



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



HPO USE ONLY
15-0603
K2014-009

<b>Application ID #</b>	NCR39811		
<b>Applicant Name:</b>	City of Cape May		
<b>Street Address:</b>	Lafayette Street Park, 801 Lafayette Street		
<b>Municipality:</b>	Cape May	<b>County:</b>	Cape May
<b>PAMS PIN:</b>	0502 1061 54 (part)	<b>Additional Lots:</b>	Lots 50, 51, 52, 53 (part)
<b>Latitude:</b>	38.93804°	<b>Longitude:</b>	-74.919787°

<b>Undertaking:</b>	<p>Undertaking consists of renovations and enhancements to Lafayette Street Park in the City of Cape May. Improvements planned for the current phase of funding ("Phase One") are situated in the northern part of the park adjacent to Cape May City Elementary School. Potentially connected actions comprising improvements to the southern part of the park will take place in the future, funding and other factors permitting. The <b>area of potential effects (APE)</b> comprises the entire existing 7.5-acre park and immediately adjoining areas.</p> <p align="right"><i>See continuation pages for details.</i></p>
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<b>Property Description:</b>	See continuation pages.
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<b>Current Property Status</b>	
National Historic Landmark?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
National Register of Historic Places Listed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input checked="" type="checkbox"/> <b>Portion of Property Located within HPO's Archaeological Site Sensitivity Grid</b> <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

<b>Preliminary Property Evaluation</b>	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to:
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D

<b>Reasoning:</b>	The Area of Potential Effects (APE) for the subject application situated within the mapped boundaries of the NHL, NRHP and SRHP HD, and local HD. None of these sources identifies the APE as a contributing resource. Desktop background research and field inspection provide sufficient information to permit an assessment of the potential effects of the Undertaking.
<input checked="" type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input checked="" type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <i>This is true, but not pertinent to this review.</i> <input checked="" type="checkbox"/> Other - Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	10/29/2014		



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

<b>National Historic Landmark Consultation Process [If Applicable]</b>	
Undertaking Located Within NHL :	<input checked="" type="checkbox"/> National Park Service Notification by e-mail on 10/10/2014; acknowledged 10/17/2014.
Applying Allowances As Defined in Programmatic Agreement:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office
	Tier I: _____
	Tier II: _____
Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

<b>Resolution of Adverse Effects</b>	<input type="checkbox"/> Abbreviated Consultation Process	Treatment Measure:	None needed.
	<input type="checkbox"/> Memorandum of Agreement		
	<input type="checkbox"/> Programmatic Agreement		

<b>Public Consultation</b>
Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc:
Notification of the proposed Undertaking sent to the National Park Service's NHL Program Northeast Regional Office on 10/10/2014. In person and telephone contacts with the City of Cape May Construction and Planning Office and the Cape May Historic Preservation Commission on 10/7/2014 to 10/10/2014. Follow up contact with NPS and the Cape May HPC to be initiated by letter or e-mail with attached copy of this documentation simultaneously with submittal to HPO.

<b>HISTORIC PRESERVATION OFFICE USE ONLY</b>	
<input checked="" type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	Date 11/10/14

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	10/29/2014		

**Flis, Tom**

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**From:** Borstel, Christopher  
**Sent:** Wednesday, October 29, 2014 7:47 PM  
**To:** DEP NJHPO (NJHPO@dep.nj.gov); NPS\_NHL\_NEReview@nps.gov  
**Cc:** Bock, John; Williams, Beth; NJERRQUESTIONS@ICFI.COM; Fischl, Joseph; Casale, Loren; Marshall, Sydne; Sexton, James; Flis, Tom; Rutala Associates  
**Subject:** NCR39811 - Lafayette Street Park Improvements, Within Cape May HD NHL, City of Cape May, NJ: Request for HPO and NPS Comment on Project Involving HUD CDBG NCR Undertaking  
**Attachments:** NCR39811 Req NPS NHL cmmt 2014-10-29.pdf; NCR39811 Lafayette St Park CEST HPOForm2pkg-c.pdf; NCR39811 Req CLG HPC cmmt 2014-10-29.pdf; NCR39811 Lafayette\_Str\_Park DEP\_Review\_Matls-c.pdf

Tetra Tech

Reference: TO-1054

Greetings:

Please review the attached:

Form 1 Package (No Historic Properties Affected, Version 1.0)

Form 2 Package (Assessment of Effects, Version 1.0)

for the property referenced in the subject line and located in **Cape May, Cape May County, NJ.**

Based on a review by our SOI-qualified cultural resources specialists, we recommend a finding of:

No Historic Properties Affected.

No Historic Properties Adversely Affected.

No Historic Properties Affected, Subject to Conditions.

Adverse Effect; property is:  NRHP-Listed  
 NRHP-Eligible (SHPO Opinion/COE)  
 NRHP-Eligible (Consultant Recommendation)

NHL Consultation Process is required.

Additional survey is necessary:  Archeological  
 Historic Architecture

Request for HPO Concurrence on Proposed Standard Treatment Measures attached (*copies to D. Saunders, K. Marcopul, and V. Vanable*).

Additional project description and documentation of current conditions (*per instruction from Diane Dow of 2/28/2014*):

Estimated Cost of Repair (ECR):  Not available.  Attached.  Available on DEP ERMS under the Application No.

LSRP ECR Transmittal ("AA"):  Not applicable.  Not available.  Attached.  Available on DEP ERMS under the Application No.

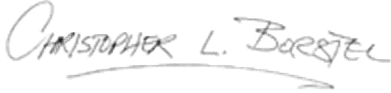
Repair Inspection Visit Photos: \_\_\_ Not available. \_\_\_ Attached. \_\_\_ Available on DEP ERMS under the Application No.

**Project Application Information and Conceptual Plan Attached.**

Should you have any questions about this request, please contact me by e-mail or at the address or telephone number below.

If you need immediate assistance and I am not available, feel free to contact Sydne Marshall, [sydne.marshall@tetrattech.com](mailto:sydne.marshall@tetrattech.com) (973-630-8104), or Joe Fischl, [joseph.fischl@tetrattech.com](mailto:joseph.fischl@tetrattech.com) (973-630-8385).

Thank you for your assistance,



Chris Borstel

**Christopher L. Borstel, Ph.D., RPA** | Social Scientist III -- Cultural Resources  
Direct: 973.630.8358 | Main: 973.630.8000 | Fax: 973.630.8304  
[chris.borstel@tetrattech.com](mailto:chris.borstel@tetrattech.com)

**Tetra Tech EC | Sciences**  
1000 The American Road | Morris Plains, NJ 07950 | [www.tetrattech.com](http://www.tetrattech.com)

**DISCLAIMER**

"This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the system manager. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this e-mail and any attachments for the presence of viruses. The Company accepts no liability for any damage caused by any virus transmitted by this e-mail."



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Continuation pages

**Undertaking:**

The undertaking consists of renovations and enhancements to Lafayette Street Park in the City of Cape May. These improvements have been broadly identified in a conceptual plan prepared by a Temple University architectural design studio class, dated 2010 (Dougherty 2010, included with this submittal). For this review, the undertaking is regarding as the full range of potential alterations, though at present only a portion of these improvements has been funded.

Improvements planned for the current phase of funding (“Phase One”) are situated in the northern portion of the park adjacent to Cape May City Elementary School. Proposed work comprises: renovation of the practice baseball field and the multi-purpose field; development of a picnic area and a bocce court; and improvements to irrigation, site lighting, and landscaping (see “Appendix 2 – NJDEP Environmental and Historic Review Application for EDA and DCA/NEP Programs,” included with this submittal).

Future planned improvements include renovations to Dellas Field (the principal baseball field) and multiuse areas, construction of vehicle entrances, ring road and parking area, drainage and irrigation improvements, including detention basin, and development, replacement, or improvement of various park facilities, such as restroom, concession, administration, and storage structures and dog park. These future improvements are contingent upon receipt of additional funding, likely from non-NCR Program sources, and the completion of additional brownfield remediation by Jersey Central Power and Light (JCP&L) at the former Cape May Coal Gas Plant Site, which is located at the southern end of the park. NJDEP has requested that the action for the environmental and historical review of the Lafayette Street Park improvements be regarded as the entire range of upgrades identified in the conceptual plan and not just those improvements being undertaken as Phase One. Considering the full range of improvements will ensure that appropriate “aggregation” of the activity occurs pursuant to HUD regulations, even if no additional HUD funds are secured for future phases of work at the park. Brownfield remediation conducted by JCP&L pursuant to a pre-existing agreement with the New Jersey Department of Environmental Protection (NJDEP) in the southern end of the park is not considered part of this Undertaking.

Application materials prepared by the City of Cape May indicate that approximately 7.8 percent of the project will be funded by the New Jersey Economic Development Authority (NJEDA), using funds from the US Department of Housing and Urban Development Grant No. B-13-DS-34-0001. The Undertaking is therefore subject to review in accordance with the “Programmatic Agreement Among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer (SHPO), the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a Result of Hurricane Sandy” (PA).

