

**MEETING OF THE HOBOKEN HISTORIC PRESERVATION  
COMMISSION  
Minutes – January 4, 2016**

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

**Chairman English requested roll call**

**Present**

Martin Anderson  
Dennis English  
Ellen Stewart  
Susan Pregibon  
Elaine Gold  
James Perry  
Steven Zane

**Absent**

Seth Abrams  
Ana Sanchez  
Gretchen Druck

At this point of the meeting Secretary for the board Joan Anastasio, announced that it is the time of year when the Hoboken Historic Preservation Commission reorganizes for the year 2016. Request was made for nominations for Chair.

Commissioner Anderson nominated Commissioner English for Chair and Commissioner Gold seconded the nominations. All in favor yes.

**Total vote: Yes – 7 / Nay - 0**

A request was made for nominations for Vice Chair:

Chairman English nominated Commissioner Gold for Vice Chairperson and was seconded by Commissioner Anderson. All in favor yes.

**Total vote: Yes - 7 / Nay - 0**

**Chairman English called the first address:**

**Address: City Hall**

**Applicant's Name: Mayor Zimmer and City Council**

**Architect's Name: Jaclyn Flor P, E. P.P C.M.E**

Stephen Mark business Manager for the city of Hoboken presents the first application tonight for City Hall; this part of this application is for the Communication cabling system, the contractor shall demo all existing communication cables after new communication equipment is installing. The contractor shall

coordinate with the city and any abandoned cables identified by the city all cables should be installed in one room within the building. Mr. Marks stated that this project will update the phone; and computer systems with in the building.

A motion was made to approve as present by Commissioner Zane and seconded Commissioner Pregibon. All in favor yes.

**Total vote: Yes – 7 / Nay – 0**

Mr. Marks went on to present the application for miscellaneous repairs to city hall; this will include:

1. Repairs of select areas of historic tiles.
2. Installation of new panic hardware at main entrance.
3. Restoration of tax collector's door.
4. Installation of new service window at the Construction office. Plans to demolish the existing brick wall between the existing doors.
5. Commissioners requested that benches be placed in the hallway in front of the Construction office, so people are not standing in the hallway.

A motion was made by Commissioner Pregibon to approve with the suggestion of the setting problem, to be conceded and seconded by Commissioner Zane. All in favor yes.

**Total vote: Yes - 7 / Nay - 0**

Mr. Marks presented the last part of the application which was for the City wide way finding and First Street scape revitalization; this part of the project will basely include adding more trees, new sidewalks and reset or reconstruct new paver.

At this point in the meeting Commissioner Gold stated the Historic Preservation Commission is look into having Frist Street designation under consideration to be part of the Historic District.

Mr. Marks stated that nothing will be done to change the building on First Street.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Zane. All in favor yes.

**Total vote: Yes - 7 / Nay - 0**

**Chairman English called the next address:**

**Address: 913 Hudson Street**

**Applicant's Names: Sophia Faskianos**

**Architect's Names: Weinman Restoration LLC**

Applicant was approved for the Reconstruction of the original gray slate mansard roof and its original wooden dormers (removal of the existing painted asbestos shingles) pursuant to City Code section 42-115.5 (Standards for Reconstruction).

Rehabilitation or the original limestone façade, specifically to:

- (a) Paint removal from limestone will be safe to use on limestone to determine the best method. These will include Prosoco Safe strip Cathedral Stone heavy duty paint remover, and peel away. Limestone is very porous stone and it can be difficult to fully remove certain paints from the pores without damage to the stone. Contractor will not use excessive pressure to remove paint and will rely on effectiveness of the product to solubilize the paint itself. It may take two applications of stripper.
- (b) Cleaning the existing limestone by gentlest means possible to remove discoloration and paint “splashes” at various windows-frame perimeter edges. Methods and materials to be tested will include; Plain waster mist Prosoco Masonry/limestone after-wash, Cathedral stone Type G and Type stone Cleaners.
- (c) Replacing non-historic, inappropriately hard joint mortar (from earlier work on the façade) with a historically accurate mortar that will expand and contract with the same modulus of expansion as the limestone.
- (d) Re- pointing and minor patching or iron inclusions that have rusted and stained portions of the front steps, stoop walls, areaway garden walls and steps.

Materials being used for this project are

1. Gray slate as the replacement for the non-historic painted asbestos shingles on the mansard roof.
2. Fine paints of Europe RAL 7006 Interior Pediment Panels.
3. Fine Paints of Europe RAL 7704 cornice & moulding.
4. Fine paints of Europe RAL 7032 Trim boards.
5. Fine paints of Europe RAL 3011 for window sashes & jambs burgundy.

A motion was made to approve as present Commissioner Anderson and seconded by Commissioner Zane all in favor yes.

