



DEPARTMENT OF THE ARMY
HEADQUARTERS, U.S. ARMY GARRISON FORT MONMOUTH
FORT MONMOUTH, NEW JERSEY 07703-5000

OCT 12 2004

Directorate of Public Works

SUBJECT: Proposed Residential Community Initiative Project, Fort Monmouth,
New Jersey

Mr. Don L. Klima, Director
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW, Suite 809
Washington, D.C. 20004

Dear Mr. Klima:

We are in receipt of your letter dated July 26, 2004 and would like to offer the following comments:

1. We have included in this package photos of the quarters (Attachment A) in the Fort Monmouth historic district, site plans of proposed end state condition showing levels of upgrades (Attachment B) to the three areas in said historic district. Homes in the Russel/Allen area shall receive 'level 2' renovations, homes in Russel/Carty level 1 and 45 of the 29 units in the Gosselin Area level 1, the 46th and 47th home (Bldg 234) level 2 renovation and the 48th and 49th home (Bldg 236) level 3 and 4 (see Scope of Work page enclosed) (Attachment F). Please note that all of the homes on Gosselin were 'gutted' down to the studs four years ago, but due to funding only 45 were rebuilt. The four remaining homes will be completed under this project.
2. Properties have been identified as eligible for the historic register in the Integrated Cultural Resources Plan (ICRMP) copies of pertinent sheets have been included in this package (Attachment C).
3. We have included pages from the ICRMP describing the characteristics of each building (Attachment D).
4. Gosselin Avenue: These Colonial Revival duplexes have recently been renovated and expanded. Two of the buildings (four dwelling units) were not included in that renovation project. The scope of work for the Gosselin Avenue Neighborhood will include renovating the remaining two buildings in the same manner as the adjacent houses. No other renovations are proposed beyond periodic maintenance and repair. The exterior of the quarters will be maintained to their current appearance and the remaining character defining architectural fabric, such as the original windows and fanlights on the entrance vestibules, wood pilasters on the sun porches, and wood screen walls on the back porches, shall be preserved.

5. Russel-Carty: This neighborhood is composed of 2 ½ story Colonial Revival four-family units. These quarters have also been recently renovated. No other interior renovations are proposed beyond periodic maintenance and repair. No additions or exterior alterations are proposed other than developing a concept to rework the dormer windows so that they are consistent in design throughout the neighborhood. The scope of work for the Russel-Carty quarters will be to maintain the exteriors of the quarters in their present day appearance.

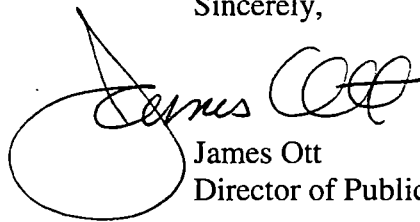
6. Russel-Allen: This is a neighborhood of duplex and single family units organized around a central green space. The quarters have not had significant interior remodeling and of the historic quarters in the district, they are the most intact and have a high degree of integrity. The scope of work for these units will be focused on infrastructure improvements such as wiring and plumbing. This work will be accomplished without altering the historic floor plans. It is the intent to minimize the disruption to the historic fabric of the quarters and to retain the original materials to the greatest extent possible. The exterior of the quarters as well as the landscaping and streetscape make this neighborhood.

7. Criteria of Adverse Effect have not been found, but we realize that this undertaking has the potential for adverse effect to these properties by altering or removing historic building fabric. We believe we have eliminated or reduced adverse effects by entering into a programmatic agreement with the New Jersey State Historic Preservation Office (NJ SHPO) that establishes a scope of work and appropriate means to accomplish necessary renovations to these quarters.

8. We have included an executed copy of the Programmatic Agreement for your use (Attachment E).

If you have any question, please contact Mr. Dinkerrai Desai, 732-532-1475.

Sincerely,

A handwritten signature in black ink, appearing to read "James Ott", with a large, stylized circular flourish underneath the name.

James Ott
Director of Public Works

Attachments:

- Attachment A: Photos of quarters in historic district
- Attachment B: Site plans of proposed end state condition showing levels of upgrades
- Attachment C: Properties identified as eligible for the historic register
- Attachment D: Pages from the ICRMP describing the characteristics of each building
- Attachment E: Copy of the Programmatic Agreement
- Attachment F: Pages from the ICRMP describing the characteristics of each building

October 5, 2004

Advisory Council on Historic Preservation
1100 Pennsylvania Avenue NW, Suite 809
Washington DC 20004
Attn: Mr. Don L. Klima, Director

Re: Proposed Residential Community Initiative Project
Fort Monmouth, New Jersey

Mr. Klima,

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Comment 1: We have included in this package photos of the quarters in the Fort Monmouth historic district, site plans of proposed end state condition showing levels of upgrades to the three areas in said historic district. Homes in the Russel/Allen area shall receive 'level 2' renovations, homes in Russel/Carty level 1 and 45 of the 49 units in the Gosselin Area level 1, the 46th and 47th home level 2 renovation and the 48th and 49th home level 3. Please note that all of the homes were 'gutted' down to the studs 4 years ago but due to funding only 45 were rebuilt. The 4 remaining homes will be completed under this project.

Comment 2: Properties have been identified as eligible for the historic register in the Integrated Cultural Resources Plan (ICRMP) copies of pertinent sheets have been included in this package.

Comment 3: We have included pages from the ICRMP describing the characteristics of each building.

Comment 4: Gosselin Avenue: These Colonial Revival duplexes have recently been renovated and expanded. Two of the buildings (4 dwelling units) were not included in that renovation project. The scope of work for the Gosselin Avenue Neighborhood will include renovating the remaining two buildings in the same manner as the adjacent houses. No other renovations are proposed beyond periodic maintenance and repair. The exterior of the quarters will be maintained to their current appearance and the remaining character-defining architectural fabric, such as the original windows and fanlights on the entrance vestibules, wood pilasters on the sun porches, and wood screen walls on the back porches, shall be preserved.

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Comment 5: Criteria of Adverse effect have not been found, but we realize that this undertaking has the potential for adverse effect to these properties by altering or removing historic building fabric. We wish to eliminate or reduce adverse effect by developing a programmatic agreement with the NJ SHPO that establishes a scope of work and appropriate means to accomplish necessary renovations to these quarters.

Comment 6: We have included an executed copy of the programmatic agreement for your use.

Sincerely,

James W. Ott
Director of Public Works

PROGRAMMATIC AGREEMENT

Between

FORT MONMOUTH, NEW JERSEY

And

NEW JERSEY STATE HISTORIC PRESERVATION OFFICER

FOR THE

**PRIVATIZATION OF FAMILY HOUSING AT
FORT MONMOUTH, NEW JERSEY**

WHEREAS, Fort Monmouth, New Jersey, pursuant to the Military Housing Privatization Initiative (P.L. 104-106, 110 Stat. 544, Title XXVIII, Subtitle A, Section 2801), which amends 10 U.S.C. 169 by addition of a new subchapter, IV-Alternative Authority for Acquisition and Improvement of Military Housing, has determined to privatize family housing at Fort Monmouth, New Jersey, through the Residential Communities Initiative (RCI) (Undertaking) (Attachment A, map of RCI area); and

WHEREAS, the United States Department of the Army, Fort Monmouth, New Jersey is responsible for carrying out as part of its assigned missions various activities, some of which may have the potential to affect historic properties; and

WHEREAS, Fort Monmouth, New Jersey, in consultation with the Advisory Council on Historic Preservation (Council) and the New Jersey State Historic Preservation Officer (NJSHPO) has determined that certain types and categories of those activities meet the definition of undertakings pursuant to Section 106 of the National Historic Preservation Act (NHPA)(16 U.S.C. 470f, as amended); and

WHEREAS, 36 CFR 800.14(c) permits federal agencies such as Fort Monmouth, New Jersey to propose categories of programs or activities that may be exempted from review under the provisions of 36 CFR 800; and

WHEREAS, Fort Monmouth, New Jersey has completed or caused to be completed numerous cultural resources surveys and inventories to identify those buildings, sites, districts, structures and objects under its jurisdiction or control that satisfy the criteria for eligibility for the National Register of Historic Places as set forth at 36 CFR 60.4 (Attachment B, list of historic buildings); and

WHEREAS, Fort Monmouth, New Jersey shall incorporate a number of Standard Operating Procedures (SOP's) intended to insure that Fort Monmouth's undertakings do not adversely affect historic properties (Attachment C, SOP's); and

WHEREAS, Fort Monmouth, New Jersey has elected not to employ the Army Alternate Procedures for compliance with Section 106 of the NHPA; and

WHEREAS, All Wherry housing on Fort Monmouth, New Jersey is covered by an Armywide Program Comment by the ACHP and there are no further preservation or consultation requirements for these housing areas pursuant to 36 CFR 800. The Neighborhood Design Guidelines for Army Capehart Family Housing must be considered when planning improvements to Capehart-era housing areas.

