

A large, multi-story brick building with several windows and decorative green-tinted roof elements. In the foreground, there is a chain-link fence, orange construction barriers, and a person riding a bicycle on a green-painted path. The sky is blue with some clouds.

HOBOKEN (LACKAWANNA) RECORDS BUILDING

ONLINE PUBLIC MEETING | APRIL 16, 2020
HOSTED OVER WEBEX PLATFORM

Hoboken (Lackawanna) Records Building

ONLINE PUBLIC MEETING

Project Partners:



City of Hoboken:

Mayor Ravinder Bhalla,
Christopher Brown,
Ann Holtzman, Steve Zane



NJDEP/SHPO:

Kate Marcopul, Meghan
Baratta, Jennifer Alvarez,
Allison McLeod



Hoboken Quality of Life Coalition:

Claire Lukacs, Melissa Abernathy



Preservation New Jersey:

Courtenay Mercer



Federal Transit
Administration

FTA: Donald Burns, Dan Moser,
Uzoma Anukwe, Charles Dyer



NJ TRANSIT: Richard Schaefer, John Geitner,
John Del Colle, Paul Wyckoff, Dara Callender,
Jacquelyn Lipson



Hoboken (Lackawanna) Records Building ONLINE PUBLIC MEETING

Purpose - Overview

- Hoboken (Lackawanna) Records Building has been vacant and in an abandoned state for decades prior to NJ TRANSIT ownership (1983)
- Inspections undertaken by several independent engineers resulted in the recommendation that the Records Building be demolished
- Eligible for listing in the National Register of Historic Places as a contributing resource to the Old Main Delaware Lackawanna and Western Railroad Historic District
- Goal of the Lackawanna Records Building Project is to balance the need to address public safety and structural integrity concerns while respecting the historic significance of the structure
- An inspector from New Jersey Department of Community Affairs issued a notice on January 3, 2020 designating the Records Building to be unsafe and requiring the building's demolition by June 30, 2020

Hoboken (Lackawanna) Records Building

ONLINE PUBLIC MEETING

History - Overview

- Constructed in 1904 by the Delaware Lackawanna and Western Railroad
- Eligible for listing in the National Register of Historic Places as a contributing resource to the Old Main Delaware Lackawanna and Western Railroad Historic District
- Originally designed for the storage of railroad records (documents)
- Is approximately 24 feet wide by 96 feet long
- Has a heavy battered base with a contrasting concrete base course. The corners are built out with piers that rise past the roofline to terminate in turrets supported by brick corbels and topped by molded copper cornices
- Has a single entrance to the building, fitted with a metal door, located near the center of the Observer Highway elevation
- Entrance opens to a square, first-floor stair hall with the remainder of the floor area consisting of open space. The floor plans on the second and third floors have the same layout



Photo courtesy of www.hobokennj.gov

Overhead of Records Building & Area Around **HOBOKEN TERMINAL**





DETERIORATION

DIAGONAL
CRACKS



MISSING ROOF
PARAPET



ROOF
DETERIORATION



CURRENT CONDITIONS

Engineering Evaluations

Inspections by professional structural engineers identified the following building conditions:

- Diagonal cracks in the exterior bearing walls
- Bowing of exterior load bearing walls
- Sections of missing roof parapet
- Displacement of some of the parapet top stones
- Deterioration and partial missing elements of the corner cornices
- Deterioration at the corners of the roof and extending into the side walls

CURRENT CONDITIONS

DCA Notice

- An inspector from the New Jersey Department of Community Affairs issued a notice on January 3, 2020 designating the Records Building to be an unsafe structure and requiring the building's demolition by June 30, 2020
- Protective fencing and signage were installed around the Records Building in response to the DCA Notice



North Hudson Sewerage Authority

- NHSA determined that, due to the unsafe condition, the authority's personnel could not access manholes located immediately north of the Records Building for the purpose of regular pump maintenance and pre-storm cleaning