**Area of Potential Effects (APE):**

The Area of Potential Effects (APE) for this Undertaking comprises the currently developed park lands and immediately adjoining areas. The developed park lands are subject to potential direct effects from the proposed improvements. These lands encompass all or portions of five lots in Block 1061 in the City of Cape May: Lots 50, 51, 52, 53 (part), and 54 (part) (see Form 2 p. 8). This area extends approximately 935 feet to the southwest along Lafayette Street from the southwestern corner of the grounds of Cape May City Elementary School nearly to the intersection of St. Johns Street. It varies in width from approximately 275 to 375 feet and has an estimated area of 7.5 acres. Indirect effects due to visual changes resulting from park improvements could occur outside the park lands as defined above. Given the modest scale of the improvements and the densely-developed, well vegetated environment, such changes only have the potential to affect properties immediately adjoining the park.

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**Property Description:**

**Historic Districts.** Lafayette Park is situated within the boundaries of the Cape May Historic District (HPO ID #3042) (Form 3, pp. 1-2a). The district is listed on the National Register of Historic Places (NRHP) and is also a National Historic Landmark (NHL) (NRIS/NHLS No. 70000383). Both listings were made in 1970. According to the online summary of the NHL listing, “with over 600 summer homes, hotels and commercial structures, this venerable seashore resort has one of the largest collections of 19th century frame buildings remaining in the United States” (<http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=943&ResourceType=>). The written nomination available from the NPS NRHP FOCUS database further observes that the dominance of “late 19<sup>th</sup> century frame buildings... give it a homogeneous architectural character, a kind of textbook of vernacular American building.” Its period of significance is ca. 1850 to 1910. The district is also listed on the State Register of Historic Places (SRHP), and it is a locally-defined historic district as well. The boundaries of these entities are not identical, but all encompass Lafayette Park.

Review of GIS layers prepared by HPO for historic districts and individual properties and available from the NJDEP Digital Data Downloads webpage (<http://www.state.nj.us/dep/gis/lists.html>) indicates that the park is not a contributing resource to the NHL, NRHP, or SRHP historic district. Inquiries to the municipality and the Cape May Historic Preservation Commission likewise confirm that the park is not a contributing resource to the local historic district (per Vadim Petrov, Tetra Tech, 10/7/2014, and James Sexton, Tetra Tech, 10/10/2014).

There are no immediately adjoining properties that are identified as contributing to the NHL/NRHP/SRHP historic district. The nearest such building is the Franklin Street United Methodist Church. Located at 729 Franklin Street on the corner of Lafayette Street, the building is approximately 200 feet south of the southeastern corner of the park. Municipal authorities identify eight buildings opposite the park on Lafayette Street as contributing to the local historic district (Form 3, p. 2b). These local contributing buildings are located at addresses 826, 828, 830, 832, 834, 836, and 902-908 Lafayette Street. One building, at 802 Lafayette Street, is categorized a local district key contributing resource. Exterior renovations to locally-listed buildings are subject to local guidelines and review by the Cape May Historic Preservation Commission (<http://www.capemaycity.com/Cit-e-Access/webpage.cfm?TID=103&TPID=10698>).

**Historical Land Use.** A desktop review of the land use history of the Lafayette Park was conducted using readily-available online sources. This review established that the park came into being in the early to mid-1950s and had acquired its present extent and principal athletic fields by the late 1960s (Form 3, pp. 3-12). The immediate predecessor of the majority of the park area was the grounds of the Cape May Golf Club (1898-ca. 1955). The southern end of the park, where the dog park, basketball courts, and a tennis court are currently located, was the site of the Cape May Gas Light Co. gasworks (1853-1937). Before these facilities were built, the area appears to have been farmland. The 1888 USGS *Cape May, NJ*, quadrangle map depicts an artificial embankment or dike along Cape Island Creek to the northwest of the park area, suggesting that nearby land, and possibly the park itself, was subject to periodic flooding (Form 3, p. 3).

Desktop review did not provide a detailed history of the Cape May Gas Light works. Since the mid-1990s, however, several newspaper accounts about environmental remediation at this former manufactured-gas plant (MGP) have reported that the plant was in operation from 1853 until 1937 (e.g., *Press of Atlantic City* 4/25/1996, p. C2; *Cape May County Herald.Com* 10/30/2009; *Cape May Gazette* 4/5/2014; *Cape May Star & Wave* 4/16/2014, pp. A1-A2). The plant manufactured “coal gas,” “street gas,” “town gas,” or “water gas” by heating coal to a high temperature to release volatiles that were then processed, stored onsite in gasholders (gasometers), and piped to consumers for use in lighting and cooking. The 1909 Sanborn insurance map (Form 3, p. 4) shows what appears to have been a rather typical, medium-size plant. After the gasworks closed, it appears to have been gradually demolished, but the site was not fully cleared until sometime between 1963 and 1970. Subsequently, the former Vance’s Tavern and Package Goods

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(demolished after October 2013, per Google Earth Streetview and field inspection of 10/7/2014) was erected adjacent to the northeastern corner of the former gasworks. Like many historical MGPs, the Cape May facility left a legacy of soil contamination, which the successor owner, JCP&L, has been working to remediate under an agreement with NJDEP since the mid-1990s. In 1996, JCP&L conducted remedial activities at the site, evidently aimed at removing contaminated soil from the surface and from below ground. Excavation depths apparently reached over 6 feet and foundations of buildings and structures were removed (*Press of Atlantic City* 4/25/1996, p. C2). Later newspaper accounts indicate that approximately 10,000 tons—roughly equivalent to 10,000 cubic yards—of soil were removed from the site (*Cape May County Herald.Com* 10/30/2009). JCP&L is continuing to investigate the site and is currently planning additional remediation work, involving additional soil removal and capping and installation of a pump-and-treat system to address shallow groundwater contamination. The remediated land will be included in future enhancements to Lafayette Street Park (*Cape May County Herald.Com* 1/2/2011, 1/11/2011; *Press of Atlantic City* 6/9/2011, p. C3; *Cape May Star & Wave* 4/16/2014, pp. A1-A2).

Most of the present area occupied by athletic fields and recreation facilities at Lafayette Street Park was formerly part of the nine-hole Cape May Golf Club course. The course was established in 1898 (*New York Times* 6/19/1898, p. 6, 1/29/1899, p. 8) and had its clubhouse (since demolished) about 850 feet northeast of the northeastern corner of the park, where Clay Street is now situated. An account of the construction of the course was published in 1904. This account says that development of the course involved “taking down fences, mowing down weeds and cornstalks, leveling, rolling, raking, and gathering weeds, etc.” followed by grading with a “large harrow” and “five-ton roller.” Subsequent early development included installation of an irrigation system and preparation of greens by excavation of soil to a depth of 12 inches, thoroughly mixing with fertilizer, and restoration of the improved soil to the greens (P. Dwyer, “Making the Golf Course and Greens at Cape May, N.J.,” *American Gardening* 4/16/1904 [vol. 25], pp. 251-252). Historical aerial imagery from 1920-1933 shows that sand traps were also constructed (Form 3, pp. 5-6). Historical aerial imagery shows that the course closed around 1955, because a 1956 image depicts a baseball diamond in the area of the present elementary school and what appears to be extensive ground disturbance, such as grading or shallow excavation, over much of the present area of the park (Form 3, p. 8). The park acquired its present configuration between 1963 and 1970 (Form 3, pp. 9-10), probably at the same time as the construction of the neighboring elementary school, which was built in 1965. The city has continued to alter and upgrade the park, through for example, the construction of the basketball and tennis courts in the southwestern corner of the park within the area of the former gasworks (1970-1987), construction of the dog park in the southeastern corner (possibly ca. 2008), installation of lighting at Dellas Field (1995-2002), and installation and upgrades to playground equipment at the northeastern corner of the park (1970-2007) (Form 3, pp. 11-12, and Google Earth imagery).

**Architecture.** Lafayette Street Park in City of Cape May is a large landscape element that is used predominantly for active outdoor recreation. The roughly rectangular space has several different features located in three general areas: the north, the center, and the south. At the northwestern corner is a small children’s play area with several climbing structures on a gravel base, all enclosed by a low, interlocking plastic barrier (apparently there to contain the gravel). This base is also used for the primary play area comprised of units, located in the northeast corner of the park. South of the play areas near the line of trees that mark the Lafayette Street boundary of the park is a small, concrete block building with a deeply overhanging side gable roof. This building appears to have been a concession stand at one point; it is currently boarded up. The rest of the northern section is taken up by a “practice baseball field” and open space. The practice field has a simple chain link backstop and bare sand infield with ragged borders approximating the baselines. The practice baseball field is not enclosed by a fence.

The western side of the central section of the park includes a more formal baseball field, Dellas Field, with fencing (including an outfield boundary fence), a tall backstop, dugouts, a two-story, concrete block and vertical wood-sided announcers’ booth, pole

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lighting, and a concrete block concession stand with a flat roof. An electronic scoreboard and lights located beyond the outfield fence. The southeastern side of this section of the park includes a paved basketball court adjacent to the trees that define the edge of the park.