NOW, THEREFORE, Fort Monmouth, New Jersey, the Council, and the NJSHPO enter into this Agreement pursuant to 36 CFR 800.6(b)(2) which shall be administered in accordance with the following stipulations to satisfy Fort Monmouth's Section 106 responsibilities for those undertakings falling within the scope of this Agreement.

STIPULATIONS

Fort Monmouth, New Jersey will ensure that the following measures are carried out:

I. APPLICABILITY, BASELINE INFORMATION, AND PROFESSIONAL QUALIFICATIONS STANDARDS

A. Fort Monmouth, New Jersey will provide an information package concerning the Historic Properties to all relevant signatories to this agreement. This information package will describe contributing (NRHP eligible) and non-contributing (not NRHP eligible) structures and buildings, historic landscapes, and archeological sites that may be present within or adjacent to existing housing developments and areas proposed for development of housing and supporting amenities. The presence of NRHP eligible or listed properties was disclosed in the Request for Qualifications document used to notify the private sector of the proposed privatization action.

B. Fort Monmouth, in consultation with NJ SHPO, has determined that the Fort Monmouth Historic District is eligible for listing on the National Register of Historic Places

C. Based on analysis of the residential infrastructure and proposed construction sites, Fort Monmouth, New Jersey has determined in consultation with the NJ SHPO that no other existing, residential buildings, structures, objects, districts or landscapes affected by the Undertaking are now National Register of Historic Places eligible under NRHP criteria. Fort Monmouth, New Jersey will conduct a periodic historic architectural survey of all buildings, structures, and landscapes on Fort Monmouth property that have reached fifty years of age since the previous survey. Any new NRHP eligible properties recognized through this process and administered or affected by Carlise, Monmouth, Picattiny Communities, Limited Liability Corporation (CMPC, LLC) will be subject to the provisions of this Agreement.

D. Fort Monmouth, New Jersey will document existing interior and exterior conditions at contributing (NRHP eligible) structures, buildings, and landscapes in the historic housing areas. Fort Monmouth, New Jersey will provide the documentation to the signatories and concurring parties to this Agreement in electronic or paper formats. Fort Monmouth, New Jersey will supplement the documentation as necessary to include information regarding any modifications or alterations to the property to maintain accuracy and record modifications to

Historic Properties. One copy of the documentation and any supplemental materials, as they are developed, shall be provided to the signatories to this agreement. This documentation will serve as a reference throughout the term of this Agreement.

E. For the purposes of this Agreement the Fort Monmouth's Cultural Resource Manager (CRM) will at a minimum, consist of an individual who meets 36 CFR 61, Appendix A, Professional Qualification Standards for Architectural History, Historical Architect, or Historic Preservationist. The Fort Monmouth's CRM will serve as the point of contact with the New Jersey SHPO. SHPO must be notified of change in qualified CRM. If no qualified CRM is employed by Fort Monmouth, project reviews must come to the SHPO.

F. For the purposes of this Agreement CMPC, LLC shall have access to and utilize "Qualified Staff," on an "as needed basis," for the development of rehabilitation plans, to review and screen proposed projects and work requirements that affect historic properties. For the purposes of this Agreement, "Qualified Staff" is defined as an individual who meets 36 CFR 61, Appendix A, Professional Qualification Standards for Architectural History, Historical Architect, or Archaeologist as appropriate.

II. CONVEYANCE ACTIVITIES

A. Fort Monmouth, New Jersey shall ensure that the Ground Lease shall contain such terms and conditions as necessary and appropriate to meet the requirements of Sections 106, 110, and 111 of the Act to provide for adequate consideration and treatment of Historic Properties that may be affected by the RCI Program. All relevant portions of this Agreement shall be incorporated into and made part of the Ground Lease. The NJ SHPO will be given an opportunity to review the Ground Lease to ensure that adequate preservation conditions are included.

B. Renewal or any modifications to the Ground Lease shall be subject to consultation among the signatories to determine whether such renewal or modifications constitute a new federal undertaking subject to provisions of the Act.

C. Terms of the Development Agreement shall apply equally to any document subordinate to the primary Development Agreement and to all successor individuals and/or entities holding the Development Agreement and Ground Lease. Fort Monmouth, New Jersey shall include provisions in the Development Agreement and Ground Lease that provide for government review and approval of any successors to ensure that they meet or exceed original RFQ source selection criteria for the developer/partner.

III. HISTORIC PROPERTY MANAGEMENT

A. When conducting preservation, maintenance, or rehabilitation measures for Historic Properties, Fort Monmouth, New Jersey shall conform to the management standards and guidelines for treatment of Historic Properties established by the Secretary of Interior in *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Treatment Standards)*.

B. A long term Maintenance Plan will be developed for the quarters in the proposed district boundary to assure that the treatment of these properties conform to the Treatment Standards as established by the Secretary of the Interior. The Maintenance Plan will identify and

describe the character defining architectural features of each style of quarters in a graphic and written format and prescribe periodic inspection measures for general maintenance. Each character-defining feature will be described in detail as to materials, original construction techniques and appropriate methods of repair. The Maintenance Plan will also be prepared in consultation with the Fort Monmouth CRM and the NJ SHPO.

C. Fort Monmouth shall ensure that all landlord/tenant agreements for occupation of Historic Properties incorporate all pertinent conditions of this Agreement and allow Fort Monmouth, and the NJ SHPO, an opportunity to review and comment upon the language of such agreements. One aspect of the landlord/tenant agreement will be the protection of significant architectural elements during tenant occupancy. Fort Monmouth will allow for reasonable access to buildings by NJ SHPO.

D. Project Review and Consultation

The Fort Monmouth CRM will review, screen, and monitor all proposed projects and activities of the CMPC, LLC and the property management agent to include the review process specified in C.1. through 3., below. The Fort Monmouth CRM will be responsible for creating and keeping a record of each project review.

1. If a determination of no adverse effect is made by the Fort Monmouth CRM, the project may proceed as planned. If a determination of adverse affect is made by the Fort Monmouth CRM, the CRM will recommend alterations to the project plans to avoid or minimize the adverse affect. The recommendations will be made in accordance with the *Treatment Standards*. If CMPC, LLC does not accept the recommendations of Fort Monmouth CRM, CMPC, LLC shall follow the project review process outlined in III.D.4 below

2. After its review of the project and to expedite the review of routine activities, the Fort Monmouth CRM may determine that certain actions, as outlined in IV.A, are exempt from the project review process outlined in III.D.1, above.

3. In the case of an emergency, Fort Monmouth may take all actions necessary for the protection of the Historic Properties with on-site monitoring by the Fort Monmouth CRM. Where possible, such emergency measures will be limited to the stabilization of the property and will be undertaken in a manner that is consistent with the *Treatment Standards*. This emergency provision is limited to Undertakings initiated within 30 days of the emergency.

