

Doss, Gary

From: Atalaya Armstrong <Atalaya.Armstrong@dep.nj.gov>
Sent: Thursday, February 19, 2015 10:24 AM
To: Wieczorek, Scott; DEP NJHPO
Cc: Smith, Lawrence; Doss, Gary
Subject: Completed Submission 15-1628 NJDEP
Attachments: B2015-210.pdf

Ms. Wieczorek:

The 2 South Montgomery Avenue documentation has been reviewed, signed, and scanned.

Please find attached HPO-B2015-210

If you have any issues with the attachments or require additional information, please feel free to let us know.

Regards-A. Armstrong

Mail Code 501-04B
Historic Preservation Office
NJ DEP
PO Box 420
Trenton, NJ 08625-0420
www.nj.gov/dep/hpo

From: Wieczorek, Scott [mailto:swieczorek@Dewberry.com]
Sent: Wednesday, February 18, 2015 10:16 AM
To: DEP NJHPO
Cc: Smith, Lawrence; Doss, Gary
Subject: FW: NJDEP EAF Reviews Application RRE0006556

Good morning,

Attached please find a No Adverse Effect Form 2 for the above referenced property. The SOW is also attached.

Thank you,

Scott Wieczorek, RPA
Cultural Resources Specialist
Dewberry
600 Parsippany Rd., Suite 301
Parsippany, NJ 07054-3715
973.576.0151
973.739.9710 fax
www.dewberry.com

Visit Dewberry's website at www.dewberry.com

If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY

15-1628

B2015-210

Application ID #	RRE0006556		
Applicant Name:	William Ryan		
Street Address:	2 South Montgomery Avenue, Apartment 1, Atlantic City, NJ 08401		
Municipality:	Atlantic City	County:	Atlantic
PAMS PIN:	0102 213 7		
Latitude:	39.346096	Longitude:	-74.465435

Undertaking:	<input checked="" type="checkbox"/> Rehabilitation:	<input checked="" type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input type="checkbox"/> Reconstruction:	<input type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	See continuation sheet.
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Current Property Status	
National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Register of Historic Places Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE? (Contributes to District)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input type="checkbox"/> Property Located within HPO's Archaeological Site Sensitivity Grid <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

Preliminary Property Evaluation	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to:
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
Reasoning:	Proposed activities are programmatically allowable (see Continuation Sheet).
<input type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Architecture Reviewer	Scott Wiczorek	Archaeology Reviewer	Scott Wiczorek
Date Reviewed	February 18, 2015		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form - 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY
15-1628
B2015-210


Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue, Apartment 1, Atlantic City, NJ 08401

Assessment of Effects	<input checked="" type="checkbox"/> No Historic Properties Adversely Affected
	<input type="checkbox"/> No Historic Properties Adversely Affected, provided the following conditions are met:
	<input type="checkbox"/> Adverse Effect

National Historic Landmark Consultation Process [If Applicable]	
Undertaking Located Within NHL :	<input type="checkbox"/> National Park Service
Applying Allowances As Defined in Programmatic Agreement:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office
	Tier I:
	Tier II:
Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

Resolution of Adverse Effects	<input type="checkbox"/> Abbreviated Consultation Process	Treatment Measure:
	<input type="checkbox"/> Memorandum of Agreement	
	<input type="checkbox"/> Programmatic Agreement	

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc:

HISTORIC PRESERVATION OFFICE USE ONLY	
<input checked="" type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	 Date 2/18/15

Architecture Reviewer	Scott Wieczorek	Archaeology Reviewer	Scott Wieczorek
Date Reviewed	February 18, 2015		



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 (Continuation)



Undertaking:

The proposed undertaking involved the rehabilitation of a condominium residential housing unit damaged as a result of Hurricane Sandy. The proposed work includes repairs to drywall, fixtures, cabinets, floors, electrical, plumbing, and HVAC elements which were all installed as part of the building's updating from an apartment house into a condominium housing complex. No exterior repair work is included as part of this undertaking. The proposed work appears to conform to the May 2013 Programmatic Agreement Tier II allowances III.A.1 through III.A.4, and III.B.1 through III.B.2 (pgs. 38 and 39). In addition, the "in-kind" requirements are not applicable due to the modifications to the materials needing repair associated with the condominium updates (pg. 33).

