

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – June 6, 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, Bergen Record, and The City of Hoboken’s web site.

All Historic Preservation Meetings are recorded.

Chairman English requested roll call

Present

Martin Anderson
Dennis English
Seth Abrams
Susan Pregibon
Elaine Gold
Ana Sanchez
Steven Zane
Gretchen Druck left @8:49 p.m.
James Perry

Absent

Ellen Stewart

Patch Station made a presentation to the Historic Commission about the existing conditions for stairs 1, 3, 4, 5, 9 and 10, also the option to consider for flood protection /resiliency. The recommended improvements that are being suggested.

Chairman English called the first address:

Address: 319 Washington Street

Applicant’s Name: Peter Loconte

Architects’ Name: Nastasi Architects

This application was approved back on November 2, 2015, for the removal of the existing two story wood frame structure at this address and construction of a new four story mixed use building to sensitively complement the adjacent four story brick building and the east side of Washington Street between 3rd and 4th streets. The proposed building will have commercial/retail space on the first and second floors & residential units on the third and fourth floors.

With the demolition conditions for the existing structure facing Washington Street, is a two story wood frame structure clad in vinyl siding and stucco brick face with no existing cornice. The existing exterior materials have been temporary.

Amendment for the update to the demolition conditions:

The existing structure facing Washington Street is a two story wood frame structure clad in vinyl siding and stucco brick face with no existing cornice. The exterior materials have been temporary fixes over the years to maintain the property structurally; the excessive deflection of the wood roof framing indicates that the structure is not capable of supporting two additional stories. In addition, current building codes

would require the proposed construction of the third and fourth floors to be supported by a masonry or steel structure.

The existing one story masonry structure facing Court Street is nondescript and will be removed and reconstructed to permit the installation of an underground storm water retention system to be constructed on the site.

The existing storefront leaded prism glass transom is being salvaged for re-installation in the new storefront; additional glass would be a complete installation. Sourced to match the existing as close as possible and provide

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Zane; all in favor yes.

Total vote: Yes-9 Nay-0

Chairman English called the next address:

Address: 615 Washington Street

Applicant's Names: Bank of America Washington Street LLC

Architect Name: Stone field Engineering & design

Applicant was approved for the exterior lighting to be upgraded. Inside the ATM lobby, 1R1 can light will be removed and ceiling patched, 3 existing ceiling mounted fixtures will be replaced, 1-single-DP1 fixture, 2 double DR1 fixtures and 2 double DR1 fixtures. On the north wall of the building by the driveway, 1UU1 wall mounted fixture will be installed approximately 15' above sidewalk grade. On the Washington Street façade, 1 UU2 wall fixture will be installed approximately 9' above sidewalk grade adjacent to the night drop. Also on the Washington Street frontage, 4 UU3 wall fixtures will be installed approximately 15' above grade spaced along the 1st floor cornice at either end and between the existing signs.

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

Total vote: Yes- 8 Nay-

Commissioner Pregibon recused herself.

Chairman English called the next address:

Address: 504 Washington Street

Applicant: Naushad Pajwani

Architect's Name: Brainwaze Studio

Applicant was approved to demolish existing storefront frame and glass, will be installing new aluminum and glass door with finish to match the existing storefront. Also to clean and refurbish any areas that may need patching repair during construction. Building façade elements finish and color o remain as is-re-paint to match use Benjamin Moore HC 84 Elmira white. The storefront bulkhead to remain as is.

Will be installing new sign over the storefront this sign will read (Hot Looks Salon) total size of this sign will be 20t.x10=16.67 sq. ft. letter size will be 8.65 and 2.25 inches, color of letters will be Benjamin Moore 1351R.

Sign will have channel letters back lit sign will be Benjamin Moore Atrium white, graphics sage green for the backboard.

Will be installing new awning below the new sign, this awning will be of Sunbrella fabric, with projection to be 30 inches, color Aspen, will be placing the words (waxing facials henna tattoo hair eye lashes nails) on the valance, letter size will be 2 inches, color will be white.

A motion was made to approve this application with the amendment that was requested by the Commissioners at the last HPC meeting by Commissioner Pregibon and seconded by Commissioner Anderson. All in favor Yes.

Total vote: Yes-9 Nay-0

Address: 216 Hudson Street

Applicant's Names: John LaBarbera

Architect's Names: Minervini Vandermark

Will be installing new fypon lintels painted black to match existing window model wch56x12 existing sills will remain and will be painted black. Existing cement band to remain and will be painted black to match windows and cornice.