4. If CMPC, LLC proposes substantial alteration or demolition of a historic property, an alternatives analysis, including an economic analysis will be performed to evaluate the economic feasibility for the developer/partner to preserve or maintain specific Historic Properties in accordance with the *Treatment Standards*, recordation requirements consistent with the HABS/HAER standards, 16 U.S.C. 470h-2(b), Section 111 of NHPA and 16 U.S.C. 470 (h)(3)(a). The CMPC, LLC will submit the economic analysis and their recommended course of action for the Historic Properties in question to the Fort Monmouth CRM for review and consultation with the NJ SHPO, the ACHP and, if appropriate, National Park Service (NPS). The NJ SHPO, ACHP, will be given 30 days to review and comment on the alternatives analysis and recommended a course of action. If a determination of adverse effect is made by Fort Monmouth, NJ SHPO, ACHP, Fort Monmouth will consult to resolve the adverse effect pursuant to 36 CFR 800.6.

5. The New Jersey SHPO may at any time request to review and comment on a project submitted to the Fort Monmouth CRM, pursuant to Stipulation III.D.1 above, if it has reason to believe that a historic property may be adversely affected by a proposed Undertaking

E. The CRM will report to the NJ SHPO on the status of the Fort Monmouth historic housing properties using the annual asset management report prepared by CMPC, LLC annually in a month to be agreed upon by the New Jersey SHPO and Fort Monmouth CRM. This report will include information on the current condition of the historic properties, actions taken by the CMPC, LLC to maintain the properties in accordance with the Treatment Standards and description of unanticipated problems that could affect the integrity or upkeep of the historic properties, or any other activities or policies that affect or may affect the historic properties, including the documentation of project reviews carried out under Stipulation III.C, above.

F. Proposed Undertakings that have the potential to adversely impact Historic Properties shall be reported to the SHPO and Fort Monmouth CRM in a timely manner during the project planning period and separate from the annual report. The report will contain sufficient information on the proposed Undertaking for the SHPO to determine whether the Undertaking would adversely impact Historic Properties. The SHPO will have 30 days to comment following receipt of the report.

G. Tax Credits

1. CMPC, LLC may explore federal tax credit benefits via the established application process with the NJ SHPO and National Park Service (NPS), and IAW AR 200-4, 3-2c(2)-(3) before the start of rehabilitation projects involving historic buildings.

2. CMPC, LLC may explore state tax credit benefits via the established application process with the NJ SHPO before the start of rehabilitation projects involving historic buildings.

3. In the event CMPC, LLC determines to seek the historic preservation tax credits, the proposed project will, upon receipt of an approved Part II certification from NPS, be exempt from Stipulations III.D. above for the five year recapture period of the tax credit. However, CMPC, LLC will be required to follow NPS review requirements during this time. After the five year tax credit recapture period is complete CMPC, LLC will again be subject to Stipulation III.D.

IV. EXEMPT ACTIVITIES

A. Each of the following activities will be exempt from further Section 106 review by the NJ SHPO and ACHP. Fort Monmouth CRM Qualified Staff will review the following activities to ensure the exemption is appropriate:

1. General operation and maintenance, demolition of non contributing buildings, rehabilitation and/or renovation of existing buildings and new construction, provided such new construction does not adversely affect the view plane of Historic Properties; Landmarks, or Districts, or other architectural or landscape features which contribute to Landmarks or Districts as stipulated in NRHP nomination forms.

2. Temporary installation, for a period of five years, of facilities to provide access to the Historic Properties by disabled persons provided these changes make no permanent modification to contributing architectural or landscape elements.

B. Activities not listed above shall be completed as directed in Stipulation III.D.

V. ARCHEOLOGICAL CONCERNS

A. Prior to any new construction on previously undeveloped land, Fort Monmouth CRM will consult with the NJ SHPO and Federally recognized Indian Tribe to determine the need for an archeological survey. If a survey is recommended, CMPC, LLC will undertake a survey of the Area of Potential Effect sufficient to determine the presence or absence of any National Register historic properties. The eligibility of the properties will be evaluated for National Register eligibility in accordance with Section 36 CFR 800.4.

B. If National Register Eligible properties will be affected by the undertaking, Fort Monmouth will consult with the NJSHPO and ACHP, if participating, to determine how to avoid or resolve an adverse effect on the property, in accordance with 36 CFR 800.6.

C. In the event of discovery of archeological materials during any of its activities, work shall be stopped in the immediate area of discovery and the Fort Monmouth CRM shall protect the discovery until Fort Monmouth has complied with 36 CFR 800.13(b) and any other legal requirements.

VI. FISCAL REQUIREMENTS AND SOURCES

The stipulations of this Agreement are subject to the provisions of the Anti-Deficiency Act 31 U.S.C. 1341 (1998). If compliance with the Anti-Deficiency Act alters or impairs Fort Monmouth's ability to implement the stipulations of this Agreement, Fort Monmouth will consult in accordance with the dispute resolution, amendment or termination stipulations as specified in Stipulations VII, and VIII.

VII. DISPUTE RESOLUTION

A. Should any party to this Agreement object within 30 days to any plans or other documents provided by Fort Monmouth or others for review pursuant to this Agreement, Fort Monmouth, supported by and in cooperation with the developer/partner will consult with the objecting party to resolve the objection. If Fort Monmouth determines it cannot resolve the objection, Fort Monmouth shall promptly forward to the ACHP and Army's Federal Preservation Officer (FPO) all dispute-relevant documentation including a proposed resolution of the objection for documented consideration before the installation proceeds with the undertaking.

B. Any recommendation or comment the ACHP provides pertains only to the subject of the dispute. Fort Monmouth's responsibility to carry out all other actions under this Agreement, other than those disputed will not change.

VIII. AMENDMENT AND TERMINATION

A. If a change occurs in the Undertaking that creates new circumstances that Fort Monmouth must address, or, if Fort Monmouth determines that it cannot carry out the terms of this Agreement, any party to this Agreement may request an amendment in accordance with 36 CFR 800.6(c)(7).

B. Should the parties to this Agreement not agree on an amendment or in the event of a failure by any party to comply with the stipulations of this Agreement prior to execution of a Ground Lease, this Agreement may be terminated. In such an event, Fort Monmouth shall not execute a Ground Lease that has the potential to adversely affect historic properties until applicable stipulations of the Agreement are met or it obtains alternative documentation from the ACHP that it has met the requirements of the NHPA.

IX. EFFECTIVE DATE, END DATE, APPLICABILITY

A. This Agreement is effective on the last date that all signatories sign. Fort Monmouth will comply with all terms and stipulations from that date forward.

B. This Agreement will be incorporated into the ground lease as an exhibit and will become an integral part of the ground lease. The Programmatic Agreement will become applicable to CMPC, LLC after CMPC, LLC is formed and upon their execution of the ground lease. The Ground lease is expected to be a 50 year lease, with an option to renew that lease for 25 more years upon mutual agreement with the parties.

C. This Agreement will be in effect for 5 years and renewable upon agreement by both parties, unless previously terminated under the provisions of I (f) or IX, above. If the parties consent to renew this Agreement the parties will consult on the need to either renew or amend this agreement.

Execution of this Agreement and implementation of its terms evidence that CMPC, LLC has afforded the ACHP an opportunity to comment on the Undertaking to privatize family housing at Fort Monmouth, and its effects on historic properties, and that CMPC, LLC has taken into account the effects of the Undertaking on historic properties.

US ARMY GARRISON, FM

By: Ricki L. Sullivan Date: 9/17/04
RICKI L. SULLIVAN
COL, FA
Garrison Commander

NEW JERSEY STATE HISTORIC PRESERVATION OFFICER

By: Dorothy P. Guzzo Date: 9/17/04
Dorothy Guzzo
State Historic Preservation Officer

AMERICAN EAGLE MILITARY HOUSING

American Eagle Military Housing, LLC has reviewed the above terms and stipulations of this Agreement. We acknowledge that the terms and stipulations will become a part of the ground lease and that they will become binding on CMPC, LLC, a limited liability corporation that American Eagle Military Housing, LLC and the Army will form after the RCI project at Fort Monmouth is approved by Congress.

