being an obvious although compatible modern building. The building appears to respect the proportions of the adjacent church and recall the former parish house which once existed adjacent to the church. The associated new five story stylized collegiate gothic revival construction will also serve as a buffer between the new, modern vernacular, nine story building under construction at 136 Summit Avenue and the Church; as well as the surrounding Bergen Hill Historic District, which is itself eligible for listing on the state, national and municipal registers of historic places.

- 2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

There are no plans to alter the building's significant features. The removal and or alteration of historic material is limited to:

Demolition of the redundant and unsound masonry hyphen to the north of the church building which once connected the church to the adjacent parish house. This utilitarian structure is not considered significant by Staff.

Demolition of the rear entryway at the East façade of the church to allow for the construction of a stairwell for the proposed adjacent new construction. The entryway would be obscured by the proposed new construction along Clifton place. The blue granite facing stone shall be removed and salvaged for repairs at the visible facades of the church.

Installation of unobtrusive skylights in the reconstructed aisle roofs at the north and south of the church to allow for the new residential use proposed for the building.

- 3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.**

There are no plans for anachronistic alterations of the building which would have no historic basis or precedent. Staff notes that the installation of operable windows at the north and south facades and the installation of skylights at the north and south aisle roofs are not based on historic building evidence but are a requirement of the new use. The new windows and skylights will be clearly modern in construction, materials and operation but will be visually unobtrusive and confined to secondary facades.

- 4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

There are no significant changes which have been made to the building over the course of time, which will be adversely affected by the proposed rehabilitation.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**

Appropriate treatments for the repair, preservation, rehabilitation and reconstruction of distinctive stylistic features, materials, details and examples of skilled craftsmanship are noted throughout the drawings to the satisfaction of staff.

- 6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event that replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features substantiated by historical, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.**

The goal of this project is to rehabilitate the church using as much of the extant original fabric as is possible given the deteriorated state of the building. Where replacements will be made there is ample site and photographic documentation to assure this standard is followed appropriately.

- 7. The surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Appropriate methods for masonry assessment, stabilization, cleaning, repair, replacement and reconstruction are clearly noted throughout the drawings to the satisfaction of staff.

- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.**

This Standard is not applicable to this project due to previous ground disturbance and the highly unlikely chance that there are any remaining undisturbed archeological resources or cultural material at the site.

- 9. When the replacements are made, exterior architectural elements, such as but not limited to windows, doors, and siding, shall be replaced with a style and finish of the period of significance of the building. Use of original materials is preferred.**

According to the submitted drawings the proposed project is compliant with this condition. However, Staff would like to point out the following:

It is not unusual to stage rehabilitation projects in phases. The first and most critical phase of the proposed project is to immediately stabilize the building and to repair, and restore the exterior of the building to allow for its adaptive reuse as a residential building. The applicant proposes to delay the installation of a new slate roof to match the original, historic slate roof to a later phase in construction within five years of the issuance of a Certificate of Occupancy for the project. In the interim, a temporary, but visually unobtrusive asphalt roof shall be installed on the building.

The roof, which is an important character defining feature of the building shall be replaced with a new slate roof which will match the original roof in terms of material, composition, design, color, texture and other visual qualities. However, due to the specialized character of the roof and the complexity of obtaining materials and craftspeople, staff recommends that the Historic Preservation Commission make it a condition of approval that the attached *HISTORIC MATERIALS INSTALLATION DEED RESTRICTION* in the matter of 130 Summit Avenue as prepared by Charles J. Harrington, III Esq. which allows for the new slate roof to be installed within five (5) years of the issuance of a permanent Certificate of Occupancy be enforced. Given the nature of the project and the scale of repairs, restoration, and reconstruction required to return the church to a stable and appropriate condition, reflecting the building's period of significance, staff believes that this timeline is a reasonable accommodation.