A motion was made to approve by Commissioner Anderson and seconded by Commissioner Perry. All in favor Yes.

Total vote: Yes-8 Nays-

Chairperson called the next address:

Address: 518 Washington Street

Applicant's Name: Uzzi Arias

Contractor's Name: Ray Guzman

Will be installing new sign over the south side of the storefront, it will read (Charritos) letters will be 9'' , 8ft long , the sign will be HDU carved with painted letters and decorative elements, the sign was 11.2 sq. ft., this sign will have 23k gold leaf outline.

Will be placing a new sign with decorative elements on the north side of the building, this sign will also be 8ft long, HDU carved sign. Will be installing new LED lighting over the new sign must have low voltage.

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

Total vote: Yes-9 Nay-0

Chairperson called the next address:

Address: 519 Washington Street

Applicant's Name: Aether Game Cafe

Contractor's Name: Ray Guzman Signs

Installation of a new sign above this retail storefront, this sign shall measure 26' (h) x 8" (w) x 2" (d) and be wall mounted; centered over the retail storefront. Carved lettering shall read "AETHER" in 8" tall gold leaf letters and "Game Café" in 4" white letters; sign ground color will be burgundy. Three (3) LED lamps will be installed above the new sign using existing electrical conduit already in place

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

Total vote: Yes-9 Nay-0

Chairman English called the next address:

Address: 315 Washington Street

Applicant's Name: 313 Washington Street

Architect's Name: Jensen Vasil/Ray Guzman

Applicant returned from May HPC meeting requesting to remove the existing storefront. Commissioners made some suggestion, but state that this storefront is one of the oldest storefronts in town. This Commission is trying to save not demolish and reconstruct. The Commissioners state that we would like to have this storefront be restored not demolished. This application will be carried to a late date.

Chairman English called the next address:

Address: 210 Hudson Street

Applicant Name: Hoboken Holdings LP

Contractor:

Applicant was requesting installation of a 6 foot high black metal picket type fence with ornamental detail and open pickets. The fence will have 2 secure locked, hinged, double gates for service access. At this time the Commissioners requested the applicant to revisit the fence design and will carry the matter to the next HPC meeting.

Chairman English called the next address:

Address: 931 Hudson Street

Applicant: Seth Martin

Architect: Jensen Vasil

Applicants were requesting to installing a new roof deck with new bulkhead and extend the elevator; additional floor also will be extending the fire escape on the north side to the roof. Commissioners had some problems with the elevator going to the roof. Commissioners requested that Architect Vasil, perhaps can come up with a better design.

A motion was made to deny by Commissioner Perry and seconded by Commissioner Zane; all in favor yes.

8-YES /0 nays-0

Chairman English called the next address:

Address: 601 Washington Street

Applicant: Planet Fitness

Contractor: Jeff Barron /Pride Signs

Applicant was approved for the recovering of the existing awning/sign for Planet Fitness, the existing awning cover will be removed; the existing frame measuring 27' 1 1/2'' (w) x 5' (h) x 4' (d) will remain and be reused. The new awning cover will be black Subrella canvas, will be installed on the existing frame. Business name "plant fitness" not to exceed 11 7/8'' high x 9'4'' wide, will be printed in yellow letters on the face of the awning. The web address will be painted on the right side of the valance in letters not to exceed 4'' high. A "pf" logo measuring approximately 11 1/2'' x 14 7/8'' will be printed on the awning return at either end. New arm mounted light fixture will be in will be installed above the awning to indirectly light the awning face; a maximum of 7 lamps will,

be spaced 4' apart; part; color black. Light source will be LED, bulbs shall not exceed 10 watts or lumens each.

A motion was made to approve by Commissioner Perry and seconded by Commissioner Abrams all in favor. Yes-8 Nay-0

Chairman English called the last address:

Address: 56 Newark Street

Applicant: Michael Sane/ Insomnia Cookies

Contractor: Full House Printing Rose Cappelletti

Applicant was requesting to install a new sign over the existing storefront, and repaint the storefront purple. At this point of the meeting the Commissioners felt that contractor Rose did not have enough of information to vote on this application. Commissioners requested that the applicant return at a later time, no vote was taken at this time.

A motion was made to adjourn @ 10:30 P.M. All in favor