



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



HPO USE ONLY
15-0771
L2014-007

Application ID #	NCR40014		
Applicant Name:	City of Somers Point		
Street Address:	100 Higbee Avenue, Somers Point, New Jersey 08224		
Municipality:	Somers Point	County:	Atlantic
PAMS PIN:	0121 1511 1		
Latitude:	39.312	Longitude:	-74.592791

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

Property Description:	<p>According to the county tax website, the building on the property was constructed in 1936. The property is not located within the Green Zone. The two-story concrete block commercial building is clad with vinyl siding, capped with an asphalt shingle roof, and decorated on the front façade with a stepped parapet. Fenestration consists of single-pane vinyl casement and awning windows. The property is a contributing resource to the Bay Front Historic District, which is listed in the State and/or National Registers of Historic Places (NRHP). The surrounding neighborhood consists of early-20th century single-family residences sharing common characteristics emblematic of the district. The NJDEP ArcGIS program maps the property as 0.18 acres while the tax card does indicate 0.19 acres for the property. Of the total 0.18 acres, approximately 0.12 acres are covered by existing buildings or permanent landscape features such as pools or asphalt paving. The property is not depicted within the archaeological site grid. The closest source of water with relation to the property is Great Egg Harbor Bay, located approximately 278 feet east of the property. Review of the United States Department of Agriculture Soil Survey (www.websoilsurvey.nrcs.usda.gov) maps the area as Galloway Loamy Sand, 0 to 5 percent slopes, which are somewhat poorly drained soils generally characterized as unconsolidated marine deposits found on flats, dunes, and dips. Review of historic aerial maps (www.historicaerials.com) appears to verify this, as the former coastal wetland was substantially developed in the early-twentieth century for residential purposes. Prior to this, the area appears to be vacant coastal wetland. Based on these characteristics, archaeological sensitivity is assessed as low.</p>
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Current Property Status	
National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Register of Historic Places Listed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within an Area of High Archaeological Sensitivity?	<input type="checkbox"/> Area of Previous Historic Occupation <input type="checkbox"/> Property Located within HPO's Archaeological Site Sensitivity Grid <input type="checkbox"/> Area Located on Well-Drained Soils located within 500 feet of waterways, wetland complexes, or relict glacial features.

Preliminary Property Evaluation	
<input type="checkbox"/> Further Survey Necessary:	<input type="checkbox"/> Archaeological <input type="checkbox"/> Historic Architecture
<input checked="" type="checkbox"/> No Further Survey Necessary	
<input type="checkbox"/> Recommend Eligible:	<input type="checkbox"/> Individual <input type="checkbox"/> Contributing to:
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
Reasoning:	<p>There is no ground disturbance associated with this project and archaeological potential is considered to be low. The rehabilitation consisted of interior repairs to the theater, interior flood-proofing efforts, and exterior cosmetic changes such as replacement windows, and siding installation, which are both reversible and consistent with the overall appearance of other buildings within the surrounding historic district (see included plans) and photographs. In addition, the exterior of the building had already been significantly altered and retains low integrity of materials. It is recommended this project has No Adverse Effect on the SR/NR Bay Front Historic District.</p>
<input type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design
Architecture Reviewer	Scott Wiczorek
Archaeology Reviewer	Scott Wiczorek
Date Reviewed	November 12, 2014



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<input type="checkbox"/> Not 48 Years of Age
<input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District
<input type="checkbox"/> Not a Building (per FEMA Definition)
<input type="checkbox"/> Other - Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP
Applicant ID # NCR40014
Property Address: 100 Higbee Avenue, Somers Point, New Jersey 08224

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

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

Resolution of Adverse Effects	<input type="checkbox"/> Abbreviated Consultation Process	Treatment Measure:	Standard Mitigation Treatment Measures for below-ground archaeological resources.
	<input type="checkbox"/> Memorandum of Agreement		
	<input type="checkbox"/> Programmatic Agreement		

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

HISTORIC PRESERVATION OFFICE USE ONLY	
<input checked="" type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	Date 12/1/14

Architecture Reviewer	Scott Wieczorek	Archaeology Reviewer	Scott Wieczorek
Date Reviewed	November 12, 2014		

Doss, Gary

From: Atalaya Armstrong <Atalaya.Armstrong@dep.nj.gov>
Sent: Monday, December 01, 2014 1:47 PM
To: Wieczorek, Scott; DEP NJHPO
Cc: Smith, Lawrence; Doss, Gary
Subject: Completed Submission 15-0771 NJDEP RE: NJDEP EAF Reviews Application NCR40014
Attachments: L2014-007.pdf

Mr. Wieczorek:

The 100 Higbee Avenue documentation has been reviewed, signed, and scanned.

Please find attached HPO-L2014-007

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

Regards-A. Armstrong

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

From: Wieczorek, Scott [mailto:swieczorek@Dewberry.com]
Sent: Wednesday, November 12, 2014 4:23 PM
To: DEP NJHPO
Cc: Smith, Lawrence; Doss, Gary
Subject: FW: NJDEP EAF Reviews Application NCR40014

Good afternoon,

Attached please find an Assessment of Effects Form 2 for the above referenced property. The SOW has been provided.

Thank you,

Scott

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

Visit Dewberry's website at www.dewberry.com

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



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Architecture Reviewer	Scott Wiczorek	Archaeology Reviewer	Scott Wiczorek
Date Reviewed	November 12, 2014		

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



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	<input type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP
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Adverse Effect:	<input type="checkbox"/> National Park Service <input type="checkbox"/> State Historic Preservation Office <input type="checkbox"/> Advisory Council on Historic Preservation

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HISTORIC PRESERVATION OFFICE USE ONLY	
<input type="checkbox"/> I concur with this finding,	
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Daniel D. Saunders Deputy State Historic Preservation Officer	Date

Architecture Reviewer	Scott Wiczorek	Archaeology Reviewer	Scott Wiczorek
Date Reviewed	November 12, 2014		

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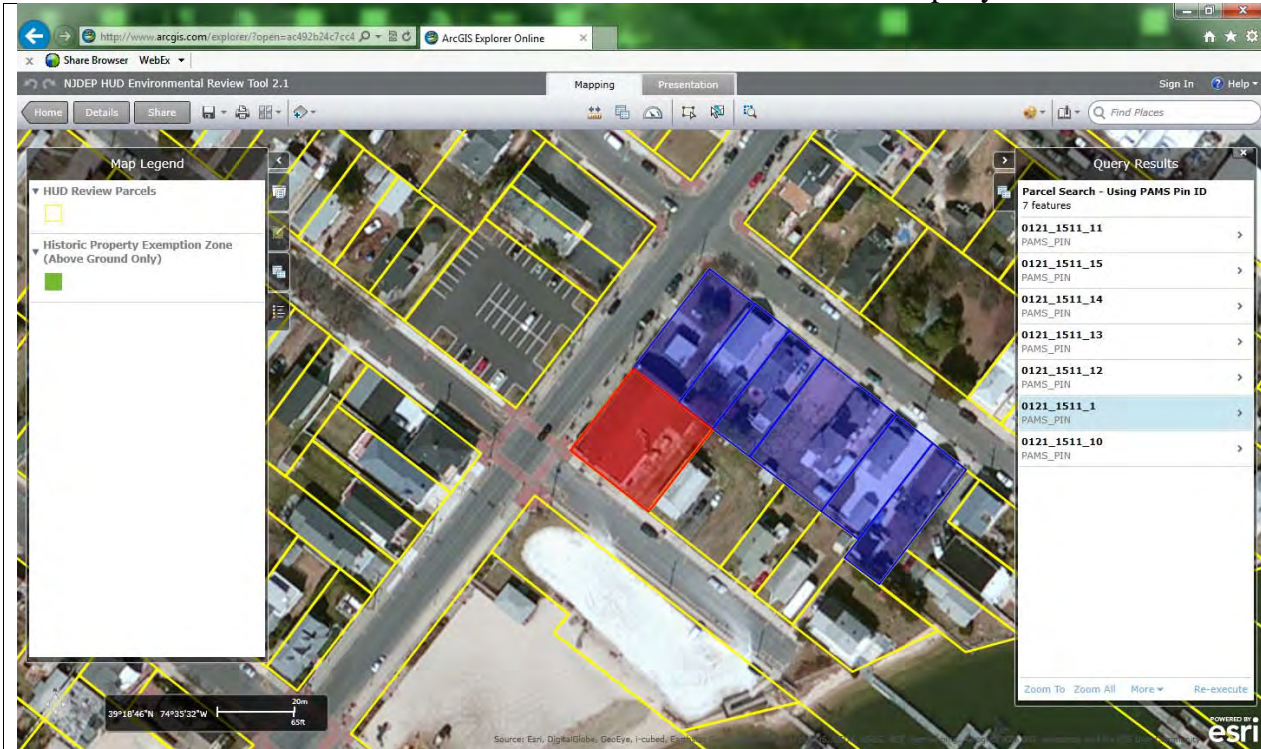


New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)



Applicant ID #	NCR40014
Property Address:	100 Higbee Avenue, Somers Point, NJ 08244