Staff notes that the use of aluminum clad windows which match the color and general configuration of the historic windows be permitted at the sides (secondary facades) of the church building while wood windows are used at the primary façade. The traditional, Gothic wood tracery of the large ogee-arched west window, and the smaller ogee-arched window above, is to be repaired and restored since these are important character defining features of the building. The installation of appropriate window glazing, which recalls the original stained glass in a traditional pattern, is subject to a further application and approval by the Jersey City Historic Preservation Commission at a later date.

Insofar as is possible, the narthex windows at the sides of the building, behind the porch, are to be repaired or replaced to match the historic windows based on site and photographic evidence.

The stained glass windows at the clerestory shall be removed repaired and shall be reinstalled in the first three window bays, most visible to the public from the street. Windows further from the West façade on Summit Avenue, which are less visible, shall have clear sash installed.

**In relation to the proposed new construction at Summit Avenue and at Clifton Place:**

In relation to the adjacent, new construction on the lot Staff would like to note that their remarks are based on *H. Standards for New Construction* and notes **(1.) that in considering whether to approve or disapprove an application for a permit for new construction in an historic district, the Commission shall be guided by standards of the Secretary of the Interior and the following compatibility standards.**

- 2. New construction need not replicate historic older buildings or structures, but may reflect contemporary design standards so long as the design and construction is compatible with surrounding historic structures. Building height, width, mass and proportion affect the degree of compatibility between the old and the new.**

Staff notes that the new construction at Summit Avenue does not replicate historic buildings, but uses a modern Collegiate Gothic Revival style in order reinforce its compatibility with the adjacent church while being a clearly modern building. It is Staff's opinion that the building's height, width, mass and proportions at the Summit Avenue elevation are compatible with the adjacent church, do not overwhelm the building or prevent the appreciation of the unique architecture of the Key Contributing resource. Furthermore it is the opinion of staff that the proposed five story building shall serve as a significant buffer between the adjacent new construction, the Church, and the adjoining State, National, and Municipal Register (Eligible) Bergen Hill Historic District.

The more modern design at the Clifton Place elevation is appropriately incorporated into the site and uses the same materials and similar window and door arrangements as the proposed Summit Avenue façade. The simplified treatment at Clifton Place is not detailed as a secondary or minor façade, but stands on its own merits as an appropriate building for the site since it does not face directly into the eligible historic district but is harmoniously tied to the new construction at Summit Avenue.

- a. Site and Setting. A developer intending to utilize a historic resource as a part of a development must consider the context of the resource's original site by honoring the original historic intention of said resource and integrating it respectfully into the new development. Design elements shall have compatible rhythm and repetition with an emphasis on historically compatible materials and colors.**

The context of the Saint John's Site appears to have been honored by the proposed design and scale of the adjacent new construction especially through the use of compatible materials, colors, and design elements. Copying the church's architecture would be inappropriate, but the subtle references to the gothic style of the church, the use of appropriate masonry, and the reference to larger, continuous rows of townhouses and multifamily residences in the Bergen Hill (Eligible) Historic District tend to underscore the compatibility of the new building at Summit Avenue. Staff also notes the entry way setback of the new construction, north of the church, allows the public to appreciate the architecture of the church's north façade and allows the passerby to transition easily from the large 9 story building being constructed at the corner, to the lower rise historic district to the south.

- b. Building Height. Height shall be visually compatible with adjacent buildings. The apparent physical size, scale, and height shall relate to existing resources.**

Staff believes this condition has been met. Please refer to the previous comment for standard 2.a.

- c. Openings on Frontal Facades. The width and height of windows, doors and entries must harmonize in scale and proportion with the width and height of windows, doors and entries of buildings and structures of historic significance in the surrounding environment.**

While constructed in a modern vernacular style, and subject to the UCC and the NJIBC, it is staff's professional opinion that the new construction meets this condition when compared with larger, continuous rows of masonry townhouses and multifamily residences in the Bergen Hill (Eligible) Historic District.