The southern section of the park contains the most features. Until recently, the northern half had a one-story, concrete block, gable-front former tavern and package store sitting at the southern edge of a paved parking lot. The western half of the section appears to be undeveloped. The southernmost section of the park includes several outdoor recreation facilities. A paved sidewalk runs past a wooden gazebo in the northern portion, ending at a paved tennis court and two basketball courts that fill the western edge of this part of the park. The southeastern corner of the area is a fenced-in dog park with a smaller wooden gazebo in its center.

Neighboring buildings along Lafayette and St. Johns streets consist primarily of houses of varying style, age, and historical integrity. Most appear to be single-family dwellings, but at least two have been subdivided as condominiums and a few contain commercial spaces. A motel (built in 1963, per tax records) stands at 810 Lafayette Street. A low-rise garden-style multi-building multiunit complex known as Osborne Court, which was built in the late 1960s, is located opposite the southeastern end of the park. Cape May City Elementary School (built 1965) stands northeast of the park. The northwestern side of the park adjoins woodlands and scrub/shrub and low marsh saline wetlands.

The nearest property contributing to the NRHP/NHL-listed Cape May Historic District is the Franklin Street United Methodist Church, located about a block from the park at the corner of Lafayette and Franklin streets. This wood-frame Gothic Revival building has a roughly L-shaped footprint, clapboard siding, and a tower at the southwest corner. It is clad in clapboard. The building contains a variety of Gothic-inspired windows of various sizes, buttresses, and a steeply pitched, complex roof. Although it has been converted to housing, it retains many of the character-defining elements that identify it as a Gothic Revival building. The building remains a well-preserved example of this style.

**Archeology.** The Lafayette Street Park APE consists of nearly level terrain, possibly with a slight slope to the northwest. It is situated approximately 800 to 1,400 feet from the tidal Cape Island Creek and 0 to 450 feet from NJDEP mapped wetlands. The modern landscape of the APE and immediate vicinity contains no terraces, benches, knolls, or similar terrain features that would have encouraged preferential pre-modern settlement and the consequent formation of an archeological site.

Approximately 1.9 acres at the northern end of the park is situated within HPO archeology sensitivity grid square BP331. The location(s) and characteristic(s) of archeological site(s) or area(s) of concern that underlie this grid square are not available outside of HPO’s physical office, so it is not directly possible to evaluate the relevance of this grid square to the archeological potential of the subject property through desktop analysis.

The NRCS has delineated three soil mapping units within the APE. Much of the western half of the park is occupied by well drained Ingleside loamy sand (IngB), while much of the eastern half is mapped as moderately well drained Galloway loamy sand (GamB). Heavily altered urban land (UR) covers the southern end of park. As described, a review of historical land use indicates that excavation, filling, and/or grading occurred widely across the APE terrain beginning at the end of the 19th century.

Although certain geographic factors, such as the presence of well-drained sandy loam soils and the proximity to wetlands might be taken to indicate that the APE has a moderate archeological potential, the review of historic land use indicates that several episodes of substantial terrain modification occurred in the area. Episodes of terrain modification included construction, operation, abandonment, demolition, and remediation of the Cape May MGP facility; development and subsequent improvement of the Cape May Golf Club

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	10/29/2014		



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



HPO USE ONLY

<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

course; and redevelopment of the golf course and former MGP site over a period of several decades into the athletic and recreational facilities of the present park. Terrain modifications included cutting, filling, and grading and make it unlikely that archeological deposits, if present, have survived intact. In addition, newspaper accounts from 1996 through 2014 report that extensive ground disturbance in the form of excavation and importation of clean fill has occurred at the southern end of the park in connection with soil remediation of substances left from the operation of the Cape May MGP facility from 1853 until 1937. It is unlikely that any substantial industrial archeology features from the gasworks that once occupied this portion of the park remain.

In brief, the APE for the undertaking as defined herein has low archeological potential.

**Assessment of Effects:**

The proposed renovation and enhancements of the Lafayette Street Park will not adversely affect any historic property or district listed on or eligible for listing on the NRHP, and it will not adversely affect the Cape May Historic District NHL. The park itself is less than 50 years old, does not possess the requisite qualities that would make it individually eligible either now under Criteria Exception G (properties of exceptional importance less than 50 years old) or in the near future, when it achieves its 50<sup>th</sup> anniversary. It is not a contributing resource to any recognized or potential historic district, ranging from the City of Cape May local historic district to the NHL. The APE for the proposed renovations has low potential for containing potentially significant archeological deposits.

The proposed Undertaking will not alter the park in any fundamental way. The proposed renovations and enhancements will be similar in scope, scale, and character to the presently existing features of the park. They are unlikely to result in adverse visual effects and will not substantively alter the current patterns of use of the facility. The introduction of minor improvements to the park a block away from the NHL/NRHP-contributing Franklin Street United Methodist Church will not adversely affect the features that qualify this building as a contributing element to the National Historic Landmark/National Register of Historic Places, nor negatively affect its view of the extant park. The enhancements are compatible with long-standing use of the area as a recreational facility and will not adversely intrude on the historical character of the locally-listed historic properties located opposite the park on Lafayette Street.

This assessment concludes that a finding of **No Historic Properties Adversely Affected** is appropriate for the proposed Undertaking.

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	10/29/2014		

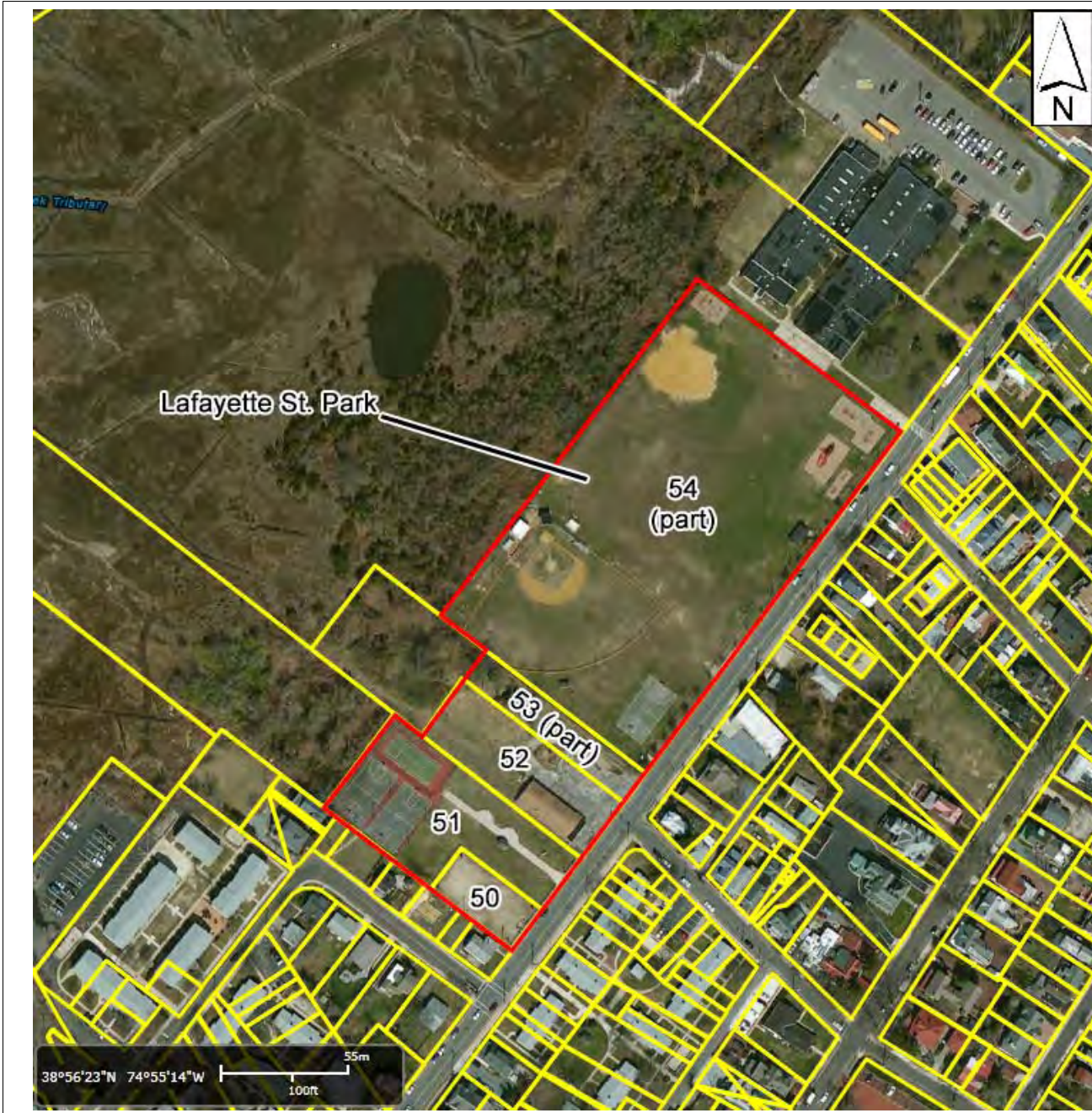


New Jersey Department of Environmental Protection  
Hurricane Sandy  
Community Development Block Grant  
Form – 2 : Assessment of Effects (Version 1.0)