Location of Green Zone in Relation to the Property



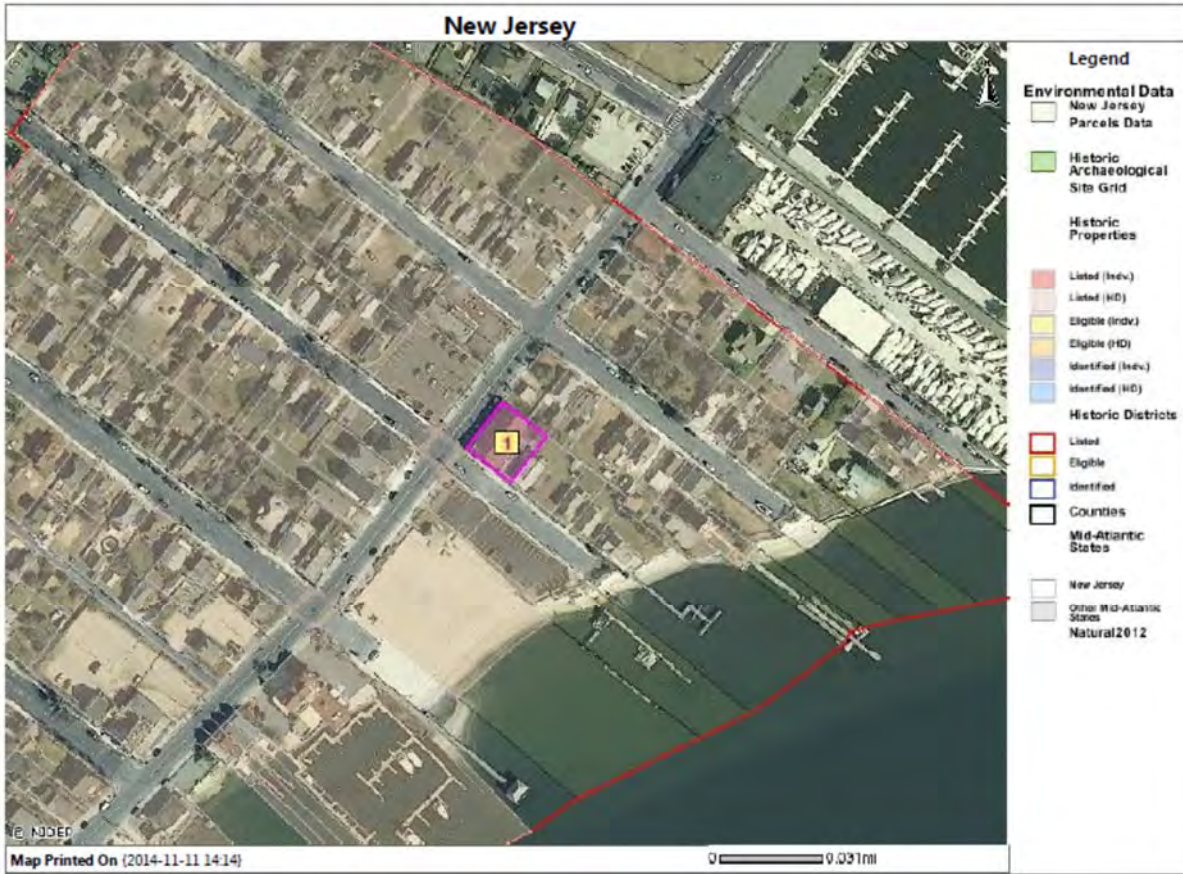
Historic Properties Map



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



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



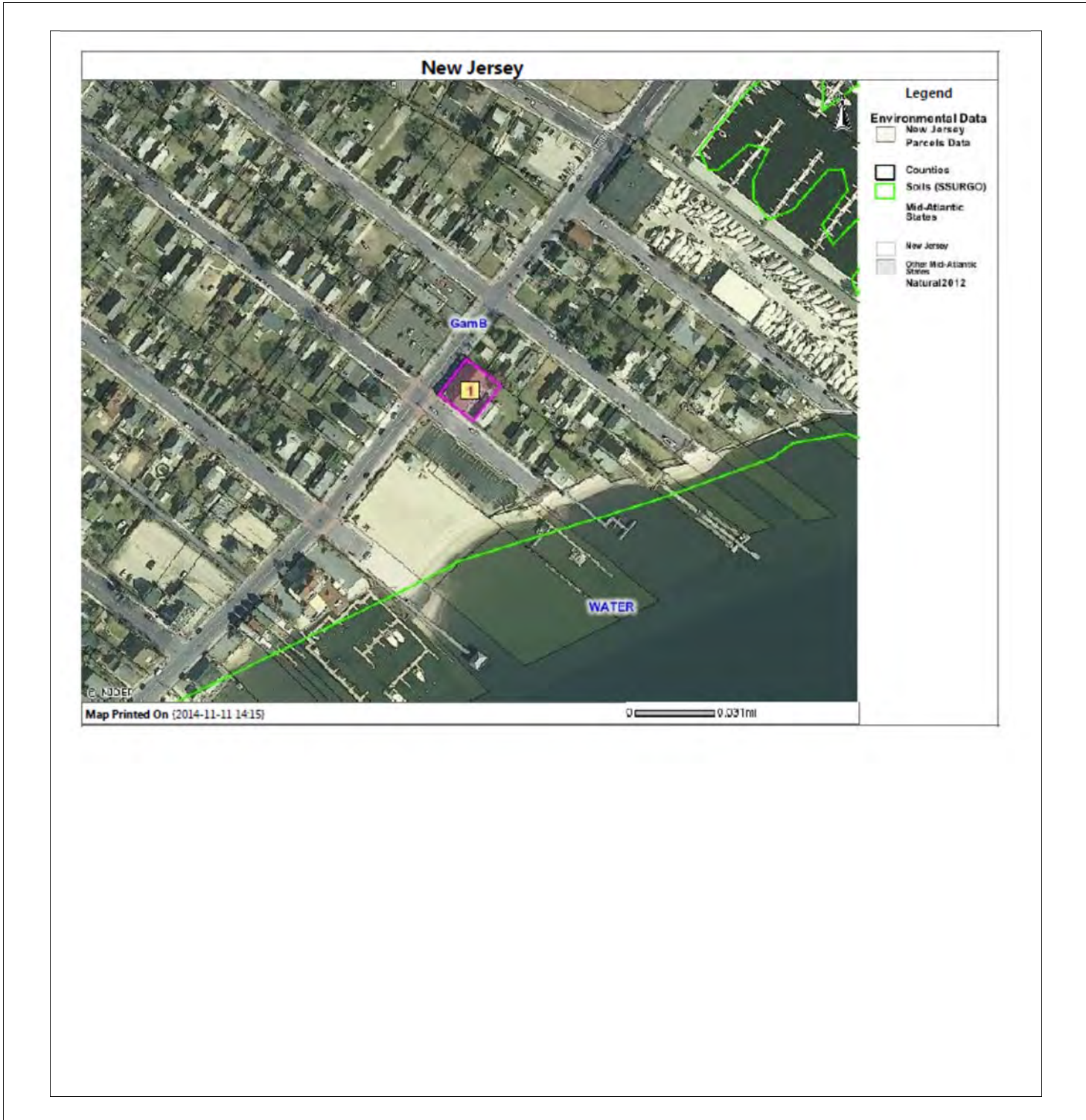
Historic Properties Map



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



Applicant ID #	NCR40014
Property Address:	100 Higbee Avenue, Somers Point, NJ 08244



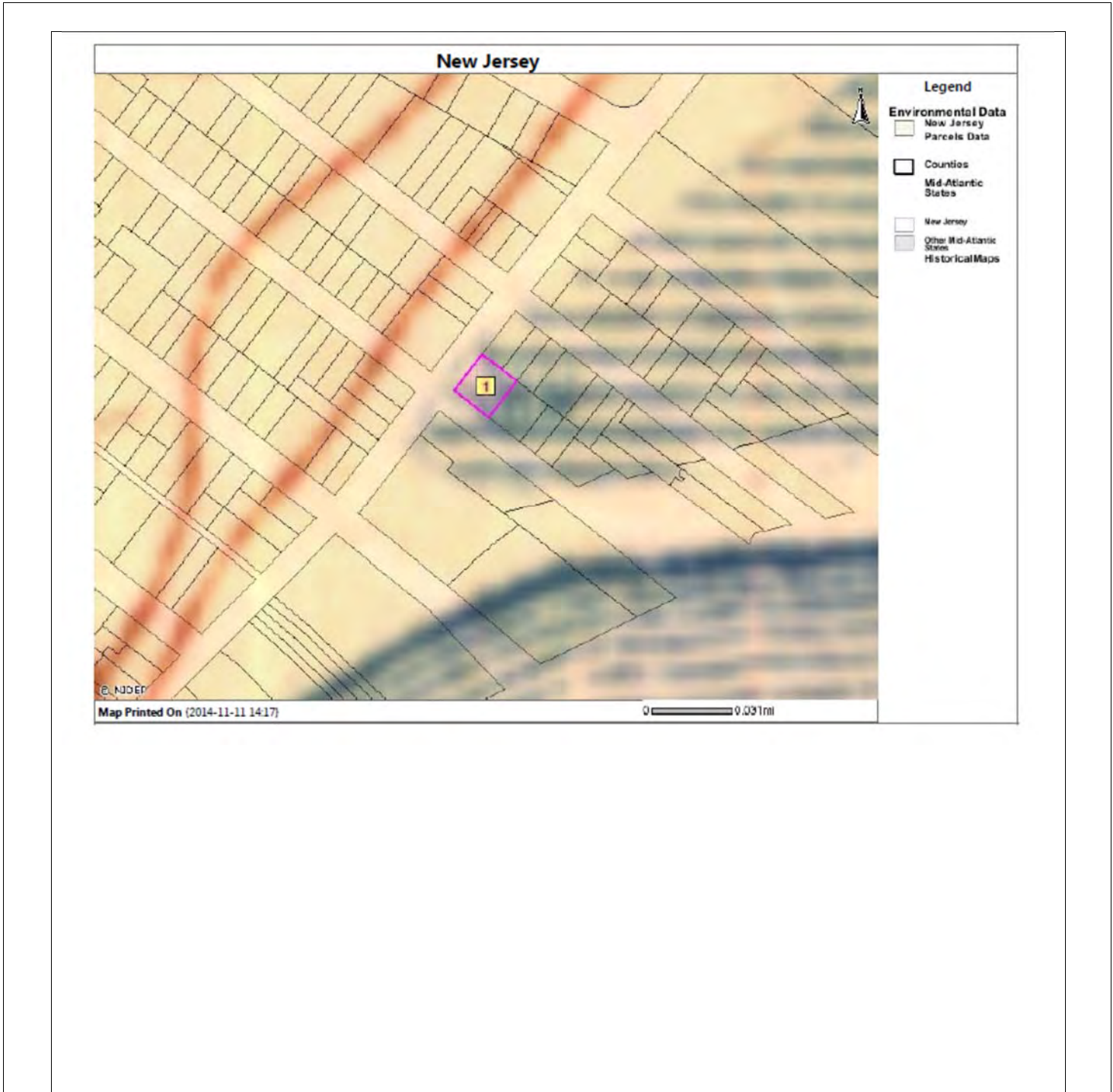
Soils Map



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



Applicant ID #	NCR40014
Property Address:	100 Higbee Avenue, Somers Point, NJ 08244



USGS Quadrangle :



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



Applicant ID #	NCR40014
Property Address:	100 Higbee Avenue, Somers Point, NJ 08244

Date:	11/5/14
Direction:	Northeast
Description:	View northeast of front (southwest) elevation of building.



Date:	11/5/14
Direction:	North
Description:	View north of front (southwest) and side (southeast) elevations of the building.





New Jersey Department of Environmental Protection
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Form – 6 (Version 1.0)



Date:	11/5/14
Direction:	Northeast
Description:	View northeast of streetscape.



Date:	11/5/14
Direction:	Southwest
Description:	View southwest of streetscape.





New Jersey Department of Environmental Protection
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Date:	11/5/14	
Direction:	West	
Description:	View west of streetscape.	

Date:	11/5/14	
Direction:	Southwest	
Description:	View southwest of streetscape.	



New Jersey Department of Environmental Protection
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Form – 6 (Version 1.0)



Date:	11/5/14
Direction:	Northwest
Description:	View northwest of streetscape.



Date:	11/5/14
Direction:	Southeast
Description:	View southeast of streetscape.