- d. Relationship of Unbroken Planes to Voids (i.e., punctured planes) in Front Facades. The relationship of unbroken planes (i.e., walls) to voids (i.e., windows and doors) on the façade of a building or structure shall be aesthetically harmonious with that of buildings and structures of historic significance in the surrounding environment.**

While constructed in a modern vernacular style, and subject to the UCC and the NJIBC, it is staff's professional opinion that the new construction meets this condition when compared with larger, continuous rows of masonry townhouses and multifamily residences in the Bergen Hill (Eligible) Historic District.

- e. Relationship of Vacant Land to Buildings/Structures. The relationship of a building or structure to the vacant land between an adjacent building or structure shall not violate the existing paradigmatic spatial relationship of historically significant structures to the vacant land between said structures and adjoining buildings. The building mass in large architectural projects can be varied in form by using setbacks to create open spaces and landscaping when desirable to provide harmonious visual transitions between new construction and the adjacent historic properties.**

It is staff's professional opinion that there is not an existing, overarching paradigm for the relationship between the proposed new construction and the proximate resources within the Bergen Hill (Eligible) Historic District. However, the use of setbacks and projecting bays, the use of planting beds fronting the buildings and at the setback, main entrance, help to provide a



harmonious visual transition between the new construction, the adjacent church, and the surrounding eligible, historic district.

- f. Relationship of Exterior Projections to the Street. The relationship of exterior projections to the street in new construction shall be aesthetically harmonious with the relationship of exterior projections to the street in the surrounding existing buildings of historic significance.**

The proposed awnings above the garage entrances and the main entrance do not appear to have an adverse effect on the appreciation of the church and the surrounding historic district. These projecting awnings serve the same relative purpose as a stoop or porch in emphasizing and directing the passerby to main entry points on the building.

- g. Relationship of Major Exterior Building Materials. The major exterior building materials on the façade of a building or on a structure shall reflect the predominant major building materials existent on the facades of historically significant buildings and on structures in the surrounding environment.**

As previously noted, Staff believes that this condition has been fulfilled and Staff are quite satisfied with the way the proposed materials of the new construction appropriately relate to the adjoining church and surrounding historic district.

- h. Roof Forms. The roof form and slope of a building or structure is a major element in the visual image of the building. Therefore, designers must take care to honor paradigmatically in new construction the existing historic roof forms and slopes so as not to violate the aesthetic harmony of the whole.**

In this particular project, there is no paradigmatic roof design which can be appropriately referenced in relation to the adjoining church. The gabled bays and mansard roof atop the new construction at Summit Avenue represent a modern interpretation of Collegiate Gothic Revival which subtly references the adjacent church while not competing with the unique architectural character of the resource's roofline.

- i. Continuity in Visual Imagery of Appurtenances. Appurtenances of a building or structure such as walls, fences and landscaping shall honor the relationship of appurtenances to buildings of historic significance in the surrounding environment.**

It is the professional opinion of staff that this standard has been met insofar as is practical and appropriate.

- j. Scale of Buildings. The scale of buildings and structures shall be in scale with the buildings and structures of historic significance.**

As previously noted, it is staff's professional opinion that this standard has been appropriately met on both the Summit Avenue and Clifton Place facades of the proposed buildings.

- k. Signage. Signs which are out of keeping with the character of the environment in question shall not be used. Excessive size and inappropriate placement on buildings results in visual clutter and**

**shall be designed to relate harmoniously to exterior building materials and colors. A good sign shall express a simple clear message with wording kept to a minimum.**

The proposed signage at the entrance to the buildings on the Summit Avenue and Clifton Place facades is simple and proportionate to the building and the entrances themselves. The use of the building's title, Hill Top View, to identify the building at the entrance is a common device historically used on larger multifamily buildings.

- l. Site Planning. The site planning of landscaping, parking facilities, utility and service areas, walkways and appurtenances must reflect the site planning of landscaping, parking facilities, utility and service areas, walkways and landscape features reticulate to buildings or structures of historic significance.**

Insofar as is possible, this standard has been appropriately addressed in accordance with modern codes.