By: Scott Lowe Date: 20 SEP 04
Scott Lowe, PE
Project Director, American Eagle Communities, LLC

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 331

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1934

4. Use (original / current):

Garage / same

5. Condition:

Fair

6. NR Eligibility Rating:

Not eligible

7. Description:

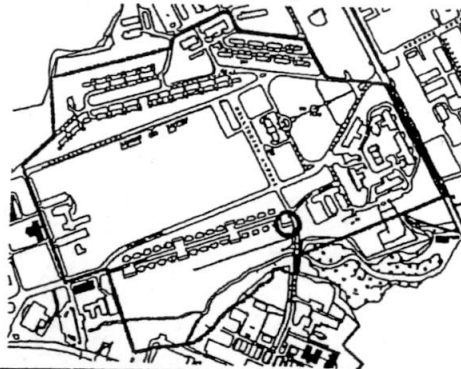
Building 331 is a 1,600 square foot, one-story, eight bay frame garage with two-light multi-panel replacement overhead track doors, an asphalt shingled gable roof, exterior synthetic siding, and a poured concrete foundation. At the northeast corner of the building is uncovered original clapboard siding. Side facades have single bays with replacement metal sash windows and muntins. The rear facade holds eight window bays.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

Although this property is located within the vicinity of the proposed Main Post District, it does not appear eligible due to extensive alterations that diminish architectural integrity.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 26, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 332-336

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1934

4. Use (original / current):

Garage / same

5. Condition:

Fair

6. NR Eligibility Rating:

Not eligible

7. Description:

Buildings 332-336 are 1,600 square foot, eight bay frame garages with asphalt shingled gable roofs, clapboard siding, and replacement two-light, multi-panel overhead track doors. Eaves have been replaced. Side facades hold single window bays with replacement metal sash windows and muntins. Rear facades hold eight window bays.

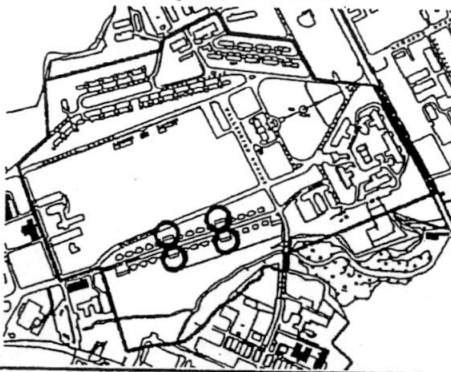
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9. Significance:

Although these properties are located within the vicinity of the proposed Main Post District, they do not appear eligible due to extensive alterations that diminish architectural integrity.

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11. Sketch Map of Location

12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.

13. Inventoried By: Ruth D. Nichols

14. Date: June 26, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 211-214, 218, 219, 221-223 & 225-228

2. Location:

Russel Ave.; Allen Ave., Main Post

3. Date(s) of Construction:

1929, 1932, 1931, 1935

4. Use (original / current):

Multi-family housing / same

5. Condition:

Excellent

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 211-214, 218, 219, 221-223 & 225-228 are two and a half-story, Colonial Revival style duplexes with hipped slate roofs, five-course common bond brick exteriors, and continuous brick foundations. At the roofline ridge of each property are four gabled dormers with shingle siding and original six-over-six, double-hung, wood sash windows. Gables are pedimented. Some dormers have hipped roofs, louvered vents, and bracketing (as seen in Buildings 211 and 212). At the primary facades are eight bays. Two central bays retain original single door entries with pediments and engaged pilasters. Doors are original wood panel design. Windows are original six-over-six, double-hung, wood sash design with brick jack arches and concrete sills. Side facades have three bays, one of which is an enclosed secondary entry retaining six-light wood panel doors. Secondary entries have lattice framing. Rear facades hold two-story gabled brick wings with three rear window bays and side facade rear entries. Rear roofline of each dwelling holds three dormers.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
 U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
 Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
 Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 25, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 215 & 216

2. Location:

Russel Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Single-family dwelling / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

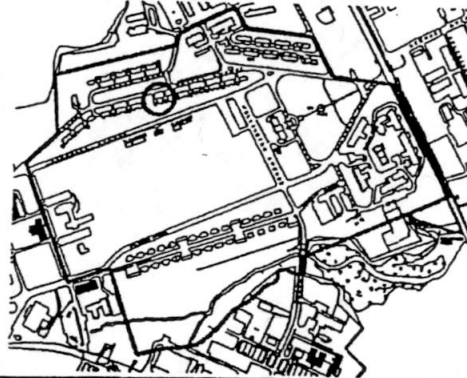
Buildings 215 & 216 are approximately 3,400 square foot, two-story, Colonial Revival style dwellings with hipped slate roofs, five-course common bond brick exteriors, and poured concrete foundations. Roofline ridges hold eyebrow dormers and Italianate bracketing. Northwest facades retain interior end brick chimneys. At the primary facades are three bays. Center bays hold single wood panel doors with pedimented hoods and engaged pilasters. Most windows are original, six-over-six, double-hung, wood sash design. Some windows have been replaced with metal sash windows with muntins. All windows retain original brick jack arches and concrete sills. Windows on Building 216 have added metal shutters. At the southwest facades are secondary entrances shielded by lattice framing. Small porches at side facades have hipped roofs with Italianate bracketing. Entries at side facades retain original six-light wood panel doors. Rear facades have two-story frame wings with German siding. Frame wings hold five bays. Central bays at rear facades hold single-light doors with multi-light sidelights and transoms.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date: June 26, 1996****15a. Affiliation: TRC Mariah Associates, Inc.****15b. Project: Fort Monmouth, New Jersey**

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 220 & 224

2. Location:

Russel Ave., Main Post

3. Date(s) of Construction:

1935; 1931

4. Use (original / current):

Single-family housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

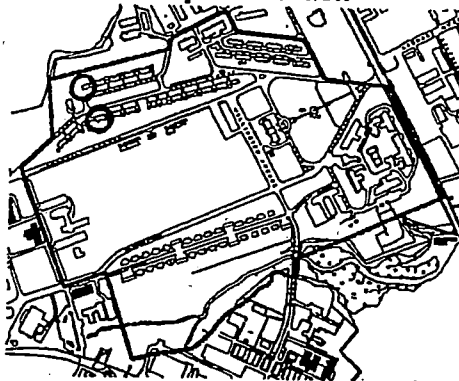
Buildings 220 & 224 are two and a half-story, Colonial Revival style dwellings with original slate gabled roofs, exteriors of five-course common bond brick, and continuous brick foundations. Primary facades hold five bays with central entry bays. Entries retain original two-light, four-panel wood doors with engaged pilasters. Extending from entry bays are gabled porticos with round Doric columns and pediments. Most windows are original six-over-six, double-hung, wood sash design. A few windows have been altered and replaced with metal sash windows of smaller scale. At the roofline ridge are three primary facade gabled dormers with German siding and original six-over-six, double-hung, wood sash windows. Side facades have enclosed sun porch wings and altered garage bays with modern two-light, multi-panel, overhead track doors. Side wings retain original gabled wall dormers above garage bays. At the roofline ridge are interior end brick chimneys. Also at garage wings are secondary entries that retain original six-light, wood panel doors. Side facades have single bays with windows. Gable fields retain single-sash windows flanking chimneys. Most windows retain original concrete lintels.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date: June 25, 1996****15a. Affiliation: TRC Mariah Associates, Inc.****15b. Project: Fort Monmouth, New Jersey**

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 229

2. Location:

Russel Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Single-family housing / same