HPO USE ONLY

<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



**Project Area and Included Block 1061 Lots**

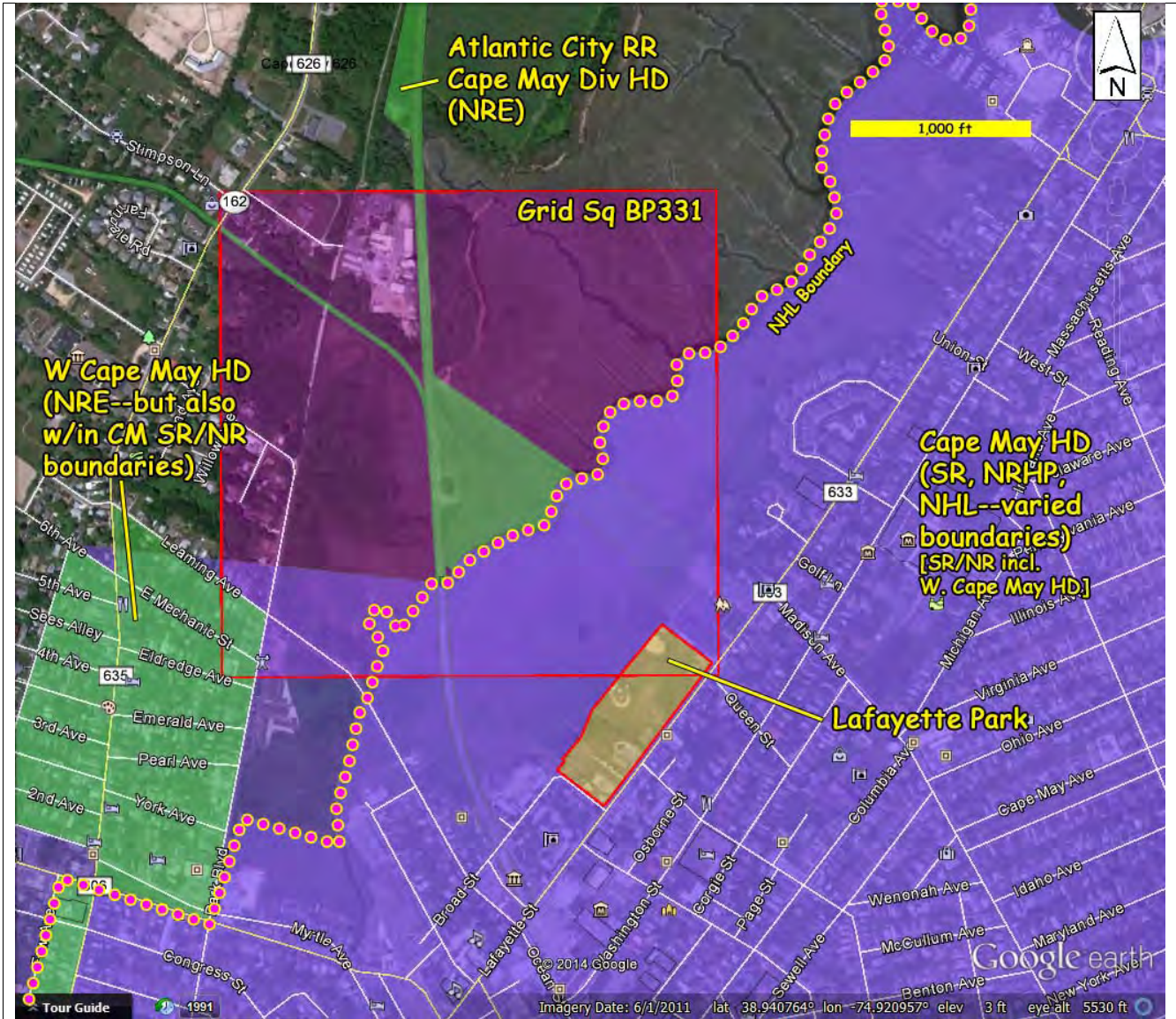
Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	10/29/2014		



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



<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



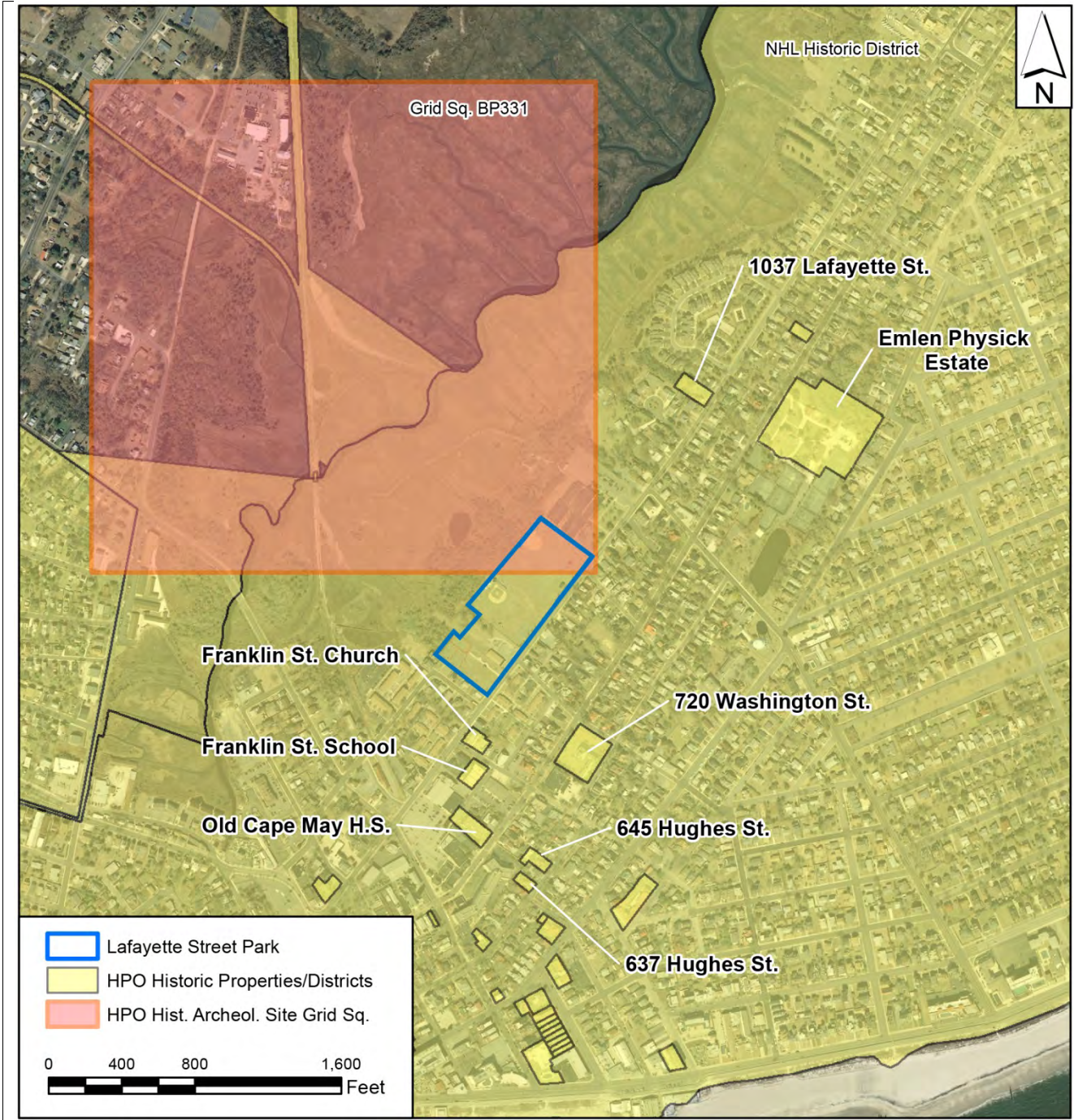
3.1 Historic Properties Map (Preliminary Screening Review)



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 Hurricane Sandy  
 Community Development Block Grant  
 Form – 3 (Version 1.0)



<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



**3.2a Historic Properties Map**

*Callouts identify NHL contributing properties within 0.25 mile of center of project area.*



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 Hurricane Sandy  
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<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



**3.2b Historic Properties Map**

*Adjacent properties identified as contributing or key contributing to local historic district (aqua).  
 (Source: Cape May Historic Preservation Commission, spreadsheet list revised 4/17/2013)*



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Hurricane Sandy  
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Form – 3 (Version 1.0) *[Supplement – Historical Development]*



<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



Source: USGS Cape May, NJ, 15-minute series quadrangle map (1888 ed.)