The Gateway Theater
Proposed Building Renovation
100 Higbee Avenue
Somers Point, NJ 08244

William McLees architecture
architecture | consulting | master planning
5 MacArthur Boulevard Somers Point, NJ 08244
t: 609.927.0888 f: 609.927.0889 www.wmarch.net

signature

William C. McLees, AIA
New Jersey State License A154054
California State License C-29168
Pennsylvania License PA-003479

William McLees Architecture, LLC
New Jersey State Certificate of Authorization #21AC0006500



Theater
Building
Renovations &
Improvements

client

South Jersey Theater
Collaborative

revisions

no. date description

drawn by XXXX

scale

description

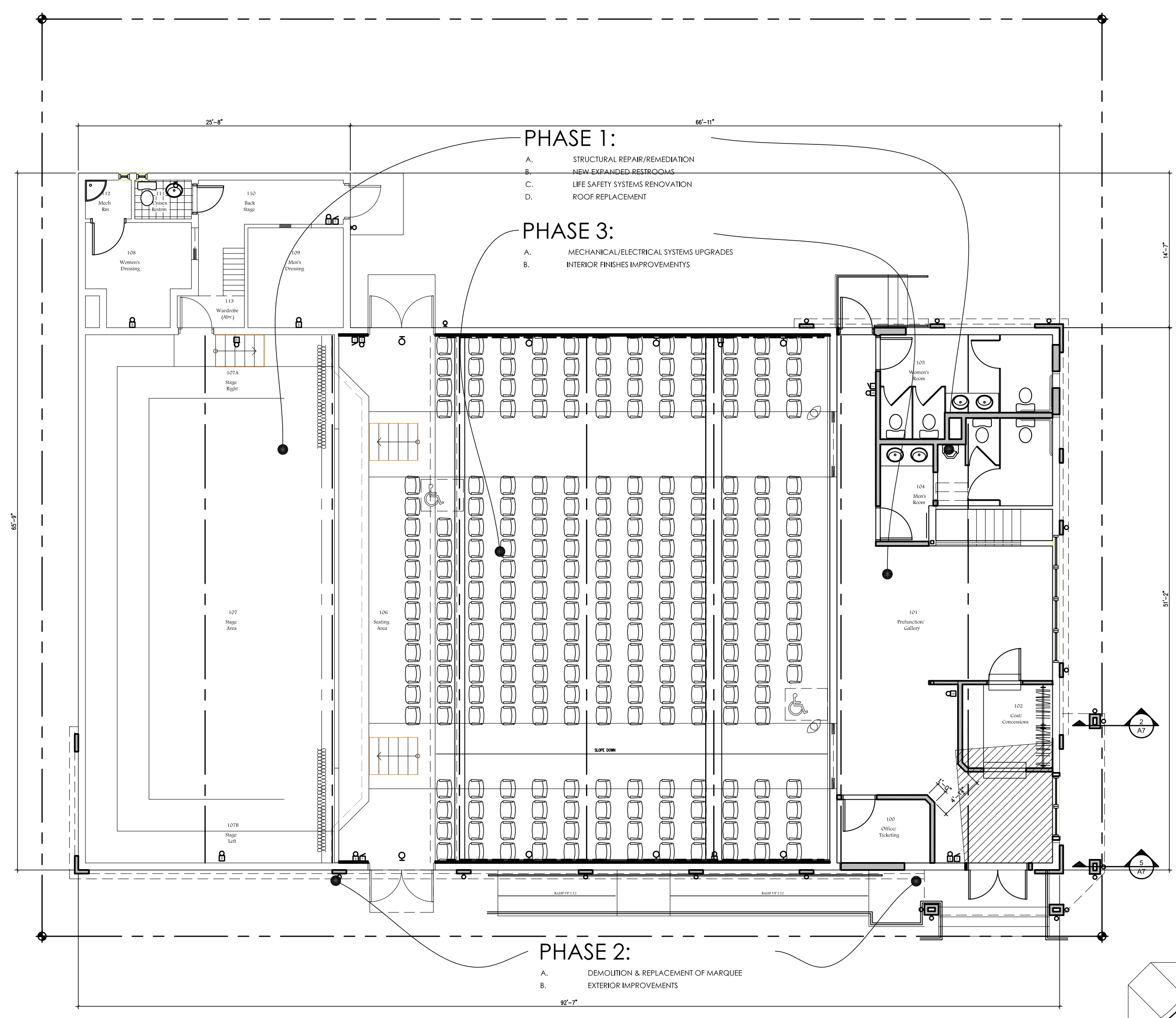
Project Team, Code Analysis,
Notes & Site Plan

date 08.13.10

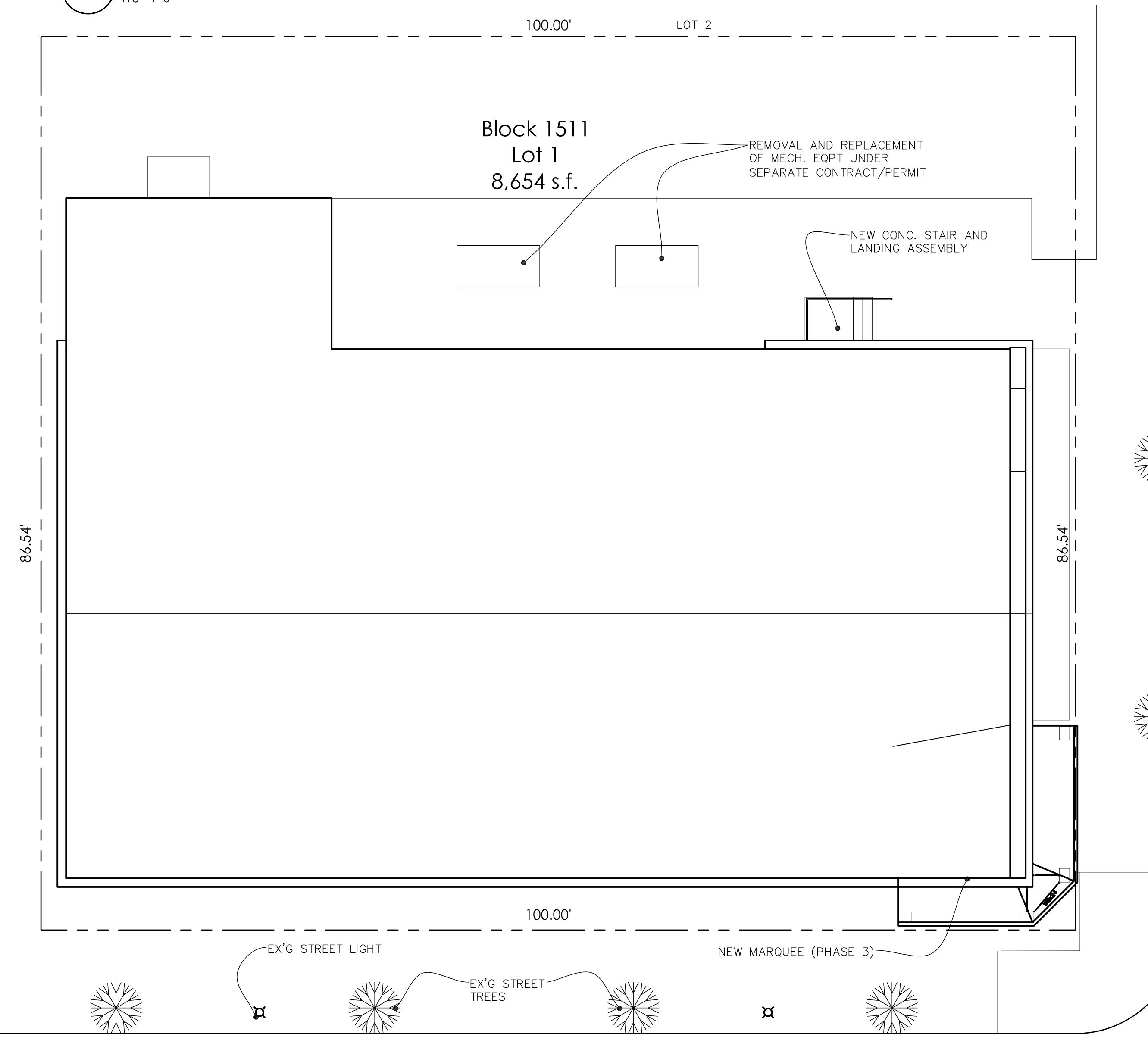
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A-1

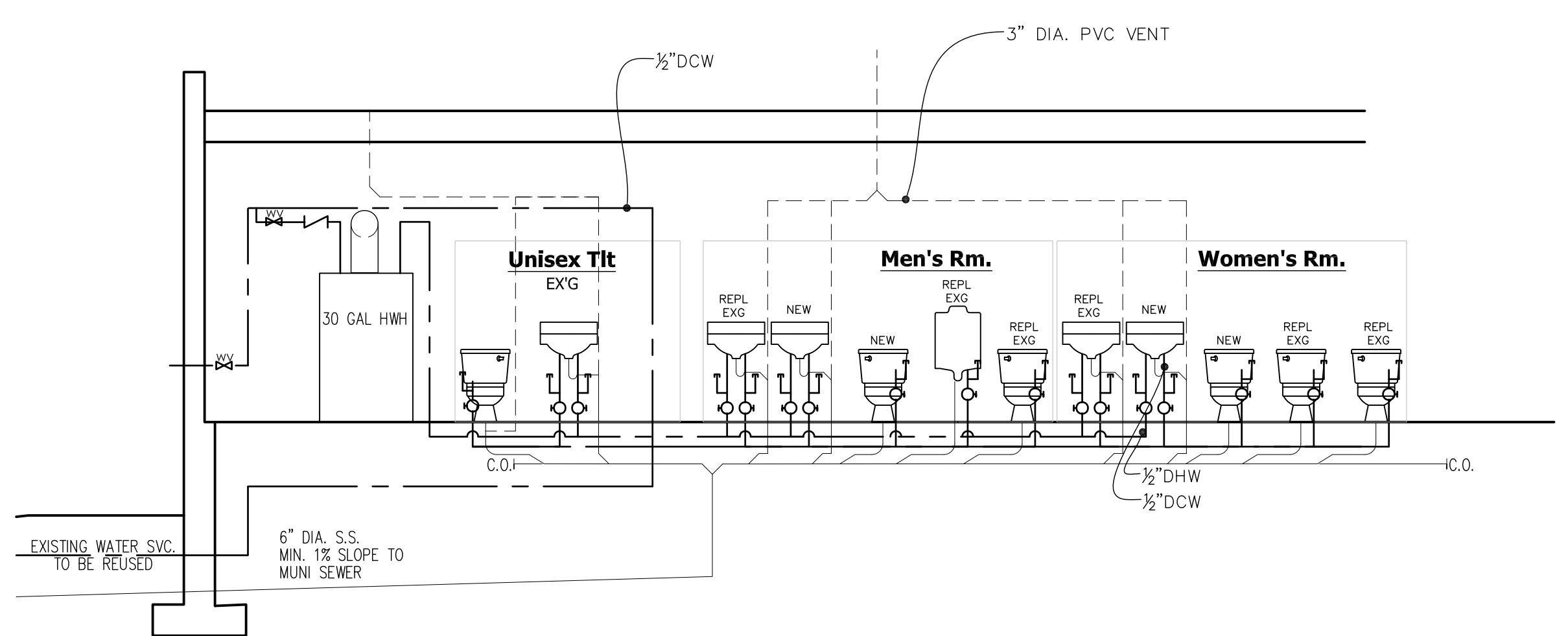
commission no. 09012G



2 Phasing Plan
1/8"=1'-0"



1 Roof/Site Plan
1/8"=1'-0"



3 Plumbing Riser Diagram
nts

Higbee Avenue (50' R.O.W.)

Bay Avenue (60' R.O.W.)

