

HD	WB ELP
Address	2495 JFK.
Application No. H20 -	H21-389

# **JERSEY CITY HISTORIC PRESERVATION COMMISSION**

DIVISION OF CITY PLANNING CITY  
HALL ANNEX- 2<sup>nd</sup> Flr. Rm# 406  
ONE JACKSON SQUARE  
A/K/A 360 MLK DRIVE  
JERSEY CITY, NJ 07305-3717  
201-547-5010

*Application Form*

## **Certificate of No Effect or Certificate of Appropriateness**

Approval valid for 1 year (pursuant to §345-30.B.2 of the Jersey City Municipal Code)

\*\*\*AREA BELOW FOR STAFF USE ONLY\*\*\*

<i>Certificate of No Effect</i>	<i>Certificate of Appropriateness</i>
<u>Director, Division of City Planning</u>	<u>Chairman, Historic Preservation Commission</u>
_____ Historic Preservation Officer	_____ Commissioner, Historic Preservation Commission

Date

Date

*Condition(s) of Approval:*

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**SHADED AREA BELOW FOR STAFF USE ONLY**

Application H20- _____	Certificate of No Effect _____
Date Received _____ 2020	Certificate of Appropriateness _____
Fee Collected \$ _____	Block: _____ Lot: _____

Property Address/ Historic District 2495 John F Kennedy Boulevard

**Applicant Information**

Print Name: Strober-Wright Roofing Inc.  
 Mailing Address: 1432 Rt. 179

Lambertville, NJ 08530

Relationship to Owner: Agent  
 Daytime Phone #: 609-397-1900  
 Fax #: 609-397-1916  
 Email: mike@stroberwrightroofing.com

I am the applicant proposing the work referenced herein.  
 The information herein is correct and complete to the best  
 of my knowledge.

Signature: 

**Landowner Information**

Print Name: Learning Community Charter School  
 Mailing Address: 2495 Kennedy Boulevard

Jersey City, NJ 07304

Daytime Phone #: 201-332-0900  
 Fax #: 201-332-4881  
 Email: Chogan@lccsnj.org

I, the owner of the application property, being familiar  
 with the work proposed, I give my permission for same.  
 The information entered is correct and complete to the  
 best of my knowledge.

Signature: 

**Existing Use (circle one)**

-Residential- -Commercial- -Mixed- (-other-)

Number of Dwelling Units: \_\_\_\_\_

Detailed Description of Use: \_\_\_\_\_

OTHER SCHOOL PROPERTY

**Proposed Use (circle one)**

-Residential- -Commercial- -Mixed- (-other-)

Number of Dwelling Units: \_\_\_\_\_

Detailed Description of Proposed Use: \_\_\_\_\_

OTHER SCHOOL PROPERTY

**Historic Preservation Investment Tax Credits**

If you plan to take advantage of the Federal Income Tax Credit Program, please contact the Historic Preservation Office of New Jersey at (609) 984-0140 before you begin any work. You may contact them for more information.

Please indicate if an application for grant funding or other government sponsored financing is proposed/approved for this project:

Agency/Source: \_\_\_\_\_ Approved \_\_\_\_\_ Pending \_\_\_\_\_

Work to be covered by grant or other government financing: \_\_\_\_\_

1. Circle all items that describe the work you are proposing

Exterior: ~~-cleaning-~~ ~~-repainting-~~ -repair facade- ~~-painting-~~ ~~-replace missing architectural elements-~~ ~~-replace door-~~  
-repair/replace sidewalk- ~~-replace windows-~~ ~~-repair windows-~~ ~~-rebuild to original profile-~~ ~~-front yard-~~  
~~-replace fencing/railing-~~ ~~-electrical-~~ -repair/replace roof- ~~-building addition-~~ ~~-deck-~~ ~~-fire-escape-~~  
~~-rooftop appurtenances-~~ ~~-awnings-~~

Interior: ~~-carpentry-~~ ~~-plumbing-~~ ~~-heating-~~ ~~-electrical-~~ ~~-kitchen/bath renovations-~~ ~~-entranceway change-~~

2. Write a detailed description of all proposed work below (attach more sheets if necessary) Please Print:

Re-roof existing 5 story building, remove asphalt shingles down to deck, remove plywood to exposed trusses. Remove existing internal gutter and wood framing, eave fascia boards, soffit & wood framing. Remove existing built-in gutter internal drain piping and leaders. Replace any deteriorated or damaged framing. Install new 3/4" CDX over entire roof, new 2" x 8" pressure treated fascia over existing wall assembly, new aluminum fascia wrap over new blocking. Reconstruct eave/fascia framing, install box gutter, drip edge and downspouts. Install ice and water shield at gutters edge, valleys and all flashings & penetrations followed by synthetic felt in field of roof. Install shingles, with ridge vent and ridge cap. Install stainless steel counter flashing at chimney and valley flashings under shingles. Flash pipes, gravity vents and fans. Replace pitched roof curbs. Replace gravity relief hoods with pitched roof curbs and dampers. Certified air balancing by HVAC contractor.