**3.3 Project Area ca. 1888**

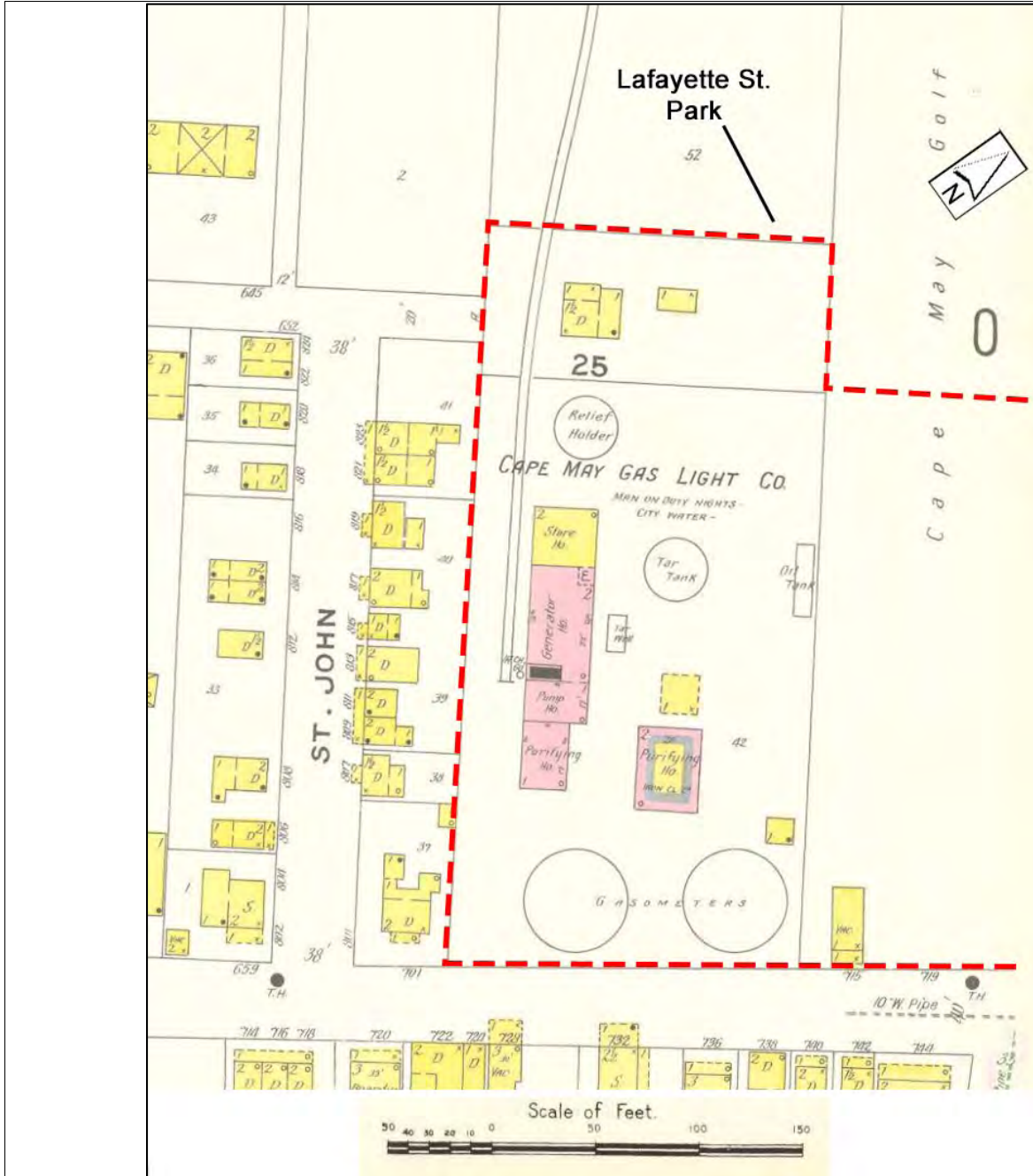




New Jersey Department of Environmental Protection  
 Hurricane Sandy  
 Community Development Block Grant  
 Form – 3 (Version 1.0) *[Supplement – Historical Development]*



<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



Source: Sanborn Map Company *Insurance Maps of Cape May City, 1909 ed., Sheet 16* (digitized by Princeton University Library)

**3.4 Southern End of the Project Area in 1909**



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Hurricane Sandy  
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3.5 Project Area in 1920



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Hurricane Sandy  
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3.6 Project Area in 1933



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Hurricane Sandy  
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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



Source: U.S. Army Corps of Engineers *Cape May, NJ, 15-minute series tactical map (1941 ed.)*

3.7 Project Area ca. 1941



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Form – 3 (Version 1.0) *[Supplement – Historical Development]*



<b>Applicant ID #</b>	NCR39811
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3.8 Project Area in 1956



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Hurricane Sandy  
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<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



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3.9 Project Area in 1963



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Hurricane Sandy  
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**3.10 Project Area in 1970**



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Hurricane Sandy  
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3.11 Project Area in 1987





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3.12 Project Area in 2007



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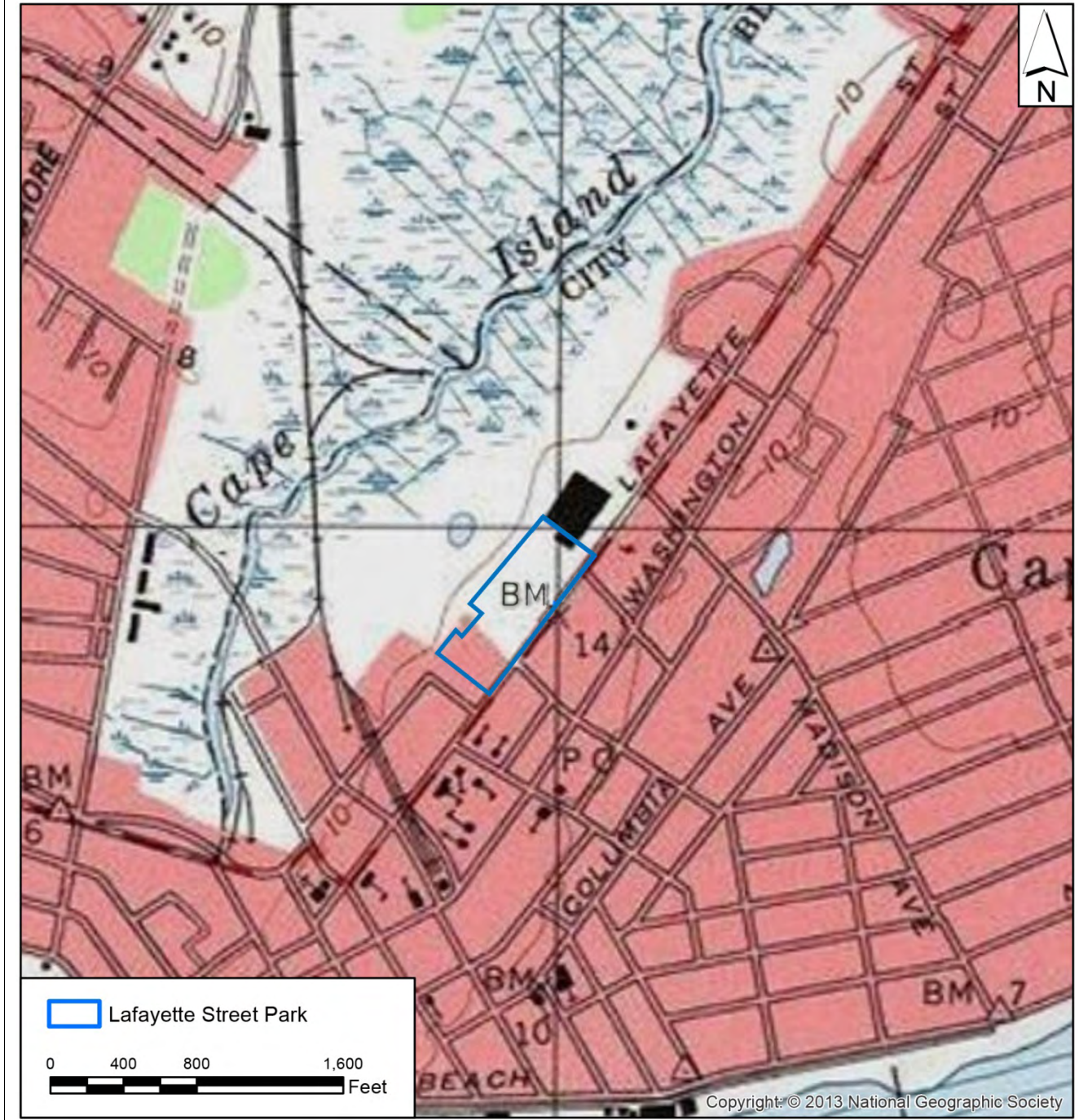
Soils Map



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Hurricane Sandy  
Community Development Block Grant  
Form – 5 (Version 1.0)



Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ



USGS Quadrangle :



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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northeast</b>
<b>Description:</b>	<b>Lafayette Street from across from southeastern corner of park. Park is to left of street.</b>



<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking north-northeast</b>
<b>Description:</b>	<b>Lafayette Street Park from southern section of park. Looking past the site of the recently-demolished Vance's Tavern.</b>





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking north</b>
<b>Description:</b>	<b>Lafayette Street Park from corner of Jefferson Street.</b>



<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking east</b>
<b>Description:</b>	<b>Multi-purpose field</b>





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking north</b>
<b>Description:</b>	<b>Fitness trail area in northwestern corner of park.</b>



<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northeast</b>
<b>Description:</b>	<b>Children's play area in northeastern corner of park.</b>





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northeast</b>
<b>Description:</b>	<b>Swing set in children's play area of northeastern corner of park.</b>



<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking east-northeast</b>
<b>Description:</b>	<b>Concrete block concession stand</b>





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	10/7/2014
<b>Direction:</b>	Looking north
<b>Description:</b>	Practice baseball field



<b>Date:</b>	10/7/2014
<b>Direction:</b>	Looking southeast
<b>Description:</b>	Dellas Field outfield







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<b>Applicant ID #</b>	NCR39811
<b>Property Address:</b>	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	10/7/2014	<b>Direction:</b>	Looking northwest
<b>Description:</b>	Dalles Field home plate area with concession stand (left) and announcer's booth (right).		