5. Condition:

Excellent

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Building 229 is a 3,020 square foot, two and a half-story, Colonial Revival style dwelling with a slate gabled roof, exterior of five-course common bond brick, water table, and a continuous brick foundation. At the roofline ridge are two interior end brick chimneys and two primary gabled dormers with German siding. Dormer windows are original six-over-six, double-hung, wood sash design and replacement casement design. The primary facade holds five bays. The central bay holds an original two-light, wood panel door with a Neoclassical style pediment and engaged pilasters. Windows are original six-over-six, double-hung, wood sash design. All windows retain original concrete sills. At the northwest facade is a one-story brick entry wing with a hipped slate roof and an original six-light, wood panel door. This entry bay has an added metal awning. Gable fields retain original paired two-over-four sash windows. At the southeast facade is a two-story brick, enclosed sun porch with six-over-six and 10-light casement windows. The rear facade has five bays and two gabled dormers with six-over-six windows. At the east corner of the rear facade is a multi-light door.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

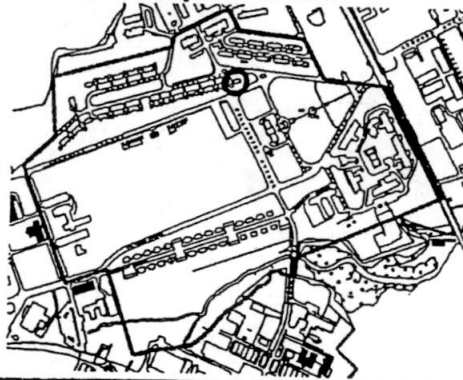
9. Significance:

This property is significant for its architectural contributions, which exhibit features of outstanding workmanship and design, as well as for its historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The building is located within the proposed Main Post historic district, and is considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
 U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
 Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
 Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 26, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 230

2. Location:

Russel Ave., Main Post

3. Date(s) of Construction:

1936

4. Use (original / current):

General officer's housing / same

5. Condition:

Excellent

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

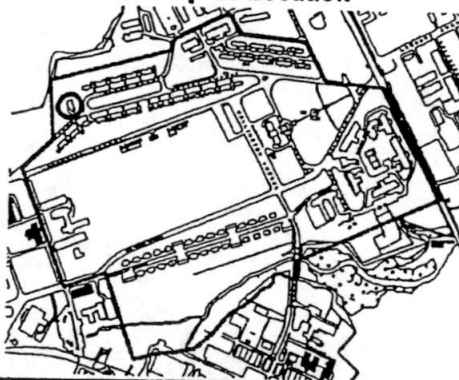
Building 230 is a 5,273 square foot dwelling measuring 60'6" x 30' with a south end addition measuring 24' x 19'. This dwelling is a Georgian Revival style building with a slate gabled roof, exterior of five-course common bond brick, and a continuous brick foundation. At the roofline ridge are two sets of paired interior brick chimneys with flashing. Also at the roofline are two primary facade gabled dormers with frame siding and original six-over-six, double-hung, wood sash windows. There is a front gabled central portico with a flat roof, paired round Doric columns, and a roofline balustrade. The entry bay is enclosed with screening at this facade, leading to paired wood panel doors with a multi-light transom. The central three bays at the primary facade project slightly, framed by brick quoins. Corners of the remaining primary facade also retain brick quoins. Windows are original six-over-six, double-hung, wood sash design. At the southeast facade is an attached, one-story garage with a primary gable wall dormer and a multi-panel, three-light, overhead track door. Also at this facade is a secondary single-door entry facing southwest. This entry retains an original six-light, wood panel door and a flat roof portico with square Doric-influenced columns. Both primary and secondary entry bays retain engaged square pilasters. Gable fields hold upper half-story six-over-six windows. Windows retain original concrete sills. The rear facade has gabled dormers at the roofline. Also at the rear facade is an enclosed two-story sun porch with a roofline balustrade, dentilled roofline molding, and continuous multi-light windows. At the central rear bay is a multi-light door. First-story windows and rear entry retain multi-light transoms.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

This property is significant for its architectural contributions, which exhibit features of outstanding workmanship and design, as well as for its historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The building is located within the proposed Main Post historic district, and is considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
Orehup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date: June 25, 1996****15a. Affiliation: TRC Mariah Associates, Inc.****15b. Project: Fort Monmouth, New Jersey**

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 233

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1929

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

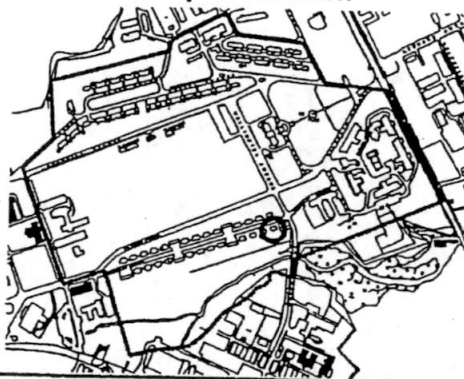
Building 233 is a 2,800 square foot, two-story, Colonial Revival style duplex with an asphalt shingled gable roof, exterior of five-course common bond brick, and a poured concrete foundation. At the roofline are two interior brick chimneys and Italianate bracketing. There are two primary entries at the northeast facade with original wood panel doors, pedimented hoods, and engaged pilasters. At the side facades are two-story screened sun porches that retain original second-floor, multi-light windows. Porches are of frame construction with enclosed eaves. At the primary facade of the second-story level are paired casement windows with muntins. Windows retain original concrete sills. At the rear facade are two hipped dormers with original shingle siding and replacement windows. The rear facade has four bays with two enclosed central lower-level entry bays. Also at the rear facade is a storm cellar entry.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

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10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.

Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 27, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

TRC Mariah Associates, Inc.

Form CR-30

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 234 & 239

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 234 & 239 are 3,780 square foot, 30' x 42', Colonial Revival style duplexes with asphalt shingled hipped roofs, exteriors of five-course common bond brick, and poured concrete foundations. Primary facades hold four bays. The two primary facade central bays hold single door entries with original two-light, wood panel doors and four-light transoms. Entry surrounds retain pedimented hoods and engaged pilasters. Entries are flanked by replacement windows of double-hung design with muntins. Double-hung windows retain concrete sills. The primary facades hold two upper-story casement windows with replacement lights and muntins. At the roofline are two interior end brick chimneys with flashing. Side facades hold two window bays at upper and lower levels. Rear facades have four bays with paired rear entries which retain original six-light, wood panel doors.

8. Historical Data:

These pre-World War II era buildings represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

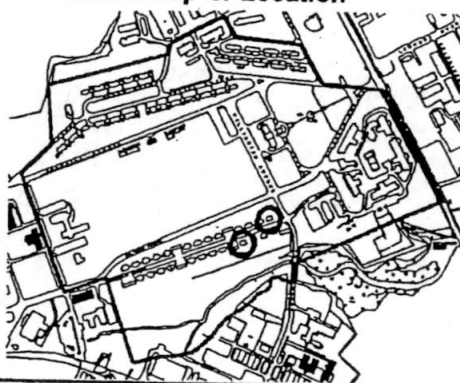
9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.

Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 26, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 235 & 237

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 235 & 237 are 3,780 square foot, 30' x 42', Colonial Revival style duplexes with asphalt shingled gabled roofs, exteriors of five-course common bond brick, and poured concrete foundations. Gable fields hold gable returns and paired louvered vents with concrete sills. Primary facades hold four bays. The two central primary facade bays hold single door entries with original two-light, wood panel doors and four-light transoms. Entries retain Neoclassical surrounds with engaged pilasters and fluted fanlights. Entries are flanked by replacement windows of double-hung design with muntins. Double-hung windows retain concrete sills. The primary facades hold two upper-story casement windows with replacement lights and muntins. At the rooflines are two interior end brick chimneys with flashing. Side facades hold two window bays at upper and lower levels. Rear facades have four bays with paired rear entries which retain original six-light, wood panel doors.