Hoboken (Lackawanna) Records Building

SECTION 106 PROCESS

Historic Preservation

- The Federal Transit Administration (FTA), the New Jersey State Historic Preservation Office (HPO) and NJ TRANSIT entered into a Programmatic Agreement (PA) in 2001 regarding the implementation of the Hoboken Terminal and Yard Master Plan, a condition of which was the proposed rehabilitation and adaptive reuse of the Records Building dependent upon available funding
- Any proposed major capital projects related to the various structures located within the Hoboken Terminal and Yard boundary (including the Records Building) with the potential to result in an adverse effect, requires NJ TRANSIT to conduct an alternatives analysis and consult to resolve adverse effects pursuant to the requirements of the National Historic Preservation Act (Section 106)
- Since the Records Building demolition would result in an adverse effect, the FTA determined that the proposed demolition requires review under the Section 106 process
- Section 106 requires that federal agencies consider the effects of undertakings on historic resources; as part of that effort a fundamental goal is consultation with identified consulting parties
- The overall objective of the Section 106 process is to identify and avoid, minimize, or mitigate adverse effects on historic resources, with first priority given to avoidance and second to minimization
- In situations where a project cannot avoid or minimize adverse effects, the “resolution” of those effects takes the form of a formal agreement identifying mitigation measures commensurate with the anticipated project effects

Hoboken (Lackawanna) Records Building

PROJECT ALTERNATIVES ANALYSIS

Alternative 1: No Build Alternative

Pros:

- The Records Building remains

Cons:

- Safety concerns are not addressed in the long term; scaffolding and covered walkways are temporary and need to be periodically taken down and re-erected
- Long-term abandonment of the building would represent an adverse effect

Alternative 2: Stabilization Without Rehabilitation Alternative

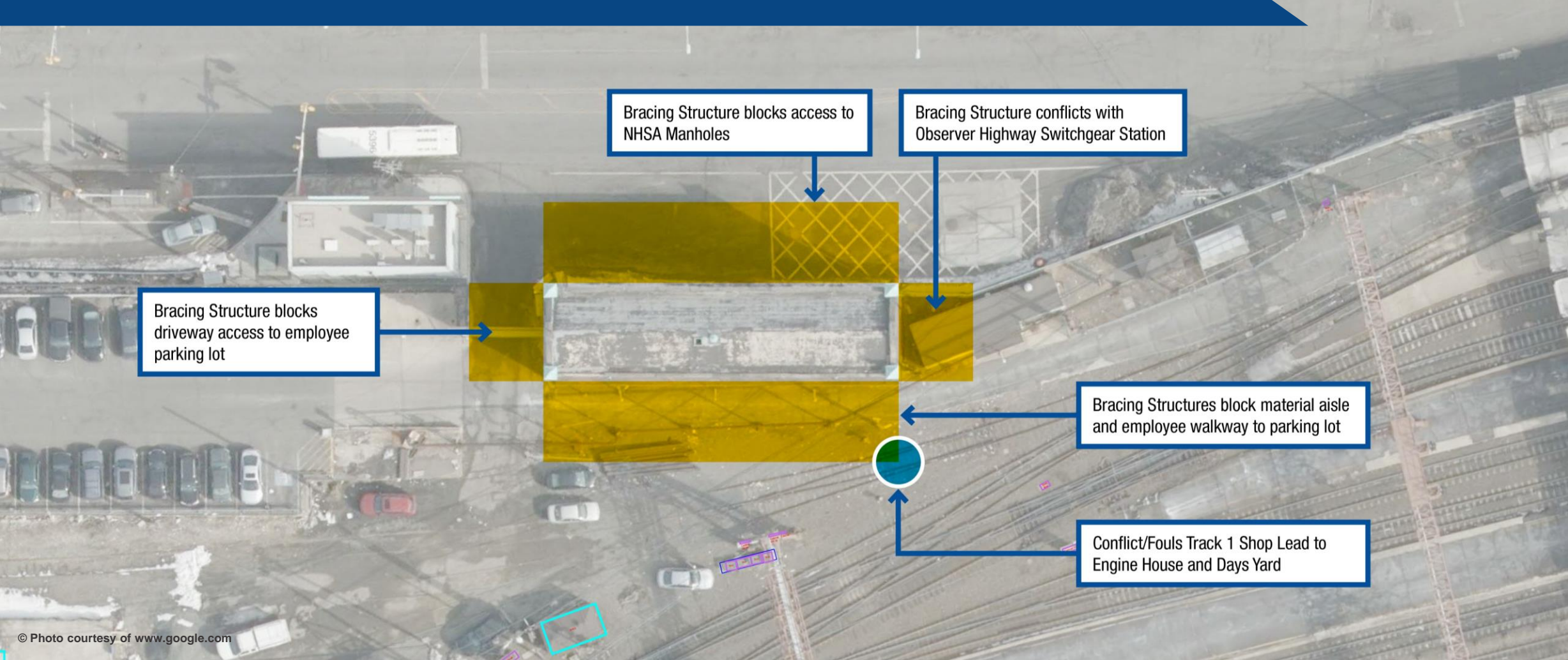
Pros:

- The Records Building remains

Cons:

- The minimum of 22 feet away from the building for the triangular bracing/shoring structures required on all four sides of the building is not feasible due to the site constraints and adjacency to an active rail yard
- Long-term abandonment of the building would represent an adverse effect

Alternative 2: Stabilization without Rehabilitation Alternative



© Photo courtesy of www.google.com

Hoboken (Lackawanna) Records Building

PROJECT ALTERNATIVES ANALYSIS

Alternative 3: Rehabilitation/Stabilization in Place Alternative

Pros:

- Safety concerns would be addressed
- The Records Building remains

Cons:

- Extensive repairs would impact the aesthetic appearance and historic character and integrity of the building
- Endangerment of construction personnel because it requires entry into the Records Building
- Long-term abandonment without reuse of the building would represent an adverse effect

Alternative 4: Adaptive Reuse Alternative

Pros:

- Safety concerns would be addressed
- The Records Building remains

Cons:

- **Occupancy:** the Records Building was not designed or constructed to be a habitable space
- **Coding:** the Records Building lacks many systems/provisions, such as Americans with Disabilities Act (ADA) accessibility requirements (restrooms, elevators, etc.), HVAC systems, emergency lighting, etc.
- **Parking:** there is no available property in the general vicinity of the Records Building to accommodate parking needs that might be generated as a result of repurposing the building for a new non-rail use; access is only from NJ TRANSIT property
- Extensive repairs and safety/flood resilience upgrade would impact the aesthetic appearance and historic character and integrity of the building
- Endangerment of construction personnel because it requires entry into the Records Building

Hoboken (Lackawanna) Records Building

PROJECT ALTERNATIVES ANALYSIS

Alternative 5: Relocation/Reconstruction Alternative

Pros:

- Significant historic materials will be salvaged which will be used to create a building that is aesthetically evocative of the existing Records Building

Cons:

- The deconstruction of the Records Building would represent an adverse effect
- **LCOR Redevelopment:** proposed mixed-use redevelopment of three sites located between Observer Highway and the Hoboken Rail Yard renders these sites unavailable for potential building reconstruction/relocation

Alternative 6: Demolition With Salvage and Storage of Historic Materials Alternative

Pros:

- Significant historic materials will be salvaged

Cons:

- The deconstruction of the Records Building would represent an adverse effect

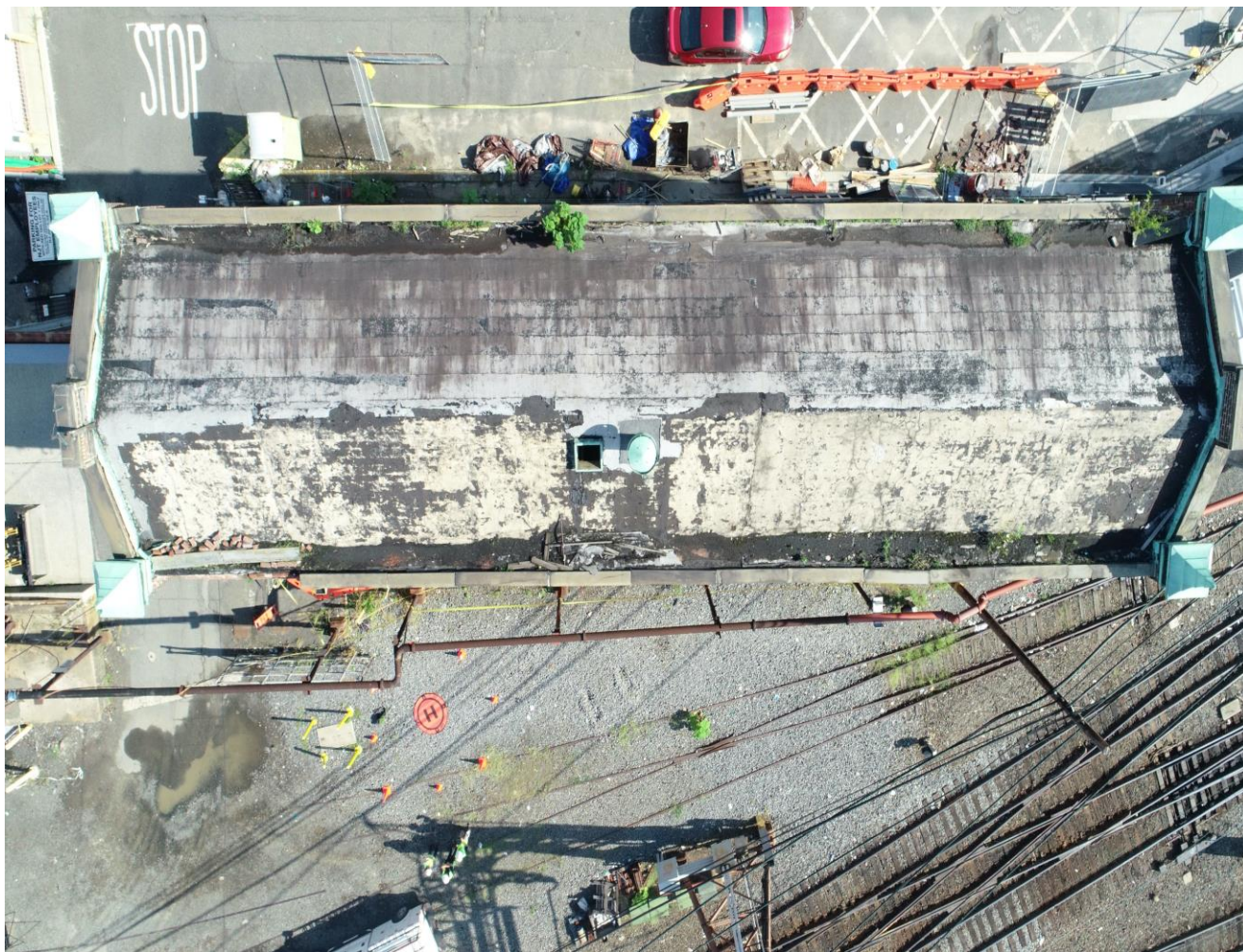
Alternative 7: Demolition Without Salvage of Historic Materials Alternative

Pros:

- Safety concerns would be addressed

Cons:

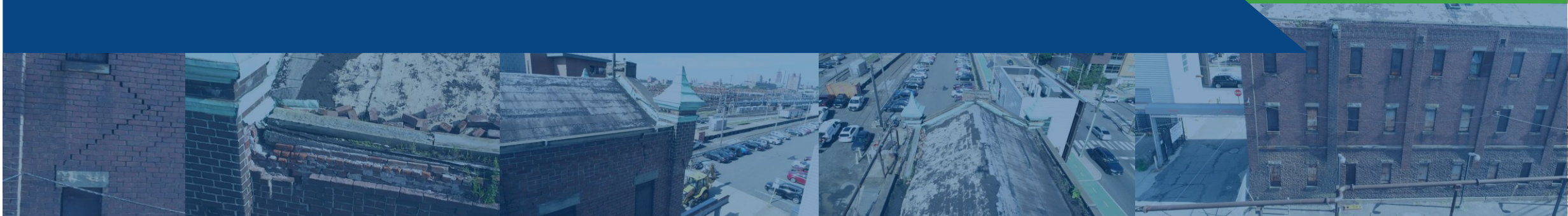
- The deconstruction of the Records Building would represent an adverse effect



NEXT STEPS

- 1 **Conclude Consultation**
with consulting parties and the public
- 2 **Consider Comments/Input**
of consulting parties and the public
- 3 **Finalize Preferred Alternative**
- 4 **Implement Preferred Alternative**

COMMENTS





THANK YOU