Owner: South Jersey Theater Collaborative

Architect: **William McLees Architecture**
5 MacArthur Boulevard
Somers Point, NJ 08244
t: 609.927.0888
Contact: William C. McLees, AIA

Structural
Engineers: **Czar Engineering**
5014 Fernwood Drive
Egg Harbor Township, NJ 08234
t: 609.653.9445
Contact: Lament Czar, PE

Project Team

Building Code Analysis

This work is governed by the New Jersey Uniform Construction Code, New Jersey Edition of the 2006 International Building Code and all other applicable subcodes as adopted therein. This work shall qualify as a **Renovation** under the requirements and definitions of the N.J. U.C.C.
Total Building Area: 6,207 s.f.
Total Building Footprint: 5,125 s.f.
Use Group: A4
Construction Class: V-B

Project Summary

- Work in Phase One Includes:
- The structural remediation of the floor areas roof structure and replacement of the stage.
 - The replacement of the existing roof
 - The renovation and expansion of the existing public restrooms.
 - The replacement of the existing life safety systems.
- Work in Phase Two Includes:
- The refurbishment of the electrical systems
 - The refurbishment of the mechanical systems
 - Interior renovations including office area renovations and finishes
- Work in Phase Three Includes:
- The replacement of the existing marquee.
 - The exterior renovation of the building

Sheet Index

PHASE 2

signature

William C. McLees, AIA
 New Jersey State License A1 54254
 California State License C 22918
 Pennsylvania License 04 403479

William McLees Architecture, LLC
 New Jersey State Certificate of Authorization #21AC006550

**Theater
 Building
 Renovations &
 Improvements**

client

South Jersey Theater
 Collaborative

revisions

no. date description

drawn by

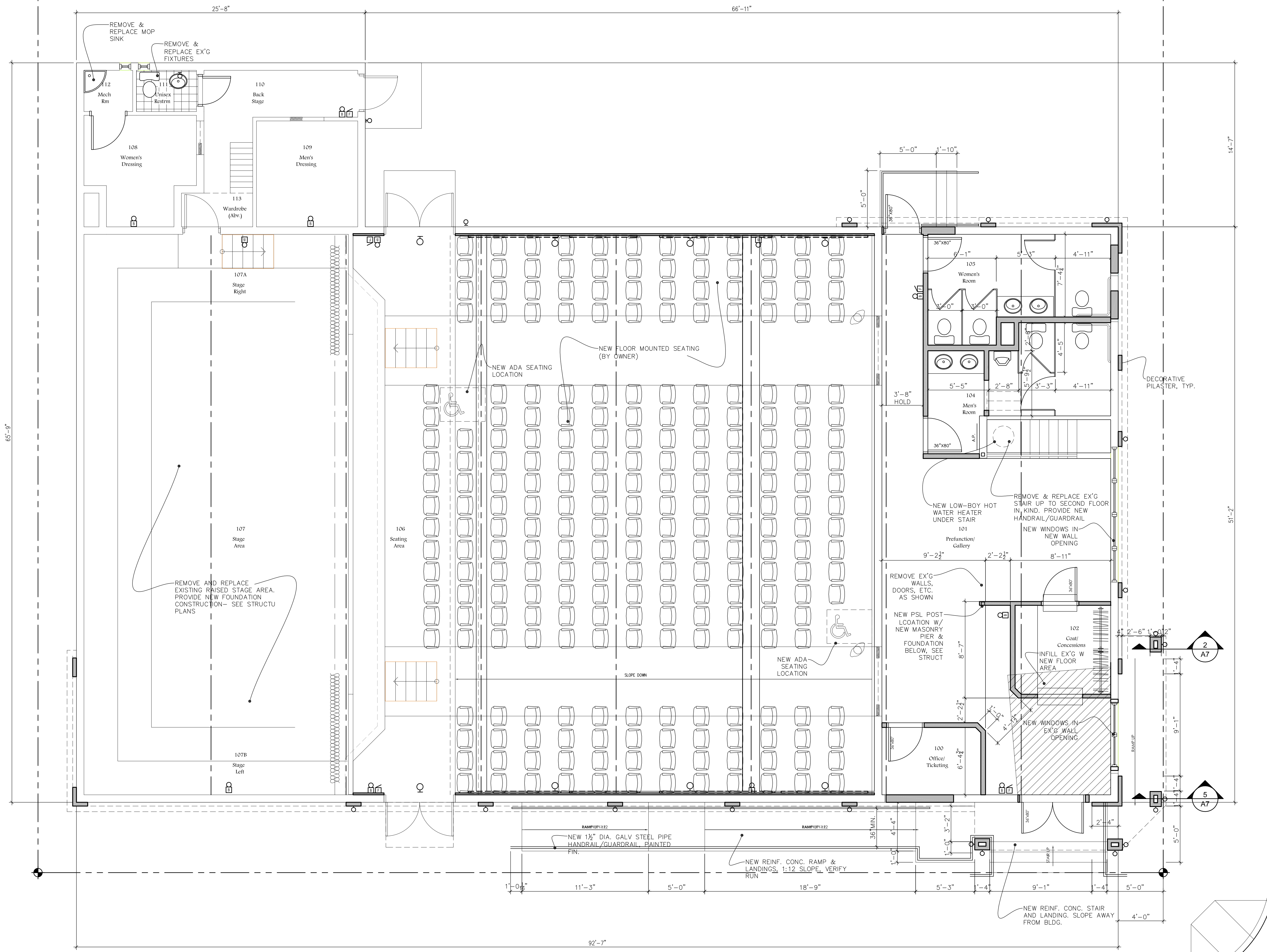
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description
 Floor Plans

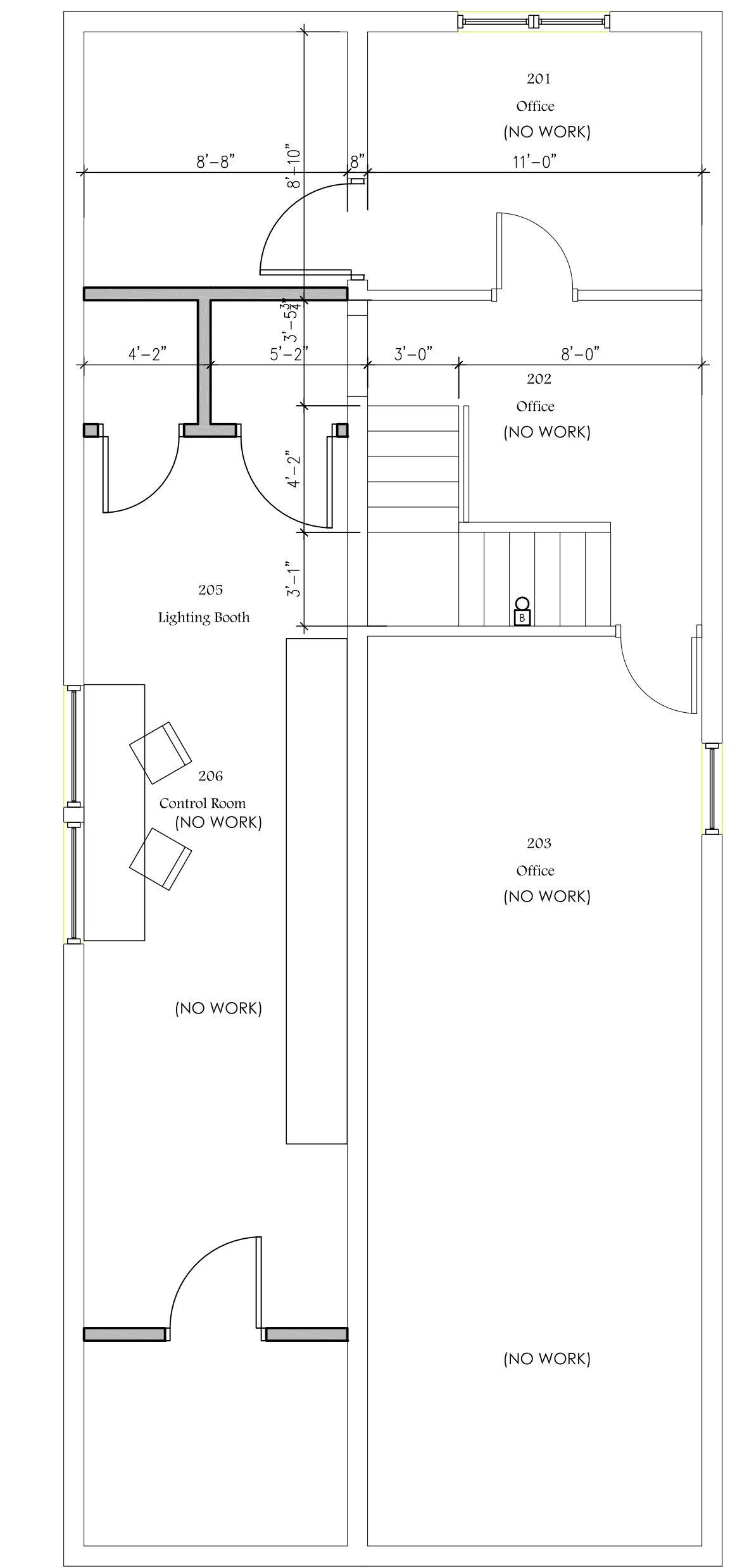
date 08.13.10
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A-2