Property Description:

There is no build date available for the building on the county tax website. However, aerial images suggest it was built between 1920 and 1931. The three story building with raised basement is clad in a brick veneer with decorative parapets obscuring the roof form. Projecting box bays are located at the front and rear facades, and fenestration consists of single, double, and tripartite vinyl one-over-one double-hung sash windows. The property is not located within the SHPO/FEMA Green Zone, and is a contributing resource to the National Register eligible Ventnor Avenue Residential Historic District (SHPO Opinion: 10/27/2014). The surrounding neighborhood consists primarily of late-nineteenth two early-twentieth century single-family residential homes.

Environmental Context:

The 0.06 acre property is located on a barrier island and not within the archaeological site grid. The nearest waterbody or wetlands in relation to the property is Inside Thoroughfare, located approximately 590 feet to the northwest while the second-closest is the Atlantic Ocean located approximately 1,520 feet to the southeast. Soils within the property belong to the Psammets Series (PstAt), which are very poorly drained soils associated with sandy lateral flats overlying organic materials. Such soils were not favorable to prehistoric settlement patterns.

Map Review:

A review of historic aerial images available online through historicaerials.com indicates the region surrounding the subject property was densely developed as early as 1920. However, no buildings were depicted within the subject property at that time. The earliest depiction of a building within the subject property was 1931. Since then, the property and its surrounding region have remained dense developed.

Conclusions:

The proposed undertaking is situated on a barrier island and involves no ground disturbing activities. However, the property is located within the National Register eligible Ventnor Avenue Residential Historic District. The proposed work consists of repairs to non-historic cosmetic elements (e.g., synthetic flooring, drywall, replacement windows and doors, etc.) within the condominium and no exterior repairs are anticipated. The proposed work is also allowable under the May 2013 Programmatic Agreement Tier II allowances III.A.1 through III.A.4, and III.B.1 through III.B.2 (pgs. 38 and 39). "In-kind" repairs are not required as there is already a lack of interior historic fabric. As such, the proposed undertaking is recommended to have No Adverse Effect to the Ventnor Avenue Residential Historic District as proposed.



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY

Application ID #	RRE0006556		
Applicant Name:	William Ryan		
Street Address:	2 South Montgomery Avenue, Apartment 1, Atlantic City, NJ 08401		
Municipality:	Atlantic City	County:	Atlantic
PAMS PIN:	0102_213_7		
Latitude:	39.346096	Longitude:	-74.465435

Undertaking:	<input checked="" type="checkbox"/> Rehabilitation:	<input checked="" type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input type="checkbox"/> Reconstruction:	<input type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	See continuation sheet.
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Current Property Status	
National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Register of Historic Places Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE? (Contributes to District)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input type="checkbox"/> Property Located within HPO's Archaeological Site Sensitivity Grid <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

Preliminary Property Evaluation	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to:
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
Reasoning:	Proposed activities are programmatically allowable (see Continuation Sheet).
<input type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Architecture Reviewer	Scott Wiczorek	Archaeology Reviewer	Scott Wiczorek
Date Reviewed	February 18, 2015		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 : Assessment of Effects (Version 1.0)**



HPO USE ONLY

Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue, Apartment 1, Atlantic City, NJ 08401

Assessment of Effects	<input checked="" type="checkbox"/> No Historic Properties Adversely Affected
	<input type="checkbox"/> No Historic Properties Adversely Affected, provided the following conditions are met:
	<input type="checkbox"/> Adverse Effect

National Historic Landmark Consultation Process [If Applicable]	
Undertaking Located Within NHL :	<input type="checkbox"/> National Park Service
Applying Allowances As Defined in Programmatic Agreement:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office
	Tier I: _____
	Tier II: _____
Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

Resolution of Adverse Effects	<input type="checkbox"/> Abbreviated Consultation Process	Treatment Measure:
	<input type="checkbox"/> Memorandum of Agreement	
	<input type="checkbox"/> Programmatic Agreement	

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc:

HISTORIC PRESERVATION OFFICE USE ONLY	
<input type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	Date

Architecture Reviewer	Scott Wieczorek	Archaeology Reviewer	Scott Wieczorek
Date Reviewed	February 18, 2015		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 2 (Continuation)**



Undertaking:

The proposed undertaking involved the rehabilitation of a condominium residential housing unit damaged as a result of Hurricane Sandy. The proposed work includes repairs to drywall, fixtures, cabinets, floors, electrical, plumbing, and HVAC elements which were all installed as part of the building's updating from an apartment house into a condominium housing complex. No exterior repair work is included as part of this undertaking. The proposed work appears to conform to the May 2013 Programmatic Agreement Tier II allowances III.A.1 through III.A.4, and III.B.1 through III.B.2 (pgs. 38 and 39). In addition, the "in-kind" requirements are not applicable due to the modifications to the materials needing repair associated with the condominium updates (pg. 33).