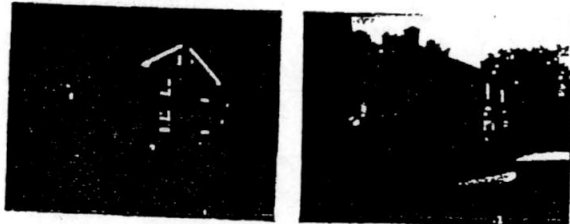
8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

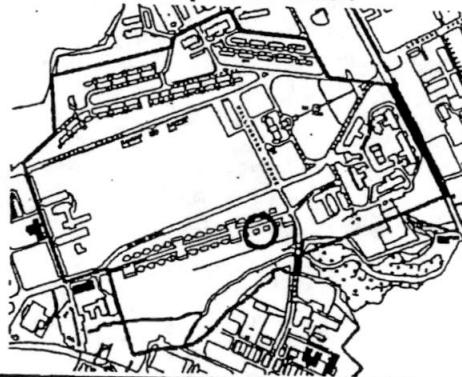
9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

- U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
- U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
- Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
- Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 27, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 241-244

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 241-244 are 4,738 square foot, two-story, Colonial Revival style duplexes with asphalt shingled gable roofs with gable returns, exteriors of five-course common bond brick, and poured concrete foundations. Gable fields hold louvered vents. Primary facades hold four bays. Two primary central bays hold single door entries with original two-light, wood panel doors, engaged pilasters and louvered fanlights. Entries are flanked by paired replacement windows of double-hung, wood sash design with muntins. Remaining windows are of similar design or casement design with muntins. Windows retain original concrete sills. At the rooflines are two interior end brick chimneys. Side facades have one-story frame, enclosed sun porches with original six-over-six and four-over-four, double-hung, wood sash windows. Corners of sun porches retain original engaged pilasters. At the rear facades are four bays with two central entries. Rear entries retain original multi-light, wood panel doors.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

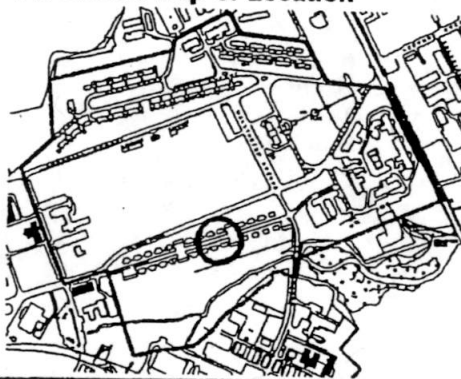
9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey. Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 26, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 236 & 238

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1931

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

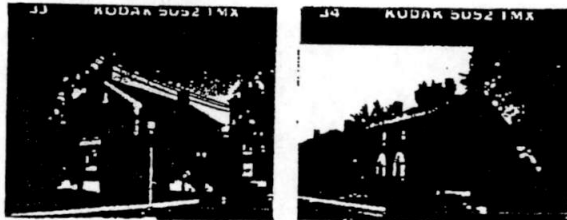
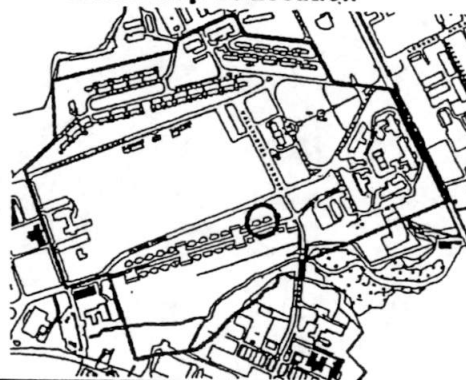
Buildings 236 & 238 are 3,780 square foot, 30' x 42', Colonial Revival style duplexes with asphalt shingled gable roofs, exteriors of five-course common bond brick, and poured concrete foundations. At the roofline ridges are interior end brick chimneys. Gable fields retain gable returns and paired louvered vents with stone sills. At the primary facades are four bays. Two central primary bays hold original single entries with wood panel doors, engaged pilasters, and louvered fanlights. These entry bays are flanked by paired replacement windows of double-hung design with muntins. Remaining windows are either similar design, or are replacement casement design with muntins. At the side facades are one-story brick wings with flat roofs and continuous replacement windows. All double-hung windows retain original concrete sills. At the rear facade are four bays with two central entries retaining original multi-light wood panel doors.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey. Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 26, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 245, 246 & 240

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1932

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 245, 246 & 240 are 4,738 square foot, two-story, Colonial Revival style duplexes with asphalt shingled gable roofs, exteriors of five-course common bond brick, and poured concrete foundations. Primary facades hold four bays. Two primary central bays hold single door entries with original two-light, wood panel doors, four-light transoms, and engaged pilasters and pediments. Entries are flanked by paired replacement windows of double-hung, wood sash design with muntins. Remaining windows are of similar design or casement design with muntins. Windows retain original concrete sills. At the rooflines are two interior end brick chimneys. Side facades have one-story frame, enclosed sun porches with original six-over-six and four-over-four, double-hung, wood sash windows. Corners of sun porches retain original engaged pilasters. At the rear facades are four bays with two central entries. Rear entries retain original multi-light, wood panel doors.

8. Historical Data:

These pre-World War II era buildings represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

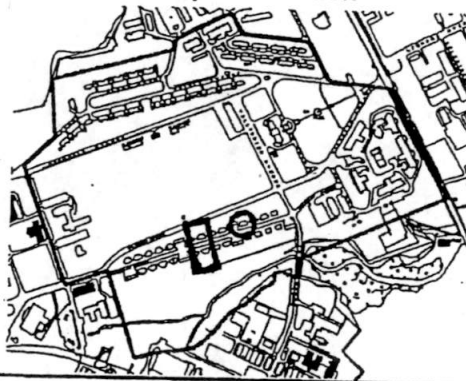
9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey. Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 26, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 247-250 & 255-256

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1934

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

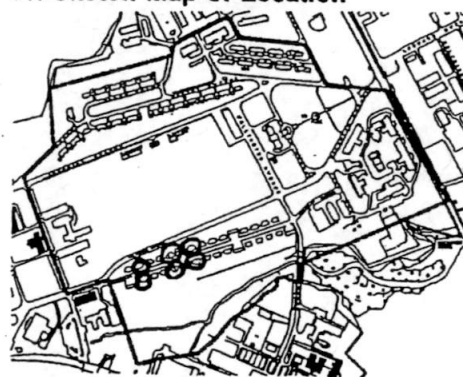
Buildings 247-250 & 255-256 are 4,724 square foot, two-story, Colonial Revival style duplexes with asphalt shingled hipped roofs, exteriors of five-course common bond brick, and poured concrete foundations. Primary porches are centrally located at primary facades. Porches have flat roofs and are enclosed with paired replacement double-hung windows with muntins. Primary entries are located at side facades of porches and hold two-light wood panel doors facing northeast and southwest, flanked by engaged pilasters. These entry bays retain original two-light, wood panel doors. Windows are replacement double-hung design with muntins, and replacement casement design with muntins. Gable fields have gable returns and interior end brick chimneys. Windows retain jack arches and concrete sills. At the side facades are one-story brick wings with flat roofs and continuous windows. Rear facades have four bays. Two central rear lower level bays hold single door entries with multi-light wood panel doors offset by windows. Also at the rear facades are central bay, flat roof porches with square Doric-influenced columns.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for its historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 26, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 251-254 & 258

2. Location:

Gosselin Ave., Main Post

3. Date(s) of Construction:

1934

4. Use (original / current):

Duplex housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

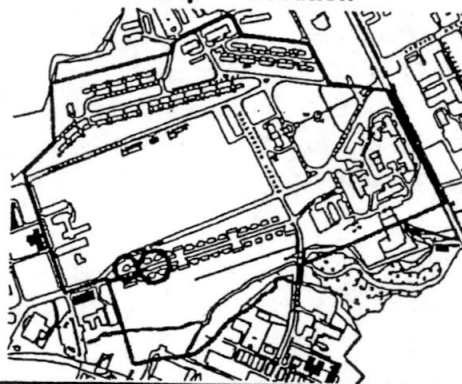
Buildings 251-254 & 258 are 4,724 square foot, two-story, Colonial Revival style duplexes with asphalt shingled gable roofs, exteriors of five-course common bond brick, and poured concrete foundations. Primary entries are centrally located at primary facades with enclosed hipped porches. Primary facades of enclosed porches are of Neoclassical design with paired eight-light windows and fanlights. Above fanlights are brick arches with keystones. Primary entries are located at side facades of enclosed porches, facing northeast and southwest. These entry bays retain original two-light, wood panel doors and fanlights with brick arches and keystones. Windows are replacement double-hung design with muntins, and replacement casement design with muntins. Gable fields have gable returns, interior end brick chimneys, and paired louvered vents with concrete sills. Windows retain jack arches and concrete sills. At the side facades are one-story brick wings with flat roofs and continuous windows. Rear facades have four bays. Two central rear lower level bays hold single door entries with multi-light wood panel doors offset by windows. Also at the rear facades are central bay, flat roof porches with square Doric-influenced columns.