On flat roof, remove existing concrete pavers, existing ballasted EPDM roof down to deck, remove gutters & accessories, replace or repair deck as needed. Clean and prime deck install insulation, coverboard and .080 TPO membrane set in cold process adhesive. Install new wood blocking at edge, new fascia board wrapped in aluminum, drip edge, gutter, downspouts, walk pads. Repair bottom of stucco wall to match existing and splash blocks. Repair existing roof access door.

Demo portion of asphalt paving and concrete sidewalks to install new below grade storm water piping from site to existing storm system in road and new below grade storm water piping around building. Connect sewers to city main. Install 6" no hub insulated cast iron pipe & fittings for leader connections, install electrical heat tracer system. Install clean outs as required by code, install trench drain. Reinstall paving, parking area striping, signage and wheel stops, bollards, milling, install new concrete patching where existing was removed for trenching, restore planting areas where existing was removed for trenching.

## Application Instructions

### When an Application to the Historic Preservation Commission is required

Any development, construction, alteration, rehabilitation or repair of any sign, building or property within the four designated Historic Districts of the City or a landmark building, requires the owner of the property to first secure a Certificate of No Effect (CoNE) or a Certificate of Appropriateness (CoA) from the Jersey City Historic Preservation Commission (HPC), whether or not a construction permit is required.

### You are applying to receive either a Certificate of No Effect or a Certificate of Appropriateness

These Certificates are obtained by submitting this completed application, descriptive materials, and fee to the Historic Preservation Officer (HPO) at the Division of City Planning, located at City Hall Annex- 2<sup>nd</sup> Flr. Rm 406 One Jackson Square A/K/A 360 MLK Drive JC,NJ 07305. Hours: 9:00am - 4:30pm Phone #: (201) 547-5010 FAX # (201) 547-4323

All applications will be reviewed by the HPC who may issue a CoNE if the proposed work is for minor alteration or ordinary maintenance repair and will not effect the historic character of the property. If the proposed work would substantially alter the existing character of the property, the HPO may refer the application to the HPC. The HPO shall refer all applications for new construction, alterations, relocation or demolition to the HPC for hearing. If approved by the HPC, a CoA will be issued.

A completed application, 13 sets of descriptive materials, fee, and escrow deposit with signed agreement form, if applicable, must be submitted to the Division of City Planning at least two weeks (14 days) prior to the hearing date.

The HPC meets once per month, on the 2<sup>nd</sup> or 3<sup>rd</sup> Monday (unless otherwise noted on the official calendar), at 6:30pm in the Council Chambers of City Hall, 290 Grove Street, Jersey City, NJ. An official calendar of the annual meetings may be obtained from the HPO.

### Standards and guidelines which must be followed (copies available at the Division of City Planning)

The Land Development Ordinance of the City of Jersey City outlines the HPC application process and contains the zoning standards for development in the Historic District. The Ordinance also contains *Historic Preservation Design Guidelines* and other guidelines to assist the public in applying to for historic approvals and to enunciate Commission policy.

### Descriptive Materials required to be submitted with this application

- Appropriate sketches and/or signed architectural drawings
- Color and material samples and manufacturer specifications of all materials to be used including catalog sheets, sample paint chips, etc
- A current color photograph of the existing building facade showing details
- 1938 Tax Assessor's photo, if applicable and not already on file (generally available at the Tax Assessor's Office, City Hall)

Historic Preservation Commission Applications	Non-Refundable
<b>CERTIFICATE OF NO EFFECT</b>	
<b>Residential</b>	
Interior Work Only	\$10 per affected unit to a maximum of \$40.00
Exterior Work Only or Interior and Exterior work filed concurrently	\$20 per dwelling unit to a maximum of \$750
Sidewalk repair/replacement when not filed concurrently with other work	\$20 per dwelling unit to a Maximum of \$60
<b>Non-Residential</b>	
With Principal Building	\$40 per 1,000 square feet GFA or part thereof
Without Principal Building	\$40 per 1,000 square feet of lot area or part thereof
Unlit interior window sign ONLY	\$40.00
Sidewalk repair/replacement when not filed concurrently with other work	\$40 for first 25 linear feet of frontage, additional \$20 for each 25 feet of frontage over 25 or part thereof
<b>CERTIFICATE OF APPROPRIATENESS (COA)</b>	
<b>Residential</b>	
New Construction on Vacant Land	\$500
All Others:	
1-4 Dwelling Units	\$100
5 Dwelling Units or over	\$20 per dwelling unit to a maximum of \$1,000
<b>Non-Residential</b>	
Exterior Sign application only	\$100
With Principal Building	\$100 per 1,000 square feet of GFA or part thereof
Without Principal Building	\$100 per 1,000 square feet lot area or part thereof
Outdoor Café ONLY	\$100
Submission of COA Approval	\$200