- m. Accessory Garage Design. All garage facades shall be in character with the immediate surrounding historic properties and must be compatible with the significant historic features and characteristics of the facades and streetscape of the immediate block front on which the proposed structure is located as well as the block front directly across the street.**

Staff notes that there are no comparable examples of garages within the adjacent eligible, historic district. The street front garage entrances have been incorporated into both the Summit Avenue and Clifton Place facades so that they are as unobtrusive as is possible so as to not detract or distract from the appreciation of the surrounding historic district.

- n. Off-Street Parking. All required off-street parking shall be enclosed, and the enclosure shall be in character with the design of the immediate surrounding historic structures as outlined in this chapter. Such parking shall be designed so as to be at least fifty percent (50%) below grade and covered and shall be located entirely under the building where feasible, but, if located within the rear yard area, at least fifty percent (50%) of the entire yard area, including the garage rooftop area, shall consist of landscaping which may be a combination of grass, groundcover and shrubs, and the remaining area shall be covered with decorative brick or concrete pavers, or comparable, durable materials.**

The off street parking is entirely enclosed within the envelope of the building and the off street parking shall not constitute a visual anomaly within the historic district. Due to site conditions, and the prudent fear of harming the adjacent church, the proposed parking shall be only submerged at the Summit Avenue façade and shall be integrated respectfully into the first floor of the Summit Avenue and Clifton Place facades.

## **VI. FINAL STAFF RECOMMENDATION AND PROPOSED CONDITIONS OF APPROVAL**

**After reviewing the proposed project, it is the considered opinion of Staff that the proposal submitted to the Jersey City Historic Preservation Commission is appropriate and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Secretary of the Interior Standards for Rehabilitation, § 345-71 *Historic Design Standards: General Standards and Standards for new Construction*.**

**Staff recommends that the proposed rehabilitation of the former *Saint John's Episcopal Church* and the associated new construction on the lot which will front both Summit Avenue and Clifton Place be granted all necessary variances due to the particular nature of the rehabilitation of the former church for use as a residential building and the related adjacent new construction on the site. HPC Staff recommends approval of a Certificate of Appropriateness and recommendation to the Zoning Board of Adjustment with the following conditions:**

1. The architect, Alex Merlucci, of Inglese Architecture + Engineering, shall be retained during construction and shall submit a signed and sealed letter representing and noting that site construction was consistent with work approved under this recommendation before the issuance of a Certificate of Occupancy.
2. The applicant's historic preservation professional, Ulana Zakalak, of Zakalak Associates, shall be retained during the course of the project in order to consult with the architect on the proper rehabilitation of the Church in regards to materials, means, and methods of preservation, repair, restoration, replacement, and/or reconstruction as necessary and appropriate.
3. All color and material samples are subject to final approval by Staff after a comprehensive onsite examination before purchase and installation. The color of painted architectural elements at the church shall be based on site evidence and the analysis of existing historic and original fabric.
4. All window and exterior door shop drawings shall be submitted to the Architect and Historic Preservation Consultant for approval and then submitted to Staff for approval before purchase and installation
5. All brick, mortar, and cast stone samples, as well as any cast stone shop drawings shall be submitted to the Architect and Historic Preservation Consultant for approval and then submitted to Staff for approval before purchase and installation
6. Details, specifications, and material submissions not currently submitted to and approved by the HPC under this recommendation, or changed during the course of construction are remanded back to the HPO and, at their discretion, may be remanded back to the HPC.
7. 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 approval before construction permits are applied for and issued.
8. 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.
9. 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 recommendation for approval are to be submitted through written request of the architect.

10. That a new slate roof, matching the original slate roof, be installed at the church in compliance with the *HISTORIC MATERIALS INSTALLATION DEED RESTRICTION* in the matter of 130 Summit Avenue as prepared by Charles J. Harrington, III Esq. which allows for the new slate roof to be installed within five (5) years of the issuance of a permanent Certificate of Occupancy.
11. The installation of appropriate window glazing, which recalls the original stained glass in a traditional pattern, is subject to a further application and approval by the Jersey City Historic Preservation Commission at a later date.