8. Historical Data:

These pre-World War II era buildings represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
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Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 26, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 261-269

2. Location:

Russel and Carty Aves., Main Post

3. Date(s) of Construction:

1930

4. Use (original / current):

Multi-family housing / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Buildings 261-269 are two and a half-story, 11,856 square foot, Colonial-Revival style, four-family housing units with asphalt shingled gable roofs, exteriors of five-course common bond brick, and continuous brick foundations. Each unit has 12 primary facade bays and four side facade bays. At the primary rooflines are six hipped dormers with exterior shingle siding. Dormer windows have been altered with added metal sash storm windows, but retain evidence of original six-over-six, double-hung and single-light casement design windows. Primary entries are located at southeast and northwest ends of the buildings. Each building has paired entry bays, two sets each, with hipped porticos that retain original metal roofing materials. Porticos are supported by three square brick columns with Doric capitals. Paired entries are separated by brick walls that provide private access to each housing unit. Entries also retain paired brick pilasters. Windows are replacement design with muntins but retain original brick jack arches. Dividing sets of six bays at the primary facades are interior central brick chimneys. Entrances retain original six-panel, two-light and four-panel doors with multi-light transoms. Porches have added metal balustrades. Gable fields retain gable returns and arched windows with casement sashes and single-light transoms. At the side facades are two-story enclosed sun porches with brick columns, original metal hipped roofs, and continuous windows. Rear facades hold 12 bays. Six bays divide two single rear entries with original nine-light wood panel doors. At the rooflines are six hipped dormers with shingle siding and six-over-six, double-hung, wood sash windows. At the central bay of rear facades are storm shelters with below-ground entries.

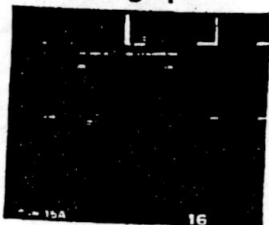
8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

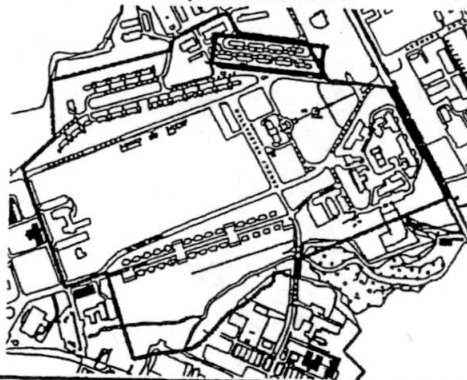
9. Significance:

These properties are significant for their architectural contributions, which exhibit features of outstanding workmanship and design, as well as for historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The buildings are located within the proposed Main Post historic district, and are considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.
Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 25, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 270

2. Location:

Allen Ave., Main Post

3. Date(s) of Construction:

1930

4. Use (original / current):

Open mess hall / administrative

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Building 270 is a H-plan building measuring 169'4" x 57'; that is similar in design to Building 271. This property is Colonial Revival in style with an asphalt shingled hipped roof, exterior of five-course common bond brick, and a poured concrete foundation. At the primary facade are eleven bays. A central three-quarters width flat roof porch has been enclosed at this facade. The porch retains original brick columns with concrete capitals. The original upper balustrade remains intact at the roofline of the porch, as does an upper-story entry with a multi-light door. Original sidelights flanking the entry have been enclosed. The enclosed porch has double-hung, metal sash windows with muntins that are grouped in sets of three. The original primary entry bay has been replaced and now holds nine-light paired doors with fluted pilasters and dentilled molding. At the primary roofline are three hipped dormers with shake siding and six and four-light single sash windows. Original windows at the primary, rear, and side facades are of twelve-over-twelve, six-over-six, eight-over-eight, and four-over-four, double-hung, wood sash design. Lower level windows retain original jack arches and keystones. All original windows retain concrete sills. Side facades have five bays with central entries. Lower level entry bays have flat roof porticoes with brick columns and upper level balconies with frame balustrades. Lower level original doors have been replaced with ca. 1980 glass and metal doors. Upper level entries retain original nine-light doors, three-light sidelights, and fanlight transoms with brick arches and keystones.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

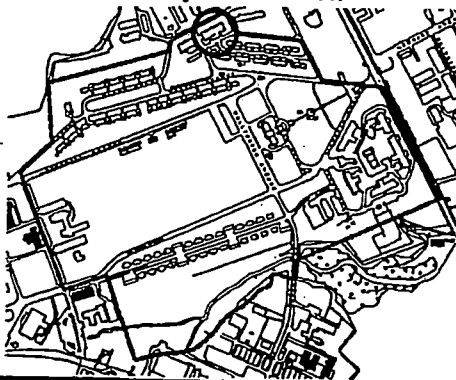
9. Significance:

This property is significant for its architectural contributions, which exhibit features of outstanding workmanship and design, as well as for its historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The building is located within the proposed Main Post historic district, and is considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
 U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
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 Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 25, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Building 271

2. Location:

Allen Ave., Main Post

3. Date(s) of Construction:

1934

4. Use (original / current):

Bachelor officers' quarters / housing

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

Building 271 is a two-story, Colonial Revival style building with an asphalt shingled hipped roof, exterior five-course common bond brick, and a poured concrete foundation. At the primary (northeast) facade are nine bays. The central primary bay retains an original entry with paired six-light, single panel doors. Doors are offset by six-light sidelights and 18-light transoms. Also at the primary facade is a three-quarters width porch with eight brick columns, a frame balustrade, and a second floor balcony and balustrade. Windows are paired and tri-partite design with eight-over-eight, two-over-two, six-over-six, and twelve-over-twelve, double-hung, wood sash lights. At the primary roofline is a hipped dormer with shake siding and paired single-sash, four-light windows. Also at the roofline ridge is an interior brick chimney. Side facades have five bays. Central side bays have single door entries with ca. 1965, single-light metal replacement doors. Entries are surrounded by three-light sidelights and a six-light transom. Above the first floor side entries are second level entries with similar style doors and surrounds that retain multi-light fanlights. Fanlights retain brick arches and keystone. Windows retain jack arches.

8. Historical Data:

This pre-World War II era building represents Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. This building reflects these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

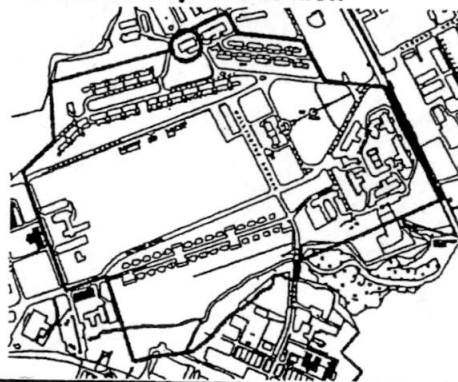
9. Significance:

This property is significant for its architectural contributions, which exhibit features of outstanding workmanship and design, as well as for its historical significance associated with the role of Ft. Monmouth both before and during World War II mobilization. The building is located within the proposed Main Post historic district, and is considered eligible for National Register listing under Criteria a and c.

10. Photograph



11. Sketch Map of Location



12. Sources:

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.
 U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).
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 Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols

14. Date: June 25, 1996

15a. Affiliation: TRC Mariah Associates, Inc.