Property Description:

There is no build date available for the building on the county tax website. However, aerial images suggest it was built between 1920 and 1931. The three story building with raised basement is clad in a brick veneer with decorative parapets obscuring the roof form. Projecting box bays are located at the front and rear facades, and fenestration consists of single, double, and tripartite vinyl one-over-one double-hung sash windows. The property is not located within the SHPO/FEMA Green Zone, and is a contributing resource to the National Register eligible Ventnor Avenue Residential Historic District (SHPO Opinion: 10/27/2014). The surrounding neighborhood consists primarily of late-nineteenth two early-twentieth century single-family residential homes.

Environmental Context:

The 0.06 acre property is located on a barrier island and not within the archaeological site grid. The nearest waterbody or wetlands in relation to the property is Inside Thoroughfare, located approximately 590 feet to the northwest while the second-closest is the Atlantic Ocean located approximately 1,520 feet to the southeast. Soils within the property belong to the Psamments Series (PstAt), which are very poorly drained soils associated with sandy lateral flats overlying organic materials. Such soils were not favorable to prehistoric settlement patterns.

Map Review:

A review of historic aerial images available online through historicaerials.com indicates the region surrounding the subject property was densely developed as early as 1920. However, no buildings were depicted within the subject property at that time. The earliest depiction of a building within the subject property was 1931. Since then, the property and its surrounding region have remained dense developed.

Conclusions:

The proposed undertaking is situated on a barrier island and involves no ground disturbing activities. However, the property is located within the National Register eligible Ventnor Avenue Residential Historic District. The proposed work consists of repairs to non-historic cosmetic elements (e.g., synthetic flooring, drywall, replacement windows and doors, etc.) within the condominium and no exterior repairs are anticipated. The proposed work is also allowable under the May 2013 Programmatic Agreement Tier II allowances III.A.1 through III.A.4, and III.B.1 through III.B.2 (pgs. 38 and 39). "In-kind" repairs are not required as there is already a lack of interior historic fabric. As such, the proposed undertaking is recommended to have No Adverse Effect to the Ventnor Avenue Residential Historic District as proposed.