commission no. 09012G

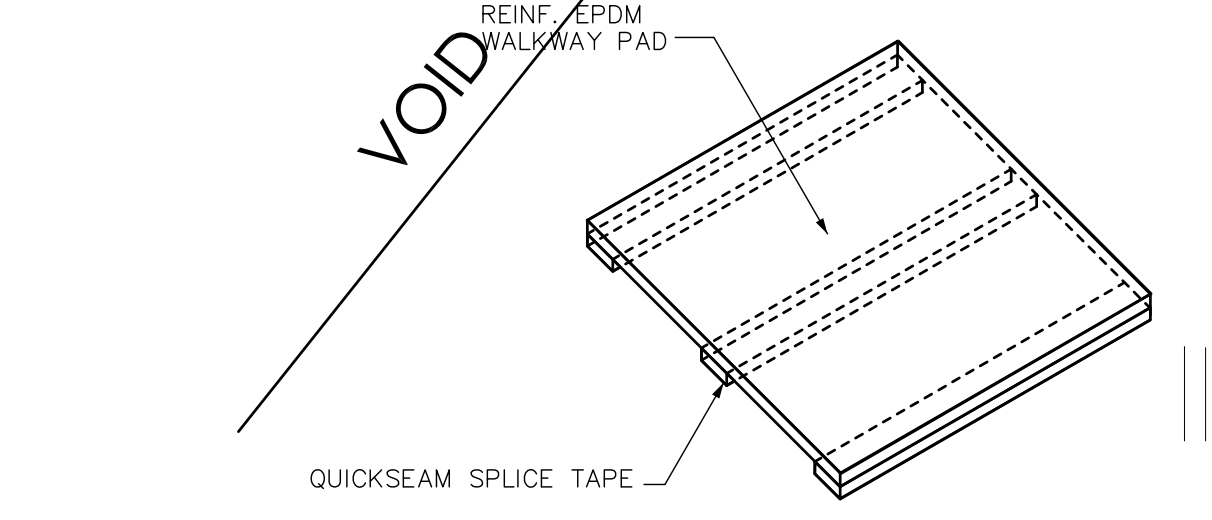
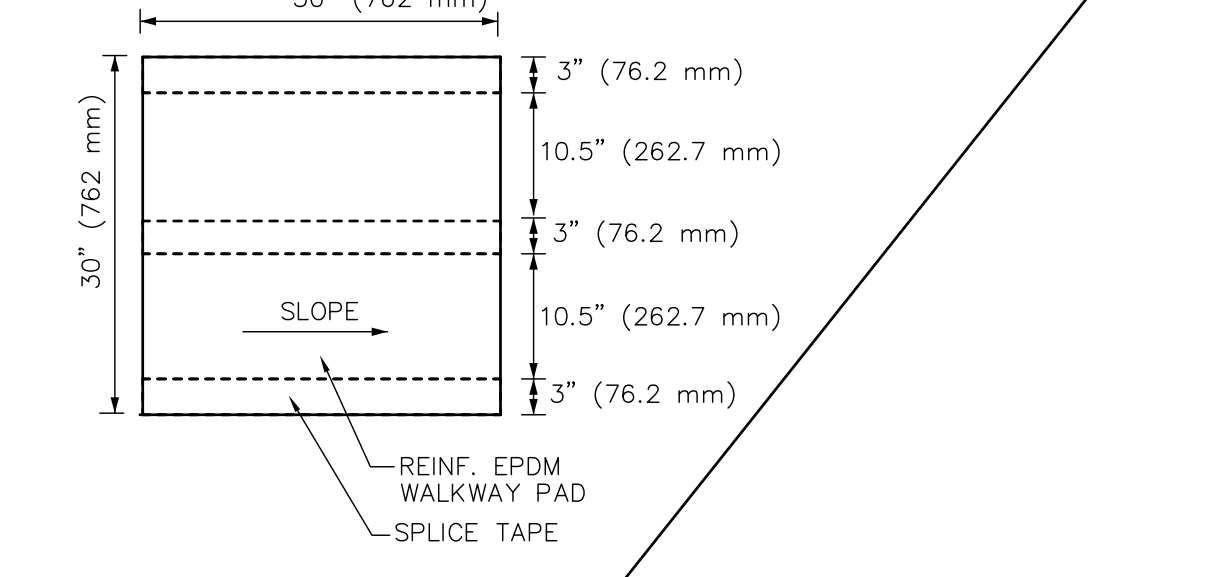
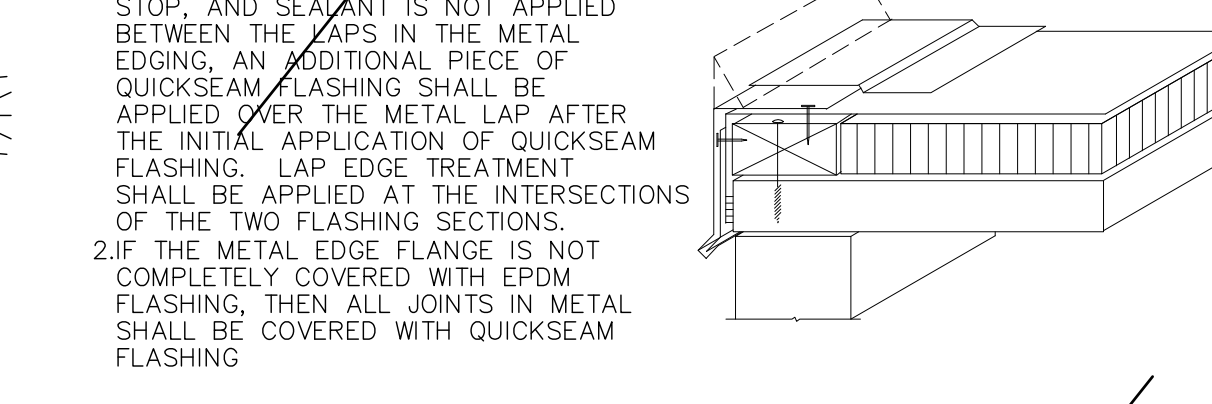
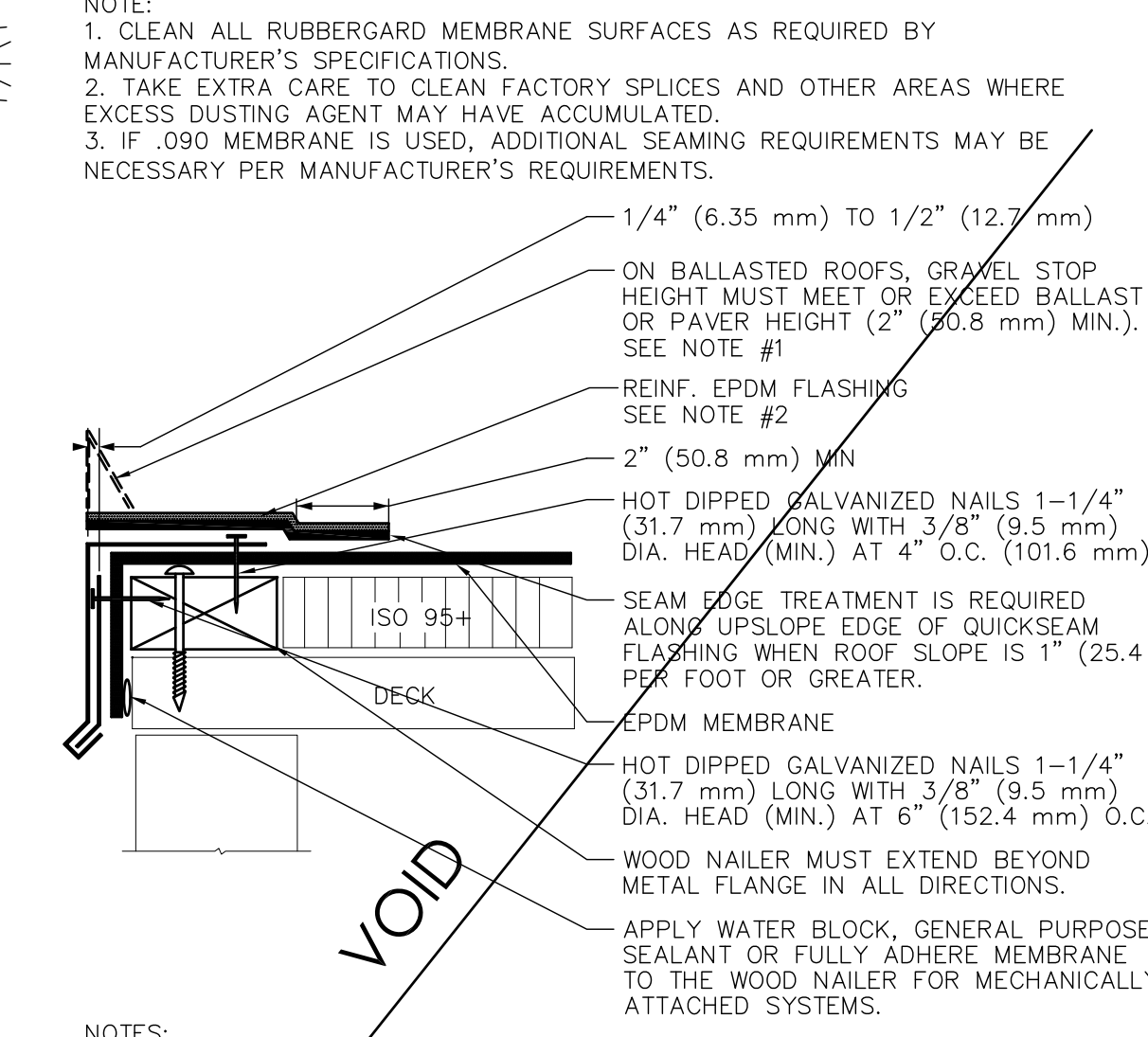
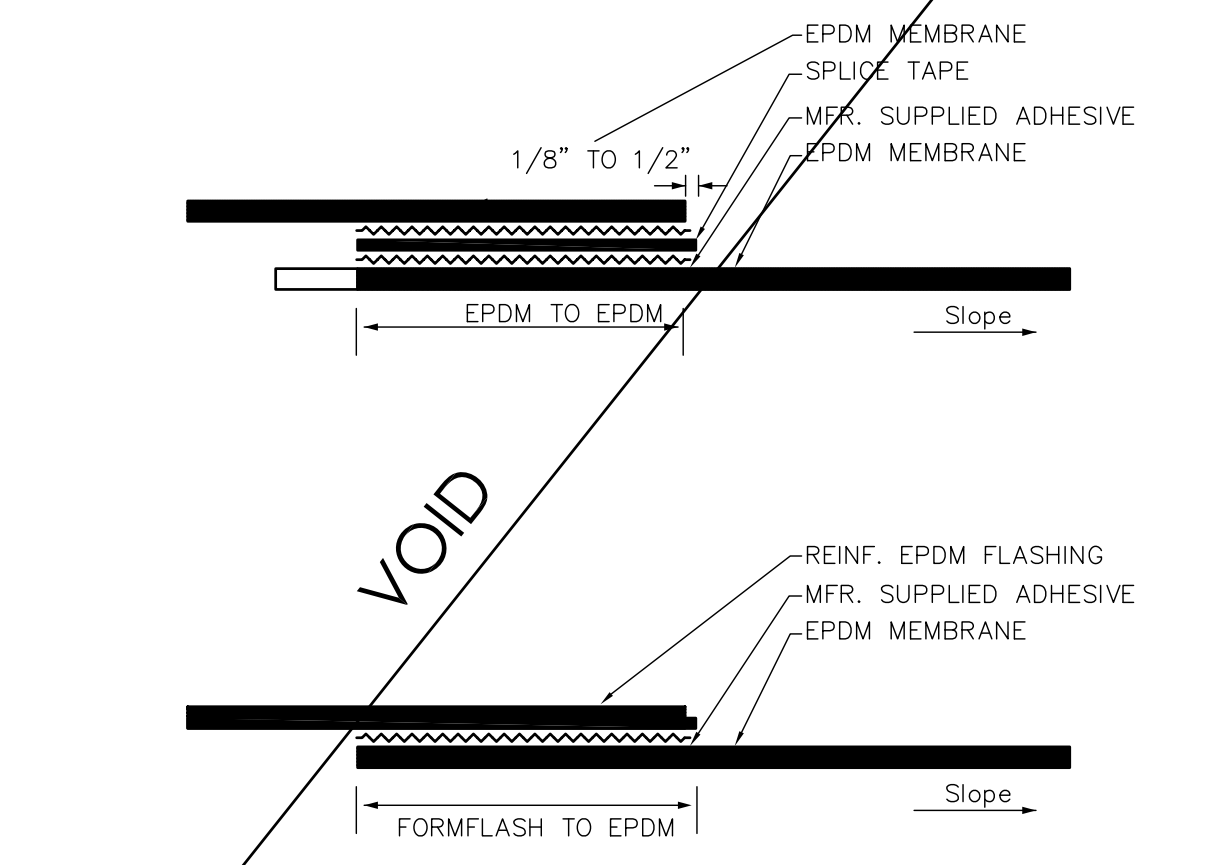
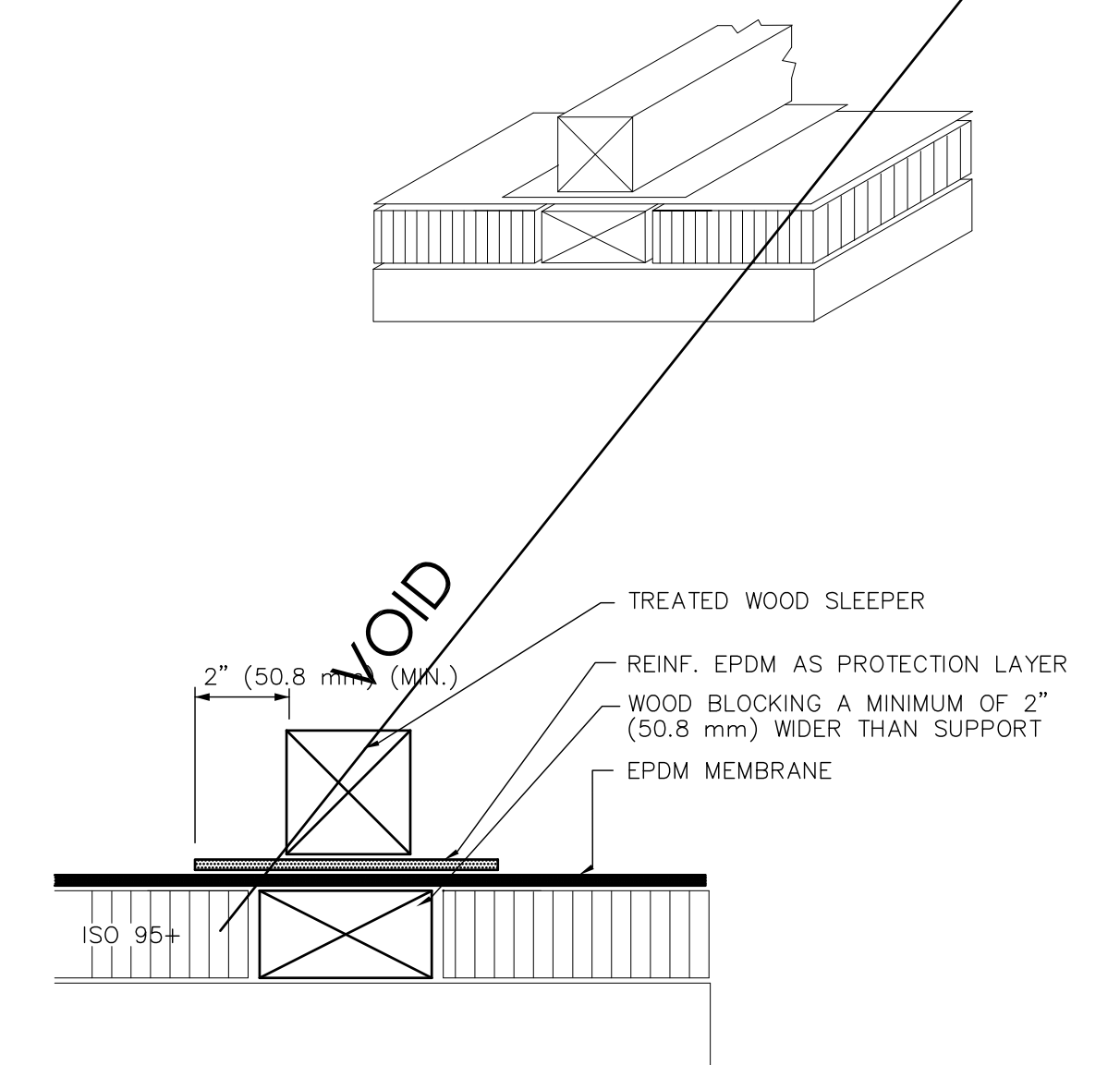
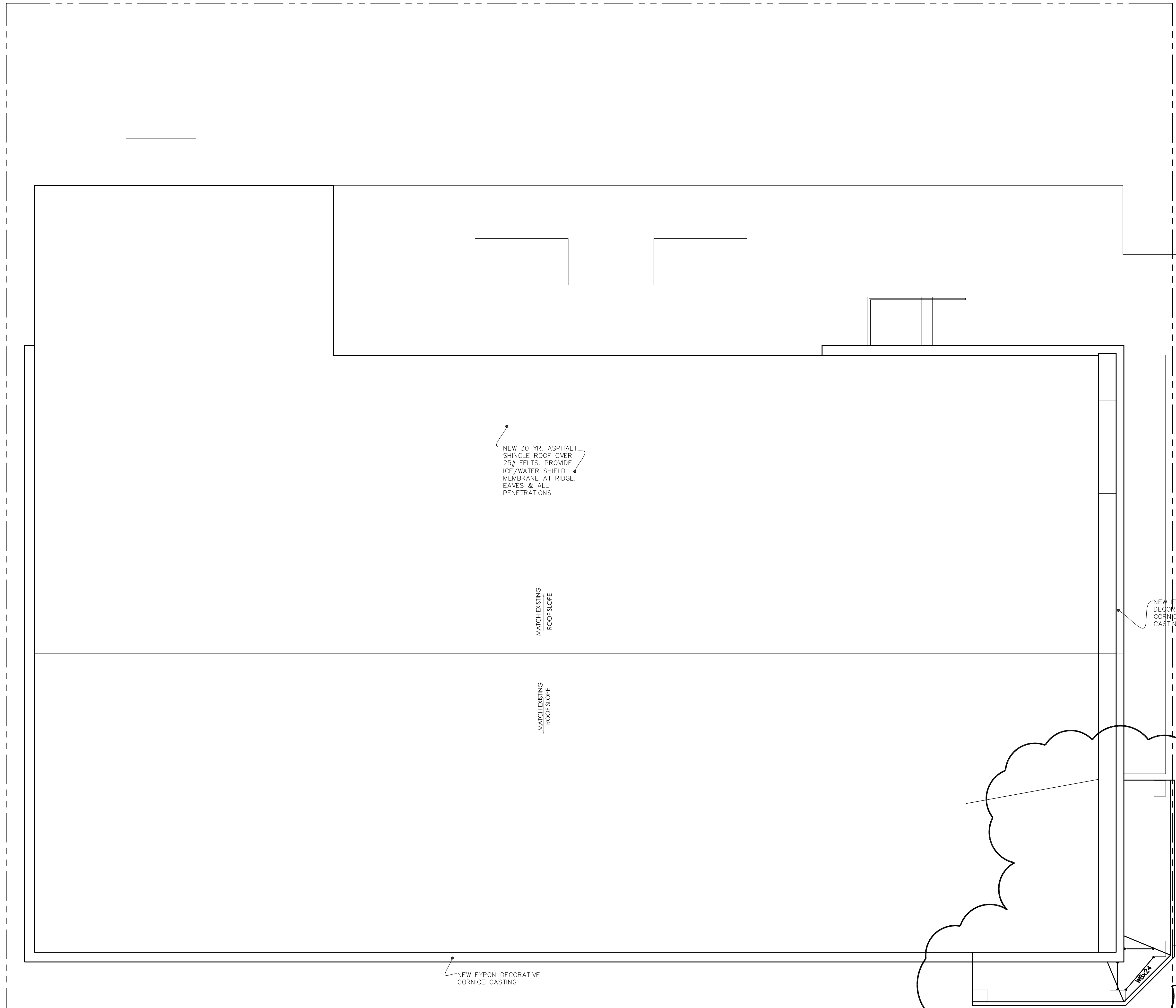