15b. Project: Fort Monmouth, New Jersey

ARCHITECTURAL INVENTORY RECORD

1. Name(s) of Structure:

Buildings 301-310, 315-319 & 32-34

2. Location:

Russel Ave., Main Post

3. Date(s) of Construction:

1932

4. Use (original / current):

Garage / same

5. Condition:

Good

6. NR Eligibility Rating:

Eligible - in proposed district

7. Description:

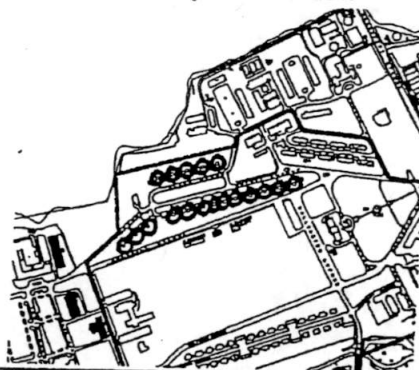
Buildings 301-310, 315-319 & 32-34 are 412 square foot, one-story brick, two-car garages with hipped slate roofs, brick exteriors, and continuous brick foundations. At the primary facade are two garage bays with replacement two-light, multi-panel, overhead track doors. The rear facades hold six-over-six, double-hung, wood sash windows. There is no fenestration at side facades.

8. Historical Data:

These pre-World War II era buildings represent Ft. Monmouth's early years of development as an Army base. Officially designated as "Ft. Monmouth" in 1925, the former Camp Alfred Vail began construction of permanent brick buildings during the early 1920s, achieving much of its present day appearance. These buildings reflect these years of early growth and Ft. Monmouth's establishment as a permanent military installation.

9. Significance:

These brick garages were constructed during initial permanent post establishment and are considered to be eligible properties located within the proposed main post district.

10. Photograph**11. Sketch Map of Location****12. Sources:**

U.S. Army. *A Concise History of Fort Monmouth, New Jersey*. Fort Monmouth, NJ: Historical Office, 1985.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1991 (revised).

Real Estate Cards and Building Files. Directorate of Public Works Office, Ft. Monmouth, New Jersey.

Orelup, Margaret. Draft National Register Nomination, "Fort Monmouth Historic District," Submitted to the New Jersey Historic Preservation Office, April 29, 1983.

13. Inventoried By: Ruth D. Nichols**14. Date:** June 26, 1996**15a. Affiliation:** TRC Mariah Associates, Inc.**15b. Project:** Fort Monmouth, New Jersey

Scope of Work

Renovation Definition:

Ranking	Scope of work
Level 1	
GOSSELIN AND RUSSEL/CARTY UNITS	Paint Interior
	Paint Exterior
	Refinish floors
	Install new appliances
	Replace counter tops
	Replace bathroom vanities or fixtures
	Miscellaneous repair of wood, glass, doors, railings, gutters
	Replace switches, outlets, covers
	Replace lighting fixtures
	Replace vinyl flooring

Level 2	
RUSSEL/ALLER UNITS	All items under Level 1
	Window replacements
	Upgrade utility systems
	Replace HVAC
	Replace kitchen cabinets
	Remodel bathrooms
	Update kitchens

Level 3	
	All items under Level 1 and Level 2
	Gut interior of building
	New room configurations
	New sheetrock
	Driveway upgrade

Level 4	
	Add garage
	Add external treatments such as porches, storage areas on building
	Add rooms on the house

Property Name or Location	Current Number of Units	End State Objective	Proposed Activities on Property
<u>Gosselin Avenue</u>	49	49 – Level 1 MINOR RENOVATION (Officer)	These brick duplexes were recently remodeled and are in a good state of repair. However, all units need additional storage and miscellaneous maintenance upgrades. As example window glazing, painting, cleaning of foundation concrete, moving of satellite dishes and alternate trash can systems would improve the appearance of the neighborhood. We should provide additional landscaping along Saltzmann Avenue to provide rear yard privacy for residents. Landscaping of the streetscape of some of the homes in the front is also required. 2 duplexes still need to be renovated at Level 3. They have already been stripped to the studs and require buildback. All other Gosselin units are Level 1 With the planned walking trail to be constructed outside of the RCI limit on the back of the odd numbered side of Gosselin Avenue as well as the playground we are relocating behind Gosselin Ave., open space on the parade grounds and nearby MWR gymnasium it is not necessary to add additional recreational facilities.
<u>Russell – Allen</u>	32	32 – Level 3 MAJOR RENOVATION (Officer)	General and Senior offices quarters. 6 single homes and 13 duplexes. No additions needed on the structures. Kitchens, utilities and baths need upgrading and Level 3 renovations. None have been upgraded or renovated recently. Rear landscaping along Sherrill needed to build privacy. Maintain the open space behind the General's home as open green space.
<u>Russell – Carty</u>	36	36 – Level 1 or less. MINOR RENOVATION (Officer)	This is a mature and recently renovated housing area with beautiful classic style housing. Efforts in this area should focus on quality of life issues, beautification, and recreation. Many punch list deficiencies remain in the homes from the previous construction and renovation work including structural, flooding and trim problems. The full scope of those deficiencies is not known at this time. However, Monmouth Housing has committed to resolving all issues prior to transfer of property.
<u>Hemphill Road</u>	22	14 - Level 3 MAJOR RENOVATION (Officer) 28 NEW BUILD (Enlisted) 16 NEW BUILD (Officer) (8 duplexes 4 from Hope Rd. and 4 duplexes from Megill) Total housing units = 58 (Officer & Enlisted)	The Hemphill duplexes suffer from being out of date, small kitchens, no central HVAC, lack of storage space and no garages. We should perform major renovation of all units. We should use landscaping and/fencing to separate the area from the Child Development Center. We will construct garages as attached or unattached for units 2240, 2238, 2236, 2260, 2239, 2237, 2235. We will demolish 2234, 2233, 2232, and 2231 and relocate near the Child Development Center. In addition we can preserve the sizable open spaces north of the apartments. In conjunction with the proposed changes at Megill Drive we will construct 4 new duplexes north of Hemphill road. In conjunction with the proposed changes at North Pinebrook we will construct 7 4-plex units for enlisted personnel at the northern most part of the Hemphill property. We will construct a playground and tot-lot at two locations on the property. No community centers, pool or other amenities are needed as a post swimming pool and youth center are only 2 blocks away.
<u>Megill Drive</u>	42	34 – Level 3 MAJOR RENOVATION (Officer)	This community is nestled in the center of the post golf course. It is a successful and highly sought after neighborhood with many children and conscientious residents who groom their yards and are active in the outdoors. The golf club swimming pool and tennis courts are only two blocks away. The Megill duplexes



LEGEND	
	EXISTING BUILDINGS TO REMAIN
	EXISTING UNITS TO BE RENOVATED (LEVEL 1)
	EXISTING UNITS TO BE RENOVATED (LEVEL 2)
	EXISTING UNITS TO BE RENOVATED (LEVEL 3)
	EXISTING UNITS TO BE RENOVATED (LEVEL 4)
	PROPOSED BUILDINGS
	NEW ROAD OR PAVEMENT
	PROPOSED DEVELOPMENT AREA AND NEW LANDSCAPING
	PLAYGROUND/TOT LOTS

PROPOSED GOSSEIN NEIGHBORHOOD

FORT MONMOUTH



RUSSEL-CARTY



New American Eagle Maintenance and Admin. Building Plan

RUSSEL-ALLEN



LEGEND	
	EXISTING BUILDINGS TO REMAIN
	EXISTING UNITS TO BE RENOVATED (LEVEL 1)
	EXISTING UNITS TO BE RENOVATED (LEVEL 2)
	EXISTING UNITS TO BE RENOVATED (LEVEL 3)
	EXISTING UNITS TO BE RENOVATED (LEVEL 4)
	PROPOSED BUILDINGS
	NEW ROAD OR PAVEMENT
	PROPOSED DEVELOPMENT AREA AND NEW LANDSCAPING
	PLAYGROUND/TOT LOTS