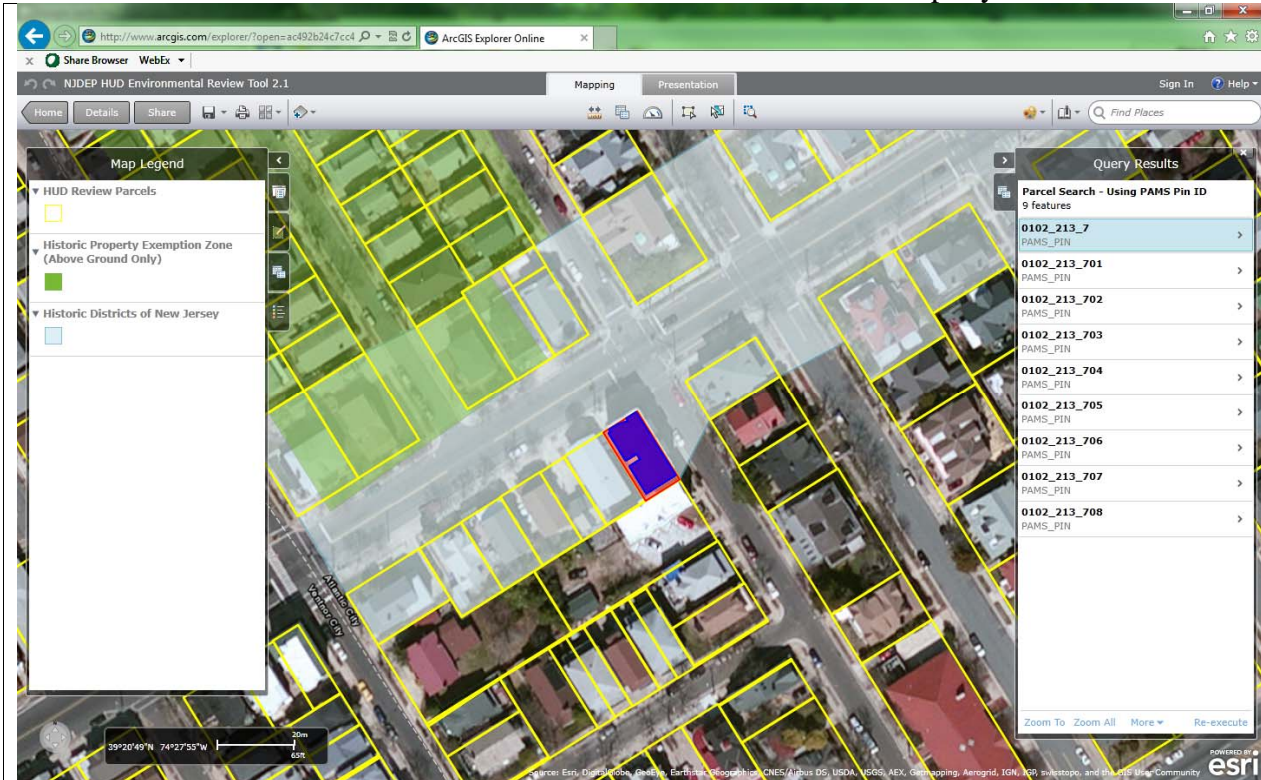


New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)



Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue Atlantic City, NJ, 08401

Location of Green Zone in Relation to the Property



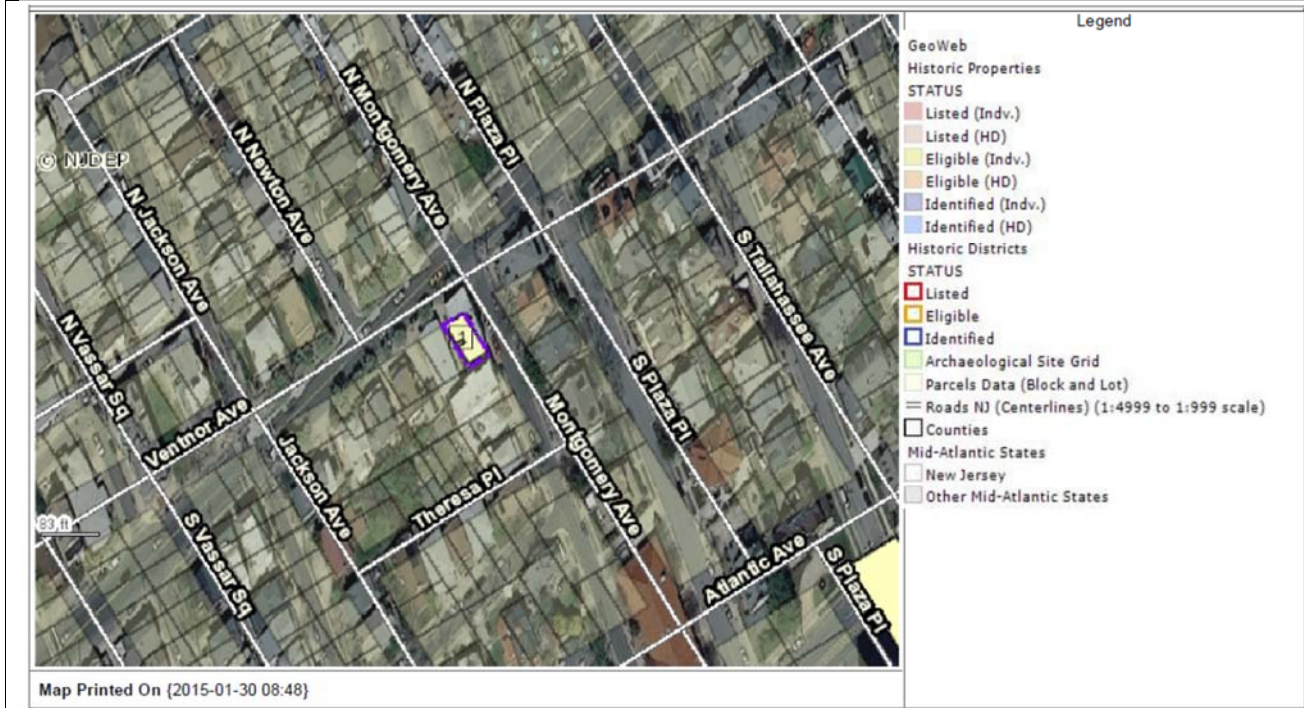
Historic Properties Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)