1 First Floor Plan
 1/4"=1'-0"



2 Second Floor Plan
 1/4"=1'-0"

PHASE 2



NOTE:
 1. CLEAN ALL RUBBERGARD MEMBRANE SURFACES AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
 2. TAKE EXTRA CARE TO CLEAN FACTORY SPLICES AND OTHER AREAS WHERE EXCESS DUSTING AGENT MAY HAVE ACCUMULATED.
 3. IF .090 MEMBRANE IS USED, ADDITIONAL SEAMING REQUIREMENTS MAY BE NECESSARY PER MANUFACTURER'S REQUIREMENTS.

1/4" (6.35 mm) TO 1/2" (12.7 mm)
 ON BALLASTED ROOFS, GRAVEL STOP HEIGHT MUST MEET OR EXCEED BALLAST OR PAVEMENT HEIGHT (2" (50.8 mm) MIN.). SEE NOTE #1
 REINF. EPDM FLASHING SEE NOTE #2
 2" (50.8 mm) MIN.
 HOT DIPPED GALVANIZED NAILS 1-1/4" (31.7 mm) LONG WITH 3/8" (9.5 mm) DIA. HEAD (MIN.) AT 4" O.C. (101.6 mm) MAX.
 SEAM EDGE TREATMENT IS REQUIRED ALONG UPSLOPE EDGE OF QUICKSEAM FLASHING WHEN ROOF SLOPE IS 1" (25.4 mm) PER FOOT OR GREATER.
 EPDM MEMBRANE
 HOT DIPPED GALVANIZED NAILS 1-1/4" (31.7 mm) LONG WITH 3/8" (9.5 mm) DIA. HEAD (MIN.) AT 6" (152.4 mm) O.C.
 WOOD NAILER MUST EXTEND BEYOND METAL FLANGE IN ALL DIRECTIONS.
 APPLY WATER BLOCK, GENERAL PURPOSE SEALANT OR FULLY ADHERE MEMBRANE TO THE WOOD NAILER FOR MECHANICALLY ATTACHED SYSTEMS.

NOTES:
 1. IF THE ROOF EDGE INCLUDES A GRAVEL STOP, AND SEALANT IS NOT APPLIED BETWEEN THE GAPS IN THE METAL EDGING, AN ADDITIONAL PIECE OF QUICKSEAM FLASHING SHALL BE APPLIED OVER THE METAL LAP AFTER THE INITIAL APPLICATION OF QUICKSEAM FLASHING. LAP EDGE TREATMENT SHALL BE APPLIED AT THE INTERSECTIONS OF THE TWO FLASHING SECTIONS.
 2. IF THE METAL EDGE FLANGE IS NOT COMPLETELY COVERED WITH EPDM FLASHING, THEN ALL JOINTS IN METAL SHALL BE COVERED WITH QUICKSEAM FLASHING.

