



CITY OF HOBOKEN
Hoboken Historic Preservation Commission
94 Washington Street
Hoboken, New Jersey 07030

www.hobokennj.gov/municipal-boards/historic-preservation-commission

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Cristin Cricco-Powell, 2nd Alt.

Ravinder S. Bhalla
Mayor

Dear Applicant,

The City's goal is to protect and preserve Hoboken's architecturally rich urban environment. The look and feel of this great city is probably one of the reasons you have chosen to live here, do business here or possibly both. If you've ever marveled at architectural treasures in iconic cities around the world that have withstood the test of time it's because some commission, bureau or board has been tasked with preserving them. Whether it be a well preserved brownstone on Bloomfield Street, a majestic limestone Beaux Arts Revival on Hudson Street, a Victorian storefront that managed to survive intact for over 100 years on Washington Street or a modest Greek Revival row-house on lower Park Avenue; all of these buildings, individually and collectively, tell the story of the great city that is Hoboken.

In order to protect Hoboken's architectural treasures, in 1978 the City of Hoboken formed the Hoboken Historic Preservation Commission known around town as the HPC. The HPC is one of three commissions along with the Planning Board and the Board of Adjustment that govern how buildings are built, renovated and even demolished. The city has established Historic Districts that include all of Washington Street, Hudson Street, Castle Point Terrace, Rail Yard, Terminal and surrounding streets, and individually designated landmark sites that are governed by City ordinance and place stipulations on how construction and renovation happens within these districts.

While the goal of the HPC is to protect and preserve Hoboken's architectural heritage, we also recognize that Hoboken is a living breathing city. To that end, the HPC is taking steps to streamline the process by which homeowners, contractors and developers can, as quickly as possible, get answers to their questions and, more importantly, proceed with the work they would like to do on their properties in a timely fashion.

In order to work on the façade of your building or other areas that are seen from the public right of way, you will need a HPC permit called a Certificate of Appropriateness. Your best course of action is to stop by the Zoning & Historic Preservation Office at City Hall where you will receive the best and most current advice and information about the project you are proposing. If you bring pictures, surveys or plans, all of that will make your visit that much more informative. You will be asked to fill out an application based on the scope of your work. If you are required to appear before the HPC at one of our regular monthly hearings, please make sure that you have all of the necessary materials required by the application and relevant checklist. The number one reason an application is delayed or has to be carried to a second hearing is the application is incomplete or exhibits

and materials are not available at the hearing for the Commission's review and approval. It is our goal to get you working as quickly as possible and we can only do that if we clearly understand the scope of your project. **We need you to help us, help you.**

Historic preservation is an investment in the future. It helps attract residents, visitors and customers to the City and it makes for an interesting, diverse and thriving community. By participating as a property owner or commercial lessee you are ensuring that Hoboken will be a vibrant city now and well into the future.

Thank you for your help and we look forward to making your experience a pleasant one.

Sincerely,

Steve Zane, Chair
Hoboken Historic Preservation Commission