<b>Date:</b>	10/7/2014	
<b>Direction:</b>	Looking northwest	
<b>Description:</b>	Dalles Field dugout	



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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	10/7/2014
<b>Direction:</b>	Looking west-southwest
<b>Description:</b>	Southern end of park, looking across former site of Vance's Tavern.



<b>Date:</b>	10/7/2014
<b>Direction:</b>	Looking northwest
<b>Description:</b>	Southern end of park





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northwest</b>
<b>Description:</b>	<b>Basketball courts at southern end of park.</b>



<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northwest</b>
<b>Description:</b>	<b>Lafayette Street Park dog park area</b>





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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking northeast</b>
<b>Description:</b>	<b>View of southwestern side of Cape May City Elementary School from northern end of park.</b>



<b>Date:</b>	<b>October 2013</b>
<b>Direction:</b>	<b>Looking east-northeast</b>
<b>Description:</b>	<b>Google Earth Streetview.</b>
<b>Intersection of Lafayette and Jefferson streets. 802 Lafayette Street, a key contributing resource to the City of Cape May local historic district is situated at the corner across from Lafayette Street Park.</b>	





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Hurricane Sandy  
Community Development Block Grant  
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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>October 2013</b>
<b>Direction:</b>	<b>Looking east-northeast</b>
<b>Description:</b>	<b>Google Earth Streetview.</b>
<p><b>826 Lafayette Street, a contributing resource to the City of Cape May local historic district, located across from Lafayette Street Park.</b></p>	



<b>Date:</b>	<b>October 2013</b>
<b>Direction:</b>	<b>Looking south</b>
<b>Description:</b>	<b>Google Earth Streetview.</b>
<p><b>834 (pink house, right) and 836 Lafayette Street, contributing resources to the City of Cape May local historic district, located across from Lafayette Street Park.</b></p>	





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Hurricane Sandy  
Community Development Block Grant  
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Applicant ID #	NCR39811
Property Address:	Lafayette Street Park, 801 Lafayette Street, Cape May, NJ

<b>Date:</b>	<b>10/7/2014</b>
<b>Direction:</b>	<b>Looking east-southeast</b>
<b>Description:</b>	<b>902-908 Lafayette Street,</b> contributing resources to the City of Cape May local historic district, as seen from children's play area in the northeastern corner of Lafayette Street Park.



<b>Date:</b>	<b>October 2013</b>
<b>Direction:</b>	<b>Looking east</b>
<b>Description:</b>	<b>Google Earth Streetview.</b> Franklin Street United Methodist Church, a contributing resource to the Cape May Historic District NHL. Located one block from Lafayette Street Park, this is the closest contributing property to the NHL.



## APPENDIX 2

### **NJDEP Environmental and Historic Review** **Application for EDA and DCA/NEP Programs**

1. **Agency Name:** \_New Jersey Economic Development Authority\_\_\_\_\_
2. **Date of Application Submittal to DEP:** \_September 10, 2014\_\_\_\_\_
3. **CDBG-DR Program:** NCR D & I\_\_\_\_\_
4. **Application ID Number:** NCR39811 \_\_\_\_\_
5. **National Objective Description/Number:** \_Unmet Need\_\_\_\_\_
6. **Grant Number:** B-13-DS-34-0001\_\_\_\_\_
7. **Applicant Name:** City of Cape May\_\_\_\_\_
8. **Project Location:** \_801 Lafayette Street\_ (Street Address) \_08024\_ (Zip) \_\_\_\_\_ Cape May\_\_\_\_\_ (Municipality) \_Cape May\_ (County)  
\_1061\_\_\_\_\_ (Block) \_\_\_\_\_154\_\_\_\_\_ (Lot)  
*(A separate form with a unique Application ID number is required for each geographic location.)*

#### **9. Detailed Project Description.**

Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Attachment A for directions.

##### **1. Contact Information**

###### Project Owner Representative

Mayor Ed Mahaney  
Cape May City Hall  
643 Washington Street  
Cape May City, NJ 08024  
[emahaney@capemaycity.com](mailto:emahaney@capemaycity.com)

###### Project Representative

James M. Rutala, PP, AICP  
Rutala Associates  
717 River Drive  
Linwood, NJ 08221  
609.743.0354  
[jmrutala@comcast.net](mailto:jmrutala@comcast.net)

##### **2. Project Description**

The Lafayette Street Park Development is a NCR Recreation, Cultural and Park Land Amenities Project located in the heart of Cape May City, Cape May County. Conceptual design for the park has been completed for the 38 acre full purpose park which will include active and passive recreation. With this design completed, the City is confident that Phase 1 of the development

plan can be implemented by June 2015. The park design will incorporate green concepts and construction materials. The trails and facilities will be constructed with sustainable construction techniques and materials in mind.

Phase 1 will focus on the following elements: 1) Reconstruction and modification of the Dellas Little League Baseball/Softball Field; 2) installation of a picnic grove area; and 3) design and construction of a multi-purpose athletic field and practice baseball field with lighting and irrigation systems. The Dellas Little League Baseball/Softball Field will be redesigned to accommodate both youth and adult baseball/softball activities with the provision of updated dugouts, refreshment stand, bleacher seating, lighting system, water fountain, and a grassy incline beyond the outfield which will accommodate relaxing fans and disguise the entire park's storage areas underneath the incline. The picnic grove area will be situated between the rejuvenated and expanded Dellas Field and the new multi-purpose athletic field and practice baseball field. This picnic area will be conveniently located for players and fans as well as relaxing families and tourists who will be attracted by the environmentally pristine natural areas bordering the Cape Island Creek as well as the excitement on the playing fields. The addition of a multi-purpose athletic field, which will be designed and built to regulations for soccer play, will have the potential to host lacrosse and field hockey games/camps/clinics as well as general outdoor community events. The practice baseball field will be beneficial for our youth and adult teams in the regional community. The provision of lighting and irrigation systems will heighten the availability, use, and flexibility of these fields throughout the calendar year. The total cost for the three elements in Phase 1 of the development of the Lafayette Street Park Development is \$1,500,000.

Since this project will result in the renovations of an existing park, there are limited permits that are required. This will allow the City to fast track this project. The City plans to submit documentation regarding NCR funds spent on this project as the development occurs so that all disbursements can be made by NJEDA by June 2015.

The City has undertaken public projects with short timelines in the past for grant purposes and the work has been completed on-time. The City planned, permitted, financed, and constructed the new Convention Hall between July 2008 and May 2012. This \$10.5 M LEED Silver designed and constructed facility serves as a community center and has the ability to host trade shows, training sessions, small conventions and performances. The new Convention Hall is the keystone of the City's economic development strategy which is designed to expand the City's business season to 10 ½ months.

The City Government has also managed the land acquisition at Lafayette Street Park and the rehabilitation of the Washington Street Mall. The Mall has been completely refurbished using CDBG funding primarily over a 5 year period. The City clearly has the expertise to manage the NJEDA Grant for the Lafayette Street Park Development.



### 3. Project Budget

#### Uses:

Land Acquisition	\$3,400,000
Preparation of Plans and Spec.	\$200,000
Park Construction	<u>\$2,800,000</u>
Total	\$6,400,000

#### Sources:

NJDEP Green Acres Funding	\$775,000
NJDEP Blue Acres Funding	\$792,000
City Funding for Land Acquisition	\$1,832,950
NJEDA NCR Funding	\$500,000
Other Grants (planned)	<u>\$1,500,000</u>
Total	\$6,400,000

The City is requesting a NJEDA Grant for \$1,500,000 to construct Phase 1 of Lafayette Street Park (Block 1061, Lot 54). Phase 1 will include a Playground, joint use Practice Baseball Field and Multi-Purpose Field, Bocce Courts, Picnic Area, renovated Dellas Field, parking, stormwater management and other amenities.

- 4. **Site Plan** – planning documents attached.
- 5. **Previous Environmental Studies** – NA
- 6. **Miscellaneous** – Conceptual Plans are attached.

#### 10. Change in Use.

Will the project result in a change in use for the land or structure? If YES, please describe and document.

NA

#### 11. Change in Size or Capacity.

Will the project result in a change in size or capacity of any kind?

NA

#### 12. Market Value (for multi-family rehabilitation projects only).

NA

#### 13. Attach Right of Entry Form signed by property owner.

*Attached*

## Bock, John

---

**From:** Jerri Weigand <Jerri.Weigand@dep.nj.gov>  
**Sent:** Thursday, October 02, 2014 8:42 AM  
**To:** Williams, Beth  
**Cc:** Bock, John  
**Subject:** FW: NCR 39811 - Lafayette Park, Cape May  
**Attachments:** 14-0918 opcc-lafayette street park phase 1 grant application.pdf

Beth,

I believe this response and figure were included in the document library package, but just in case it was overlooked I thought it best to send it.