Location of Known Historic Properties and
Archaeological Site Grid in Relation to the Property



Historic Properties Map



New Jersey Department of Environmental Protection
 Hurricane Sandy
 Community Development Block Grant
 Form – 4 (Version 1.0)



Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue Atlantic City, NJ, 08401

Web Soil Survey Area of Interference

USDA United States Department of Agriculture
 Natural Resources Conservation Service

Contact Us | Subscribe | Archived Soil Surveys | Soil Survey Status | Glossary | Preferences | Link | Logout | Help

Area of Interest (AOI) | **Soil Map** | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

Printable Version | Add to Shopping Cart

Search

Map Unit Legend

Atlantic County, New Jersey (NJ001)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PstAt	Psammaquents, sulfidic substratum, 0 to 3 percent slopes, frequently flooded	20.6	99.9%
WATER	Water	0.0	0.1%
Totals for Area of Interest		20.6	100.0%

Soil Map

Scale (not to scale)

Warning: Soil Map may not be valid at this scale.
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Maps of this area were mapped at 1:24,000. The design of map units and the boundaries of map units are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

FOIA | Accessibility Statement | Privacy Policy | Non-Discrimination Statement | Information Quality | USA.gov | White House

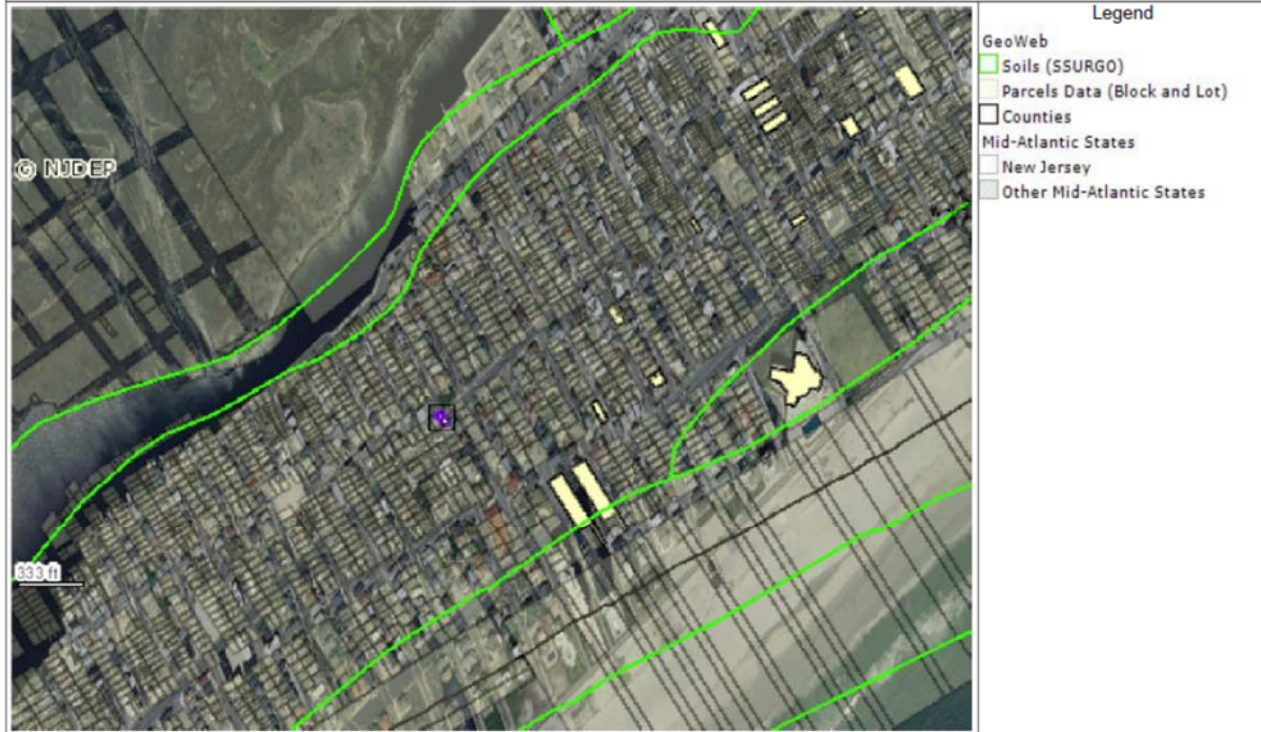
Soils Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 4 (Version 1.0)