**Total vote: Yes - 7 / Nay - 0**

**Chairman English called the next address:**

**Address: 326 Hudson Street**

**Applicant's Names: 326 Hudson LLC**

**Architect's Names: Minervini Vandermark**

Applicant was approved to be replacing the front entrance door with a new all wooden doors, with glass panel, railing, & fence will be painted with Sherwin William sw6258 tricorn black. Will be replacing all windows on the front façade facing Hudson Street, all windows will be wood ultrex traditional double hang frame color will be ebony ext., finish commercial grade paint, will also be adding a light well and new light fixture, will be repointing the existing brick façade, along with replacing missing brick on the stairway with finish brown stone stucco.

327 Court Streets will be constructing a 2 story addition over the existing garage:

1. Installing new carriage style overhead garage doors which will be painted black, with sixteen, small glass panels on the upper part of the garage doors.
2. Installing new address plaque to match 326 Hudson Street which will read 327 Court Street
3. Installing new entry door, door will be wood with small glass panels color will be black.
4. The lower part of the façade of the garage will be new cast stone, (Coronado Stone product,) with the lower façade, headers, sills and bands color will be Harvard grey.
5. Will be installing new Integrity by Marvin windows, will be double hung wood-ultrex traditional double frame color; ebony ext. finish: Commercial grade paint.
6. The upper two stories of the building façade will be Endicott brick, brick; color will be Bordeaux blend bond; primarily stretcher & rowlock bond at headers. With Lehigh Mortar color of this mortar will nutmeg.
7. Installing wooden cornice with brackets painted to match the new window frames.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Pregibon. All in favor yes.

**Total vote: Yes – 7 / Nay - 0**

**Chairman English called the next address:**

**Address: 308 Washington Street**

**Applicant's Name: H & R Block**

**Contractor's Name: Trade Mark Signs**

Applicant was approved for replacing, the existing green and white no illuminated sign, size of this sign will be 7.3 sq. with green and white non-illuminated ¼ inch flat aluminum FCO letters to be pin mounted off the existing wall (12.3 sq.) total sq. is 17, 18' h x 17' w., new sign will read (Block Advisors) the letter B in block will be 7 inches with other letters in proportions, with the word Advisors, size of the letter (A) will be 10 inches, and all other letters will be in proportions.

The Commissioners stated that this business is in Violation of the Historic Preservation Ordinance: This ordinance states that all unauthorized advertising fall under the heading of excessive signage and must be removed immediately. In Which H&R Block has several unauthorized advertising in the front windows at this time.

Attached you will find a new Photo of the existing H&R storefront window.

A motion was made and approved by Commissioner Gold with amendment to have all existing window signage be removed immediately seconded by Commissioner Pregibon.

**Chairperson English called the next address:**

**Address: 716 Washington Street**

**Applicant's Name: Barbara Tulko**

**Architect's Name: Meadowland Signs**

Applicant was approved for the installation of a new sign over the existing storefront, this sign will read (albs), the lettering will be placed on the existing cornice, below the goose neck fixtures, the size of the

(4) letters will be 8 inches high will be made of PVC will be ¾ inches thick, color will be white total dimensions are 22 inches long.

Will also be repainting the cornice, color will be light green.

This sign will be installed by Meadowland Signs & Awnings.

A motion was made to approve by Commissioner Zane and seconded by Commissioner Perry. All in favor yes.

**Total vote: Yes – 7 / Nays - 0**

**Chairman English called the next address:**

**Address: 88 Hudson Street:**

**Applicant's Name: Maria Rivera**

**Contractor's Name: none to date**

Will be installing new hanging sign, on the south side of the entrance door, the size of the sign will be 15x15 inches, round shape, color of the background, will be dark blue, and lettering will be white, this sign will read (Baking Mama bakeshop & café) this sign will also be aluminum 080, flat, rigid metal substrate that is lightweight and very strong with a baked-enamel finish, size of the letters will be about 5 inches for the name will be (Baking Mama); the words bakeshop & café will be about 3.5 inches. Hanging brackets must be placed on the upper and below of the sign.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Pregibon. All in favor yes.

Total vote: Yes-7 / Nay - 0

**Two applications were carried over to the next HPC meeting:**

1. 118 Washington Street was requesting to install a new sign over the existing storefront and will be repainting this storefront; the Commissioners had questions about the owner of this building, also suggested if the hold storefront that would include the apartment entry way, should be painted the same color has the storefront contractor agree to return to the February 1, 2016 meeting.
2. 106 Washington Street, was requesting to install a new sign over the existing storefront, the Commissioners felt that size of this sign was too large for the Historic district, and the applicant must return with a smaller sign. This spoke person for (AT&T) was upset because she felt that we do have larger signs on some of the storefront, the Commissioners explained that some of the signs have been up before it was a Historic District. A spoke person stated she will be doing some more research and return at a later time.

**A motion was made to adjourn @9:30 P.M. All in favor**