Regards,

*Jerri Weigand*

[Jerri.Weigand@dep.state.nj.us](mailto:Jerri.Weigand@dep.state.nj.us)  
609-633-1498  
Sandy Recovery Environmental Review Program  
401 East State Street, 7<sup>th</sup> Floor  
PO Box 402  
Trenton, New Jersey 08625

---

**From:** Rutala Associates [mailto:jmrutala@comcast.net]  
**Sent:** Monday, September 22, 2014 8:24 AM  
**To:** Jerri Weigand; 'Bonny Serratelli'  
**Cc:** 'Diana Butcavage'; 'Rikkia Thompson'; Chantel.Key@icfi.com; 'McAlear, Joseph'; 'Rickman, Brett'; Tonalee Key; Jmrutala@comcast.net  
**Subject:** RE: NCR 39811 - Lafayette Park, Cape May

Jerri and Bonnie,

Please find attached a revised cost estimate that was prepared to only reflect the \$1,500,000 grant being requested from NJEDA. The improvements include the following:

1. Renovations of the practice baseball field
2. Renovations of the multi-purpose field
3. Development of a picnic area
4. Development of a bocce court
5. Irrigation of the entire phase one area
6. Site lighting of the areas defined above
7. Landscaping of the areas defined above

The vehicle entrance, ring road, parking area, Dellas Field and associated stormwater improvements are not included in this application. There are no additional impervious surfaced included in this application.

The existing conditions of this site is not changing, only being enhanced. The practice baseball field and multi-purpose field currently exist. They were built in the 1950's and are in need of a complete renovation. Enhancement will include state-of-the-art site lighting, a picnic area, bocce court, irrigation and landscaping.

The construction techniques will include excavation and site grading, installation of underground support systems for irrigation and site lighting, and site planting and landscaping. The construction schedule as outlined in the project application is:

Bidding Complete	12/15/14
Construction Mobilization	1/2/15
Construction Complete	5/15/15
Construction Close-out	6/15/15

We appreciate this opportunity to provide clarification for this NCR application for a development & public improvement project. If you need additional information please do not hesitate to email or call.

Regards,  
Jim

**James M. Rutala, PP, AICP, MBA**  
**Rutala Associates, LLC**  
**Linwood, New Jersey 08221-1226**  
**[jmrutala@comcast.net](mailto:jmrutala@comcast.net)**  
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**From:** Jerri Weigand [<mailto:Jerri.Weigand@dep.nj.gov>]  
**Sent:** Wednesday, September 17, 2014 11:36 AM  
**To:** Bonny Serratelli ([bserratelli@njeda.com](mailto:bserratelli@njeda.com))  
**Cc:** Diana Butcavage ([dbutcavage@njeda.com](mailto:dbutcavage@njeda.com)); Rikkia Thompson ([rthompson@njeda.com](mailto:rthompson@njeda.com)); 'Chantel.Key@icfi.com'; McAlear, Joseph ([Joseph.McAlear@icfi.com](mailto:Joseph.McAlear@icfi.com)); Rickman, Brett ([Brett.Rickman@icfi.com](mailto:Brett.Rickman@icfi.com)); Tonalee Key; Rutala Associates ([jmrutala@comcast.net](mailto:jmrutala@comcast.net))  
**Subject:** NCR 39811 - Lafayette Park, Cape May

Bonny,

Thank you for sending the Lafayette Park renovation project application to NJDEP. The package includes a general description and a conceptual color drawing. However, a detailed narrative of the specific activities that will be conducted to carry out the concept plan is not included. We need the following additional information to task out the project for a review of the potential environmental impacts and to determine necessary permits:

1. According to the application, Phase 1 is the only phase being funded at this time. Please confirm this.
2. The application says phase 1 will include a "...playground, joint use practice baseball field and multi-purpose field, Bocce courts, picnic area, renovated Dellas Field, parking, stormwater management and other amenities." Another part of the application mentions installation of dugouts, a picnic grove, lighting, and irrigation.

**Please provide a detailed narrative description of the existing conditions (site plan would be helpful if available), the specific work tasks that will occur at the site for Phase1 and where those activities will take place (for example, what and where will stormwater mgmt. structures be located, same for**

**irrigation if they are part of Phase 1), construction plans/specs (if available), and the methods that will be employed to construct the project (excavation, grading, paving, demolition, etc).** You have already provided the color concept sketch that shows the final outcome which is very helpful.

3. Construction schedule is needed. (If you cannot provide one, we may have to restrict the time of construction if the project falls in critical habitat for endangered or threatened species.)
4. The application states that \$500,000 will be from NJEDA NCR Funding and in the narrative it says \$1,500,00.00 is being requested. Please confirm that the amount of the **loan for Phase 1 is 1,500,000.00.**
5. What is the area of added impervious cover? This would include parking lots, dugouts, buildings, Bocce courts (?).

Please provide the requested information by October 1<sup>st</sup>. If you have any questions about this request, please give me a call.

Thank you,  
*Jerri Weigand*

[Jerri.Weigand@dep.state.nj.us](mailto:Jerri.Weigand@dep.state.nj.us)  
609-633-1498  
Sandy Recovery Environmental Review Program  
401 East State Street, 7<sup>th</sup> Floor  
PO Box 402  
Trenton, New Jersey 08625

# CONCEPTUAL DESIGN E

## Goals of Redesign

- Create an aesthetically pleasing, comprehensive recreation complex that has an array of active and passive recreational opportunities
- Incorporate sustainable practices and highlight the unique ecological areas of the site
- Safely optimize the use of the areas of concern as laid out by the remediation plans put together by JCP&L
- Infuse environmental education and an idea of stewardship into the design that can be built upon by children at the elementary school and year-round residents, as well as summer visitors

## Project Objectives

- Improved connection between site and Lafayette Street
- Updated circulation system throughout site
- Open field space for organized athletics
- Clean up and restoration of existing woodlands
- Paths through the wetlands
- Designated space for installation of wind turbine
- Improved landscaping throughout site
- Improved tennis and basketball courts
- Improved dog park
- Sitting and picnic areas
- Bocce courts

## Personal Goals (adjusted to March 4th survey results)

- Access to the wetlands at the back of the site is less direct but the site circulation is more curvilinear in nature
- Flexible open space is smaller but opportunities for more passive recreation is now found throughout the site in both shady and sunny areas. Additionally, similar activities are adjacent to each other (i.e. children's area/athletic fields/school)
- The parking lot is closest to the athletic fields, restrooms and gathering plaza. Additional parking along St. John Street is available for easier access to the basketball courts and dog park (or simply to enjoy the paths throughout the site) and at the elementary school for when multiple sporting events are occurring.
- As little as possible woodland has been disturbed while allowing for the multi-purpose field to run in more of a North-South direction, the orientation suggested for best playing conditions.
- The idea of a viewing hill for viewing sporting events and a single, multi-functional facility with a green roof have been combined to make the best use of space and present visitors to the park with an example of sustainable architecture and site design that reacts to the land

ST. JOHN STREET

LAFAYETTE STREET

NORTH



CAPE MAY CREEK

TIDAL WETLANDS

CAPE MAY

ELEMENTARY

SCALE 1" = 50'



Julia K. Dougherty

Professors Stuart Appel, FASLA & Bess Yates, ASLA

LAFAYETTE STREET OPEN SPACE

Cape May, NJ

Temple University

May 5, 2010



# CONCEPTUAL DESIGN E

## Inspirations for the Green Roof and Artful Stormwater Management at Lafayette Street



Nanyang Technological University's School of Art campus  
Singapore

It's design is not only about looks but function; the building's turfed roofscape helps lower the temperature of the roof and surrounding areas. It is accessible from steps along the roof edge. The structure at Lafayette Street would mimic these buildings, wrapping around the outside of existing Dellas Field.



Grass amphitheatre at Weeting Primary School  
Norfolk, United Kingdom

This amphitheatre has no visual structural support and the seats look as if they are a natural phenomenon. As the roof of the building at Lafayette Street flattens out towards the middle, grass covered rows of seating would rise out of the sloped lawn and provide a green alternative to traditional stadium seating.



The Palais Omnisports de Paris-Bercy arena green roof  
Paris, France

This arena, completed in 1984, was constructed on a brown-field site where the city wanted to renovate the area and introduce as much green space as possible. The slope provides more grass area than a flat surface would; at the Lafayette Street park, it serves as additional area for passive recreation.



Aqueducts in Temple Ambler's Sustainable Wetland Garden  
Ambler, PA

This stepped aqueduct system recirculates run-off water using solar power. It provides the area with visual interest and a pleasant background sound. This idea could be adapted to the Lafayette Street arbor system, using the run-off from the plaza area by funneling it through the central beam of the arbor to a water feature that greets people walking up the path from the pedestrian entrance at Jefferson Street. A sculpture or mosaic like the one in Temple's garden could go in the feature.