1 Roof Plan
 1/4"=1'-0"

2 EPDM Details
 NTS

PHASE 2



client
 South Jersey Theater Collaborative

revisions

no.	date	description
3.5.13		MARQUEE REVISIONS

drawn by
 scale
 description
 Roof Plans

signature

William C. McLees, AIA
 New Jersey State License A15454
 California State License C22916
 Pennsylvania License PA 053479

William McLees Architecture, LLC
 New Jersey State Certificate of Authorization #21AC006550

Theater Building Renovations & Improvements

client
South Jersey Theater Collaborative

revisions

no.	date	description

drawn by: xxxx

scale

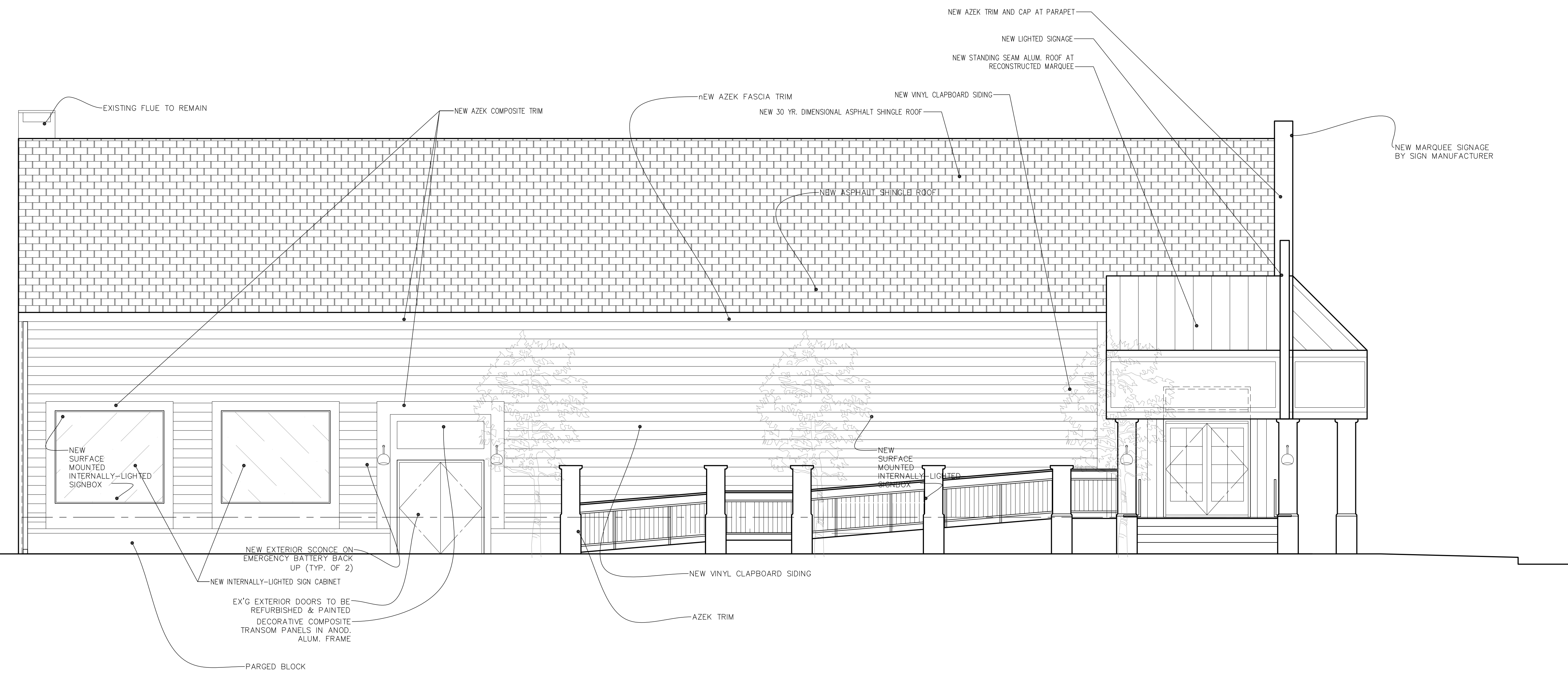
description
 Exterior Building Elevation & Sections

date: 08.13.10

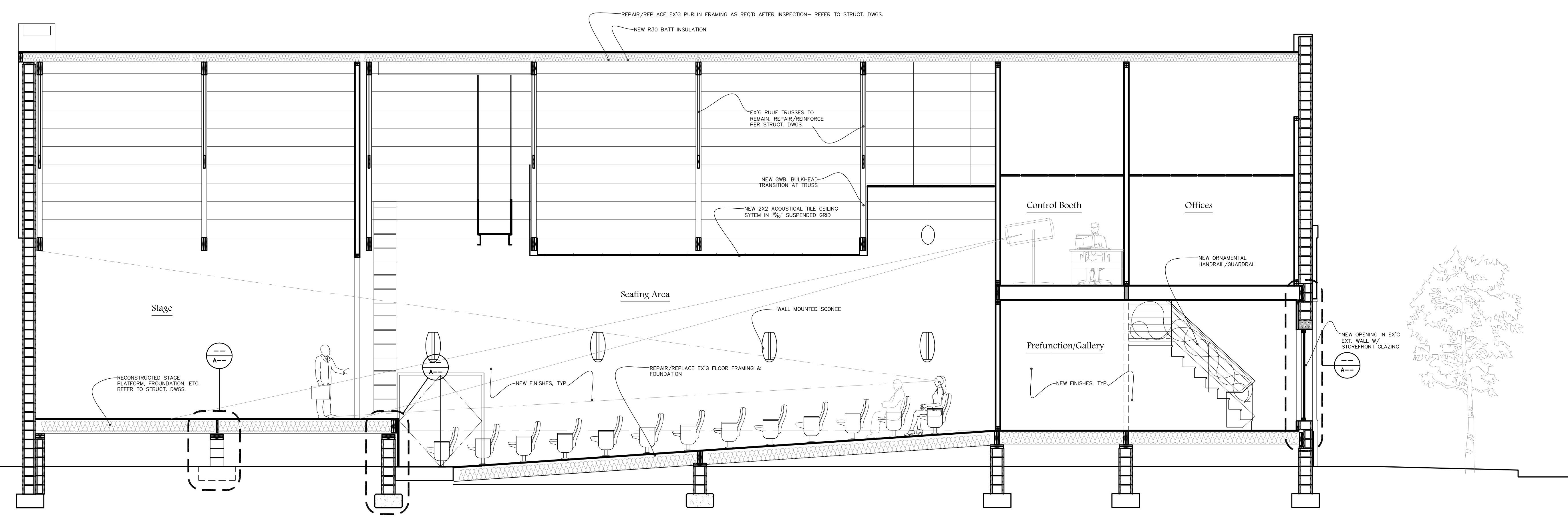
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A4

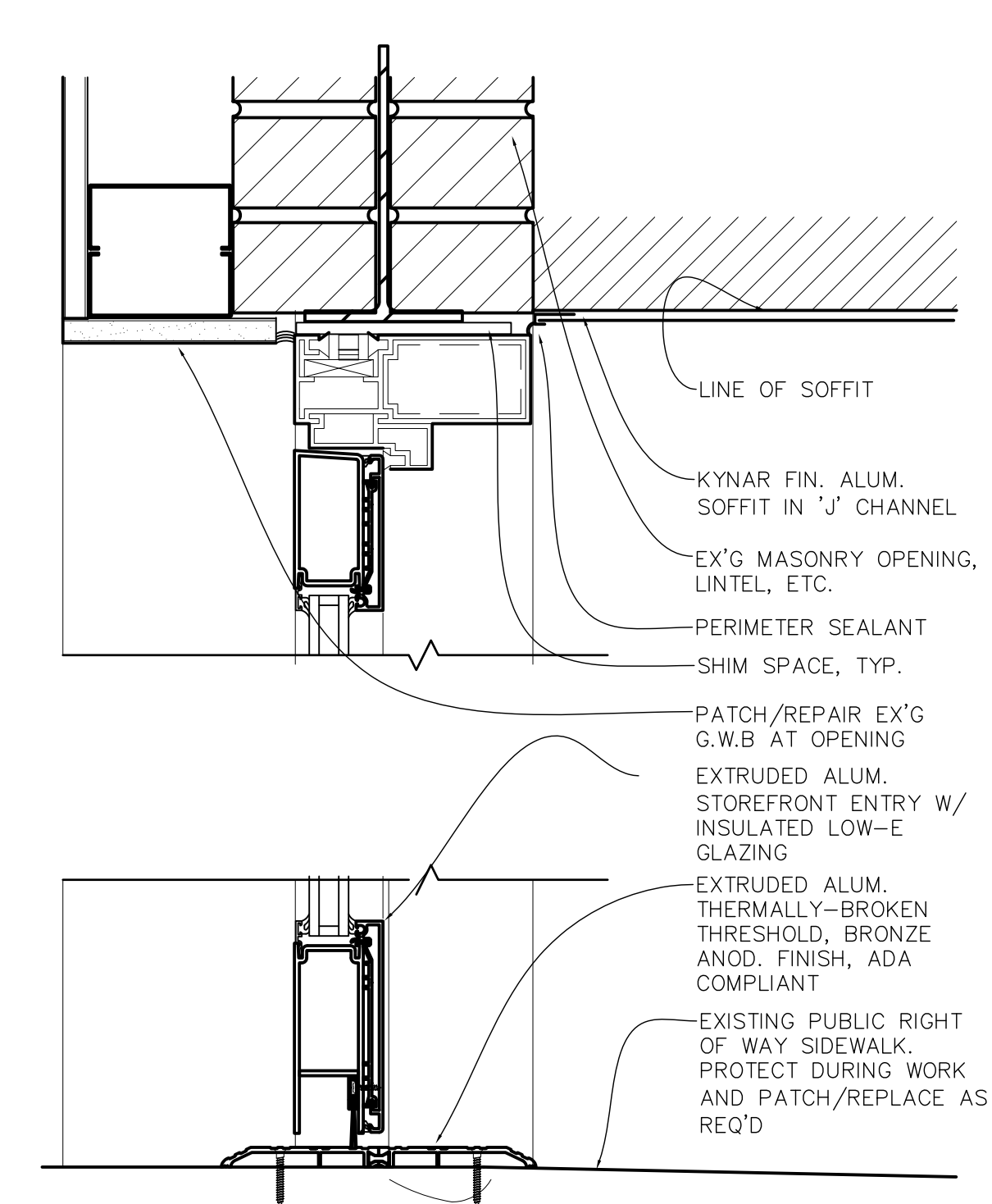
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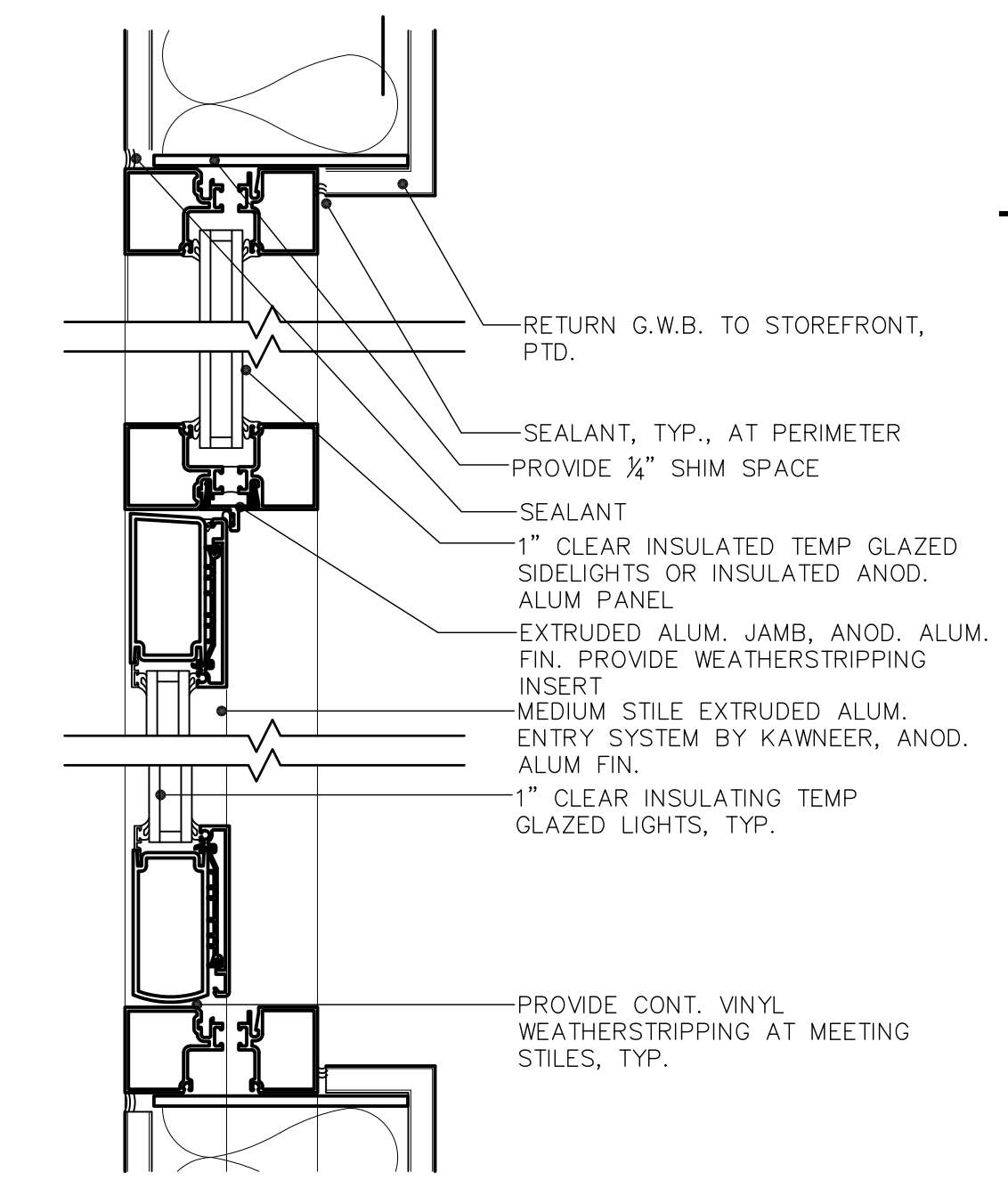
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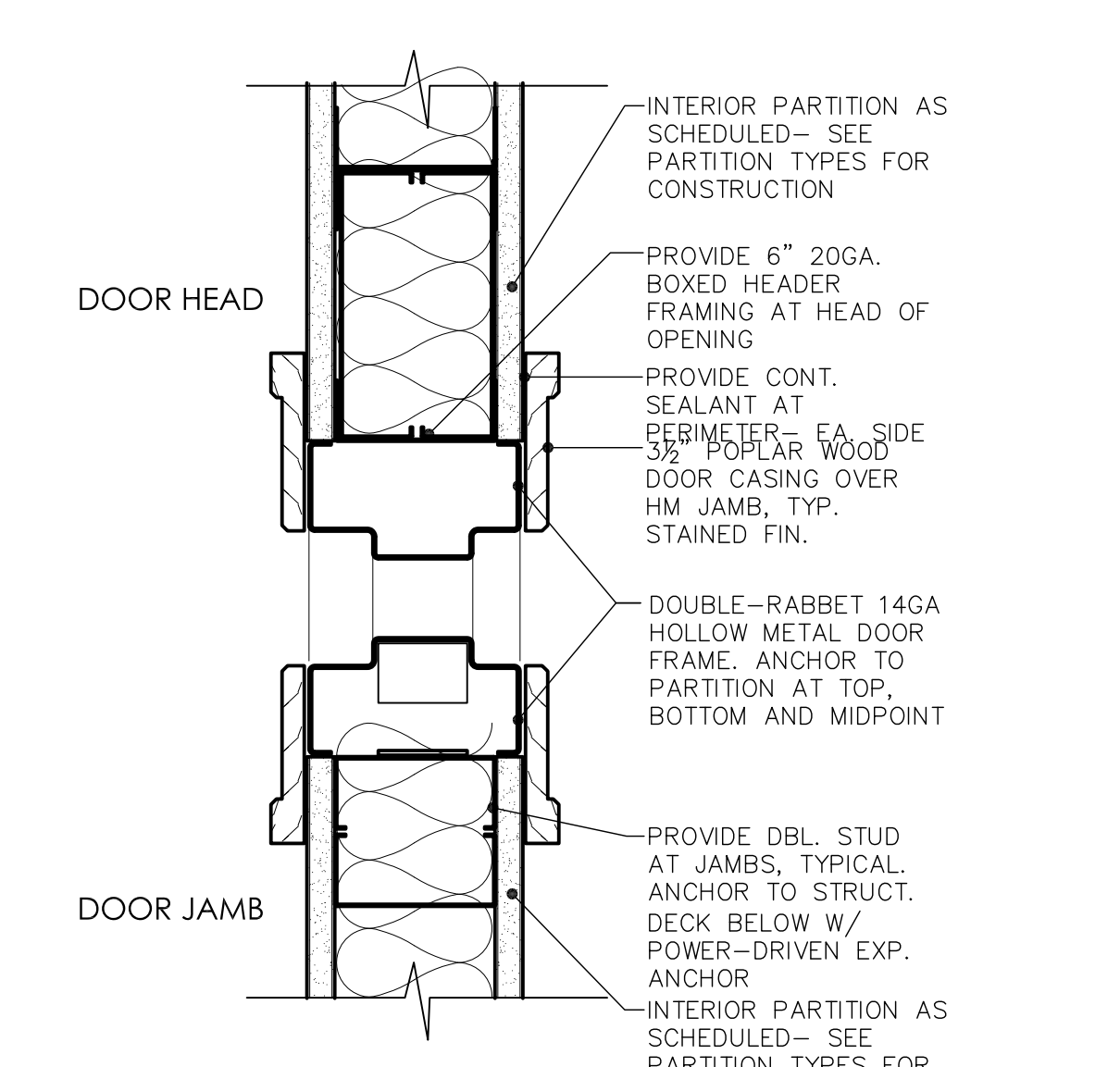
1 Building Section
 1/4"=1'-0"



