

## Poche, Lauren

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**From:** Atalaya Armstrong <Atalaya.Armstrong@dep.nj.gov>  
**Sent:** Monday, December 22, 2014 10:40 AM  
**To:** Clark, Courtney; DEP NJHPO  
**Cc:** Poche, Lauren; Crowl, Heather; Lackowicz, Rob  
**Subject:** Completed Submission 15-1172 NJDEP RE: DEP Form 2, RRE0018837MF, 235 Park Ave, Apt 1B, Hoboken  
**Attachments:** L2014-364.pdf

Ms. Clark:

The 235 Park Avenue Apt 1B documentation has been reviewed, signed, and scanned.

Please find attached HPO-L2014-364

If you have any issues with the attachments or require additional information, please feel free to let us know.

Regards-A. Armstrong

Mail Code 501-04B  
Historic Preservation Office  
NJ DEP  
PO Box 420  
Trenton, NJ 08625-0420  
[www.nj.gov/dep/hpo](http://www.nj.gov/dep/hpo)

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**From:** Clark, Courtney [<mailto:courtney.clark@urs.com>]  
**Sent:** Thursday, December 18, 2014 12:15 PM  
**To:** DEP NJHPO  
**Cc:** Poche, Lauren; Crowl, Heather; Lackowicz, Rob  
**Subject:** DEP Form 2, RRE0018837MF, 235 Park Ave, Apt 1B, Hoboken

Good afternoon,

Attached for your review please find a Form – 2: Assessment of Effects RRE0018837MF, 235 Park Ave, Apt 1B, Hoboken.

Please forward any questions you may have to me at [courtney.clark@urs.com](mailto:courtney.clark@urs.com). We look forward to your response.

Thank you,

Courtney Clark  
Architectural Historian



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625 West Ridge Pike, Suite E-100  
Conshohocken PA 19428

Tel: 610.832.3500  
Direct: 610.832.2792  
[courtney.clark@urs.com](mailto:courtney.clark@urs.com)

**Please note new address and phone number**

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**New Jersey Department of Environmental Protection  
Hurricane Sandy  
Community Development Block Grant  
Form - 2 : Assessment of Effects (Version 1.0)**



<b>HPO USE ONLY</b>
15-1172
L2014-364

<b>Application ID #</b>	RRE0018837MF		
<b>Applicant Name:</b>	GIBERT SILA		
<b>Street Address:</b>	235 Park Ave, Apt 1B		
<b>Municipality:</b>	Hoboken City (Hoboken)	<b>County:</b>	Hudson
<b>PAMS PIN:</b>	0905 178 12.1 C001B	<b>Acreage:</b>	0.003
<b>Latitude:</b>	40.74034681	<b>Longitude:</b>	-74.03261843

<b>Undertaking:</b>	<input checked="" type="checkbox"/> Rehabilitation:	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input type="checkbox"/> Reconstruction:	<input checked="" type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

**Property Description:** This four-story, multiple-family, residential building has a reported construction date of 1987 (per the tax card), which is supported by historic aerials (HistoricAerials.com). The historic aerials show an earlier building on the parcel as recently as 1979, slightly recessed from 3<sup>rd</sup> Street and without the wide courtyard that separates the current building from the matching building to the immediate southeast on 3<sup>rd</sup> Street. This construction date range is also supported by the residential structure's materials: upon closer inspection, the bricks appear to possibly be poured/stamped concrete, and the steel-framed windows and bays are relatively modern features. The building maintains a similar scale to the historic buildings surrounding it, however, the street-level garage doors in the opposite wing of the building indicate a major, modern renovation at the very least, and more likely, support the theory of a 1980s reconstruction. The interior pictures in the attached ECR also show the exposed 2'x4' framing and drywall, over what appears to be a modern poured concrete and brick foundation. The ECR budget contains a line item for lead-based hazardous waste removal: given the reported construction date, the likelihood of lead-based paint being present is minimal. The U-shaped building occupies almost the entirety of its parcel. The flat roof appears to be covered in a rolled aluminum material, or a rolled asphalt material, coated with a metallic reflective sealant. The main entrance to the building, located within the recessed entry courtyard, features a pair of large, multi-paneled, wood doors. Fenestration on the building is comprised primarily of steel framed, double-hung, one-over-one windows, arranged symmetrically and independently, with decorative lintels above, and as part of bay windows, which are devoid of lintels. A heavy cornice line, which matches the neighboring historic buildings, wraps around the parapet on the two sides of the building facing the street. Given that it is under 48 years of age, URS assesses the residence as a non-contributing resource within the National Register of Historic Places (NRHP) eligible Central Hoboken Historic District, which received a SHPO Opinion of NRHP eligibility on 2/28/1991 in response to a Section 106 project.

The project has low potential to affect archaeological sites because the project substantially conforms to the original footprint and does not include ground disturbance; therefore, it meets Tier I PA Allowance I as listed in Appendix B of the PA.

<b>Current Property Status</b>	
National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Register of Historic Places Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input type="checkbox"/> Property Located within HPO's Archaeological Site Sensitivity Grid <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

<b>Preliminary Property Evaluation</b>	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to: NRHP eligible Central Hoboken Historic District
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
<b>Reasoning:</b>	The NRHP eligible Central Hoboken Historic District received a SHPO Opinion of NRHP eligibility on 2/28/1991 in response to a Section 106 project. As part of this application process for Hurricane Sandy disaster relief, URS assesses

Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		





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	this residence to be a non-contributing resource to the Central Hoboken Historic District because it is under 48 years of age. The proposed boundary for the historic property is the legal parcel. The residence does not appear to meet the criteria to be individually eligible for listing in the NRHP.
<input checked="" type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input checked="" type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input checked="" type="checkbox"/> Other - Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

<b>Applicant ID #</b>	RRE0018837MF
<b>Property Address:</b>	235 Park Ave, Apt 1B, Hoboken, NJ

<b>Assessment of Effects</b>	<input type="checkbox"/> No Historic Properties Adversely Affected <input checked="" type="checkbox"/> No Historic Properties Adversely Affected, provided the following conditions are met: URS assesses the building is non-contributing to possible historic area identified as the NRHP eligible Central Hoboken Historic District. Therefore, the proposed undertaking of rehabilitation will have No Adverse Effect on the historic area. As long as the attached scope of work is completed as described and will not include additional alterations to the building's exterior. The proposed work involves the removal and replacement of non-historic materials, or involves interior work not visible from the public right-of-way; therefore, the rehabilitation of this property will not alter the historic area's integrity of setting, feeling, and association. <input type="checkbox"/> Adverse Effect
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<b>National Historic Landmark Consultation Process [If Applicable]</b>	
Undertaking Located Within NHL :	<input type="checkbox"/> National Park Service
Applying Allowances As Defined in Programmatic Agreement:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office
	Tier I: _____
	Tier II: _____
Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

<b>Resolution of Adverse Effects</b>	<input type="checkbox"/> Abbreviated Consultation Process <input type="checkbox"/> Memorandum of Agreement <input type="checkbox"/> Programmatic Agreement	Treatment Measure:	
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<b>Public Consultation</b>	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc: PA does not require consultation based on location and type of activity proposed.
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<b>HISTORIC PRESERVATION OFFICE USE ONLY</b>	
<input checked="" type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	


Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		



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Daniel D. Saunders Deputy State Historic Preservation Officer	 Date 12/19/14

Architecture Reviewer	Mike Verderosa, MPS (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	12/16/2014		

Required Documentation:  Historic Properties Map  Soils Map  USGS Quad  Property Photos