### Plant List

<b>Evergreen Trees</b> <i>Ilex opaca</i> American Holly <i>Juniperus virginiana</i> Common Juniper <i>Pinus rigida</i> Pitch Pine	<b>Street Trees (deciduous)</b> <i>Acer rubrum</i> Red Maple <i>Gleditsia tracanthos</i> var. <i>inermis</i> Thornless Honey Locust <b>Small Trees (deciduous)</b> <i>Amelanchier canadensis</i> Canadian serviceberry <i>Betula nigra</i> River Birch <i>Carpinus caroliniana</i> Muscledwood <i>Cercis canadensis</i> Eastern Redbud <i>Cornus alternifolia</i> Pagoda Dogwood <i>Salix nigra</i> Black Willow	<b>Deciduous Shrubs</b> <i>Cephalanthus occidentalis</i> Buttonbush <i>Hamamelis virginiana</i> Witch hazel <i>Hydrangea quercifolia</i> Oakleaf hydrangea <i>Lindera benzoin</i> Spicebush <i>Photinia melanocarpa</i> Black Chokeberry <i>Rhododendron viscosum</i> Swamp Azalea <i>Syringa vulgaris</i> Common Lilac <i>Vaccinium caesariense</i> New Jersey blueberry <i>Viburnum dentatum</i> Arrowwood viburnum	<b>Grasses, Sedges and Vines</b> <i>Arrhenatherum elatius</i> Tall oatgrass <i>Carex bullata</i> Button Sedge <i>Carex exilis</i> Coastal Sedge <i>Dichanthelium ovale</i> Egg-leaf panic grass <i>Parthenocissus quinquefolia</i> Virginia Creeper <i>Schizachyrium scoparium</i> Little Bluestem <i>Tridens flavus</i> Purple top grass <i>Wisteria frutescens</i> American Wisteria	<b>Perennials</b> <i>Aretthusa bulbosa</i> Dragon's Mouth <i>Asclepias lanceolata</i> Fewflower Milkweed <i>Caltha palustris</i> Yellow Marsh Marigold <i>Geranium maculatum</i> Spotted Geranium <i>Helianthus autumnale</i> Common Sneezeweed <i>Helopsis helanthoides</i> Oxeye Sunflower <i>Monarda punctata</i> Spotted Beebalm <i>Rudbeckia fulgida</i> Orange Coneflower <i>Verbena hastata</i> Swamp Verbena
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All plants are native to New Jersey with most being native to Cape May County; the majority of these plants offer food sources and habitat for birds and butterflies because Cape May is located along a major migration route.



### Schematic Plan



# CONCEPTUAL DESIGN E

Views through the design



Site Perspectives



## 1. Artful Stormwater Management

Coming from the entrance at Jefferson Street and heading towards the main plaza, visitors are greeted with an artful display of stormwater management. Rain water is collected from the plaza area and recirculated: it is pumped up from a cistern below the plaza, through an aqueduct and into the feature at the front of the site (pictured is Temple Ambler's wetland garden mosaic sculpture). The aqueduct is one of six arms of an arbor that provides shade to the plaza and surrounding area.

## 2. Plaza

When approaching the plaza from Lafayette Street, visitors can see through the void in the structure to the baseball field on the other side. Restrooms, concessions and park administration would all be accessible through the breezeway. Tables in the plaza could be used for eating or passive recreation. The near-by water feature would provide a pleasant background noise and the arbor partially shades the entire plaza area. Tables could be moved to the side of the plaza if it needed to be used for a large gathering (market, show, festival, etc).

## 3. Sloped Green roof with grass amphitheatre seating

The park facilities structure doubles as a "viewing hill" for baseball games with its green roof. The roof slopes down to meet the ground plane and can be accessed directly at the end of the structure in this picture, or by an accessible ramp on the opposite edge (not shown). The grass slope offers visitors an opportunity to relax in a sunny spot in the park and the amphitheatre seats at the top of the structure offer a green alternative to traditional stadium seating. A buffer consisting of meadow grasses would be planted at the edge of the baseball field to make a more distinct separation between the field and the pedestrian path.

Section A-A



Pedestrian path through created wetlands at the front of the site

Plaza would contain moveable furniture which could be relocated to hold a larger event or town meeting; the arbor adds a lofty ceiling to the space that makes it really feel like a large outdoor room.

The longest side of the sloped green roof would have a ramp system which would meet ADA specifications so it could be accessed by everyone. The sides of the green roof would be sloped so that visitors could comfortably lounge or engage in passive recreation (people watching, reading, meditating, etc) with fewer interruptions.

Park facilities (restrooms, concessions and park administration)

The trails through the ecologically rich wetlands in the N-NW part of the site would be constructed with sustainable construction techniques and materials in mind.

SCALE 1" = 25'





TETRA TECH

October 29, 2014

Warren Coupland, Chairman  
Cape May Historic Preservation Commission  
City of Cape May  
643 Washington Street  
Cape May, NJ 08204

Subject: Invitation to Comment, NHPA Section 106 Public Consultation  
Proposed Renovations and Enhancements to the Lafayette Street Park, Cape May, NJ  
(Application ID # NCR39811)

Dear Mr. Coupland:

On behalf of the NJ Department of Environmental Protection (NJDEP), Tetra Tech, Inc., is conducting environmental compliance reviews of proposed US Department of Housing and Urban Development (HUD)-funded grants to municipalities in response to Superstorm Sandy under the agency's Neighborhood and Community Revitalization (NCR) program.

One topic addressed by the reviews is historic preservation. Specifically, the reviews must, in accordance with Section 106 of the National Historic Preservation Act (NHPA), evaluate whether the federal grant will result in an adverse effect to a property listed in or eligible for listing in the National Register of Historic Places (NRHP). The regulatory process involved in the implementation of Section 106, which is described in Title 36 Code of Federal Regulations, Part 800 (36 CFR 800), includes a public participation component. The NJ Historic Preservation Office (HPO) has indicated that reviewers should contact local historic preservation commissions of Certified Local Governments to invite comment on the historical significance and potential effects of a funded repair project to property in their municipalities.

The project involves proposed renovations and enhancements to Lafayette Street Park. The park, as you may know, is located within the boundaries of the Cape May Historic District National Historic Landmark and is also located within the City of Cape May local historic district. Our review indicates that the park is not a contributing resource to any designated historic district, at the federal, state, or local level. In addition, we have concluded the proposed renovations and enhancements will not substantially alter the scale, character, or use of the park and will not have an adverse effect on nearby properties that are listed as contributing elements to one or more of the historic district entities. We have also concluded that the park has low potential for containing intact, potentially significant archeological resources. In our submittal to HPO, we are therefore recommending a finding of No Historic Properties Adversely Affected.

For your reference, I enclose a copy of the NJ HPO form we completed to document our evaluation. I invite your comments on the proposed project and our evaluation, preferably within 15 days. Feel free to reply by mail, e-mail ([chris.borstel@tetrattech.com](mailto:chris.borstel@tetrattech.com)), or phone (973-630-8358). Thank you in advance.

Sincerely yours  
Christopher L. Borstel, Ph.D., RPA  
Cultural Resources Specialist

Tetra Tech, Inc.

1000 The American Road, Morris Plains, NJ 07950  
Tel 973.630.8000 Fax 973.630.8025 [www.tetrattech.com](http://www.tetrattech.com)





October 29, 2014

NHL Program Northeast Regional Office  
National Park Service  
200 Chestnut Street  
Philadelphia, PA 19106

Subject: Invitation to Comment: Finding of No Historic Properties Adversely Affected, Proposed HUD Undertaking in the Cape May Historic District National Historic Landmark--Renovations and Enhancements to the Lafayette Street Park, Cape May, NJ (Application ID # NCR39811)

Greetings:

Tetra Tech, Inc., a contractor acting as agent for the New Jersey Department of Environmental Protection (NJDEP), is conducting a Categorically Excluded Subject To PARA. 58.5 (CEST) review of proposed park improvements that are being funded in part by the U.S. Department of Housing and Urban Development (HUD) Grant Number B-13-DS-34-0001. NHPA Section 106 obligations are being addressed in accordance with the "Programmatic Agreement Among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer (SHPO), the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a Result of Hurricane Sandy" (PA). PA Stipulations II.A.2, II.C.3.b, II.C.5.a and II.C.5.e relate specifically to Undertakings that have the potential to affect National Historic Landmarks (NHLs).

As indicated in our notification e-mail of October 10, 2014, the proposed undertaking involves funding for renovations and enhancements to Lafayette Street Park, 801 Lafayette Street, City of Cape May, Cape May County, New Jersey, and is within the boundaries of the Cape May Historic District NHL as defined in the NHL nomination of February 10, 1976. Our review indicates a finding of **No Historic Properties Adversely Affected** with respect to the undertaking.

We are today submitting a consultation package to HPO in support of our finding, with request for comment, which we are simultaneously sending to you. You are hereby invited to comment on this review, preferably within 15 days. Feel free to reply by mail, e-mail ([chris.borstel@tetrattech.com](mailto:chris.borstel@tetrattech.com)), or phone (973-630-8358). Thank you in advance.

Sincerely yours,

A handwritten signature in blue ink that reads "Christopher L. Borstel".

Christopher L. Borstel, Ph.D., RPA  
Cultural Resources Specialist