GeoWeb Soils Layer



Map Printed On {2015-01-30 12:47}

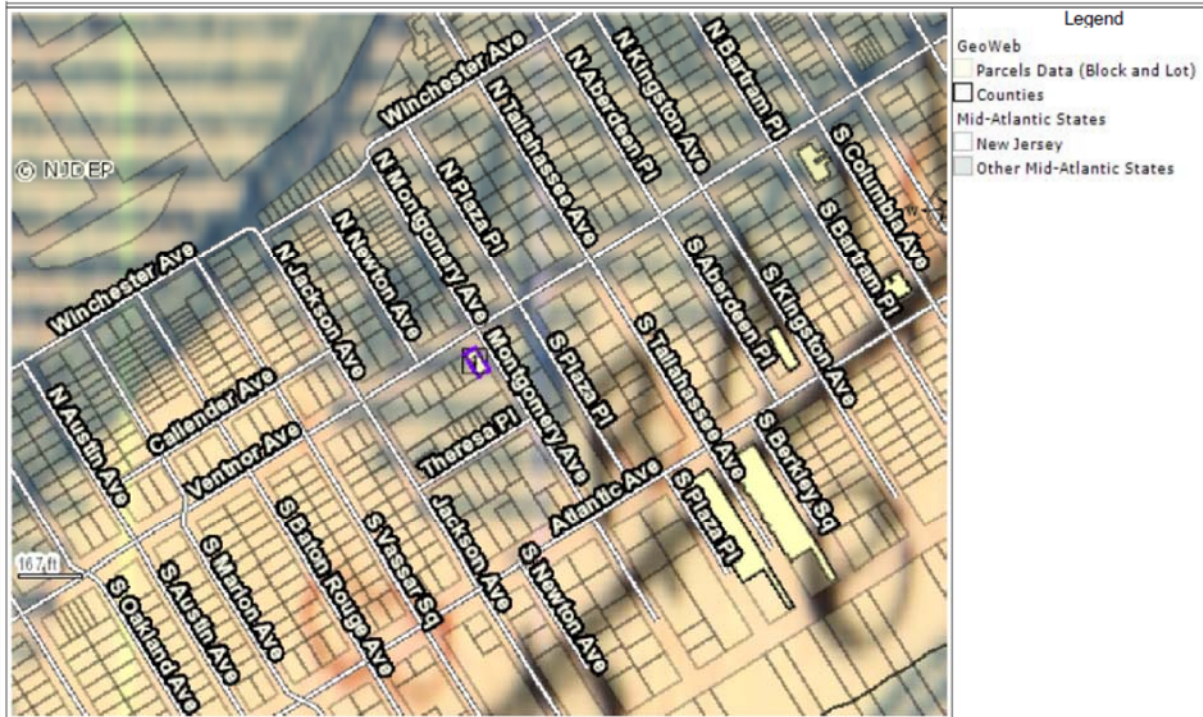
Soils Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)



Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue Atlantic City, NJ, 08401



USGS Quadrangle :



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Applicant ID #	RRE0006556
Property Address:	2 South Montgomery Avenue, Apartment 1, Atlantic City, NJ 08401


Date:	02/03/15	
Direction:	Southeast	
Description:	View southeast of the front (northwest) elevation of the dwelling.	


Date:	02/03/15	
Direction:	South	
Description:	View south of side (northeast) elevation of dwelling.	



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	02/03/15	
Direction:	West	
Description:	View west of rear (northeast) elevation.	

Date:	02/03/15	
Direction:	East	
Description:	View east of the backyard/alley.	



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	02/03/15	
Direction:	Northeast	
Description:	View northeast of streetscape along Ventnor Avenue.	

Date:	02/03/15	
Direction:	Southwest	
Description:	View southwest of streetscape along Ventnor Avenue.	



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	02/03/15	
Direction:	Northwest	
Description:	View northwest of opposite side of Ventnor Avenue.	

Date:	02/03/15	
Direction:	North	
Description:	View north of streetscape along South Montgomery Avenue.	



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	02/03/15	
Direction:	East	
Description:	View east of streetscape along South Montgomery Avenue.	

Date:	02/03/15	
Direction:	Northeast	
Description:	View northeast of opposite side of South Montgomery Avenue.	