5 Storefront Entry Head/Sill Detail
 3/8"=1'-0"

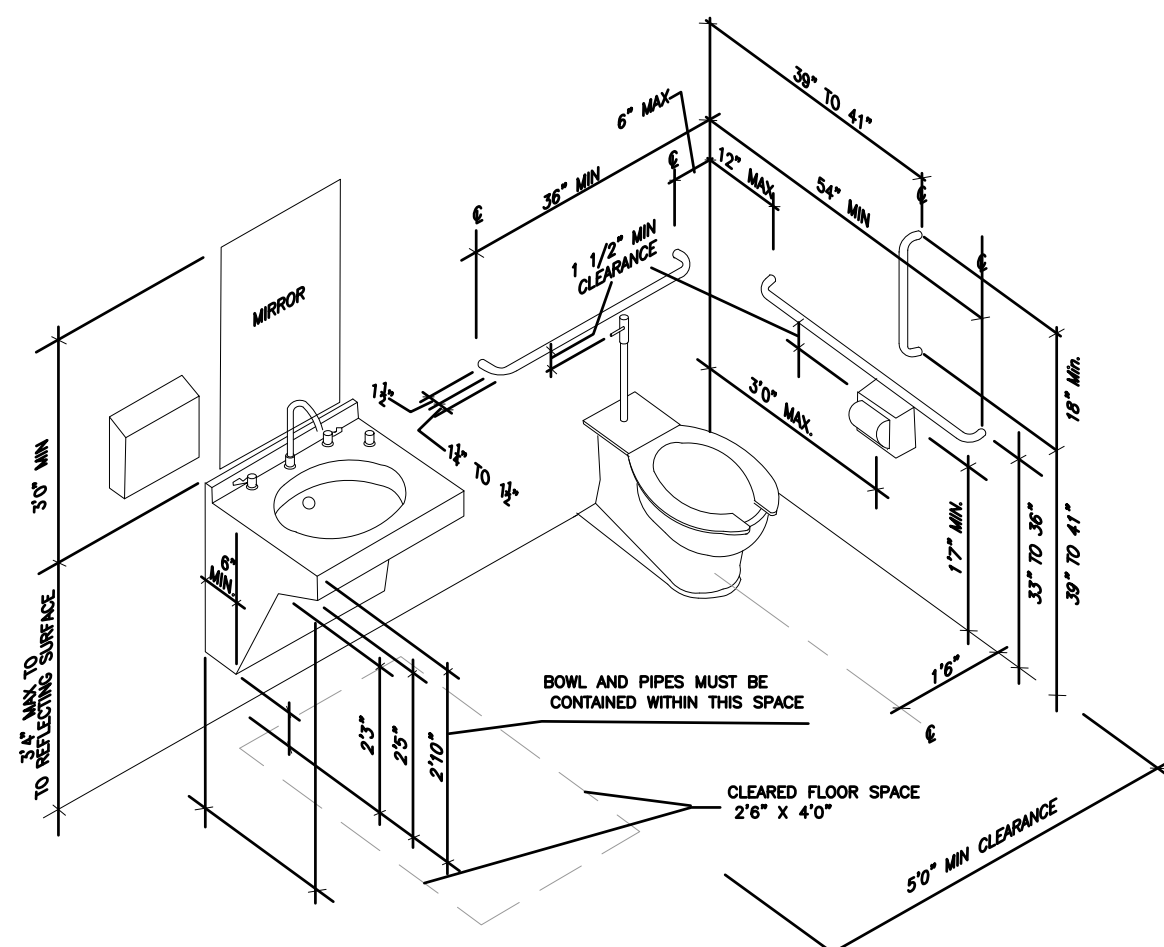


4 Typical Storefront Head/Jamb Detail
 3/8"=1'-0"

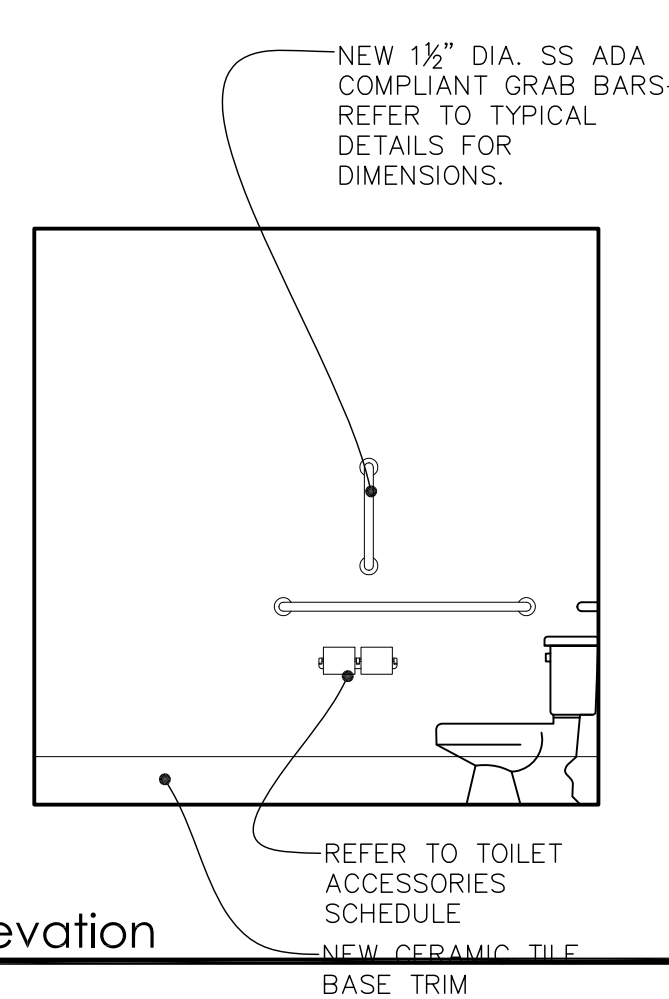


3 Typical Door Head/Jamb Detail
 3/8"=1'-0"

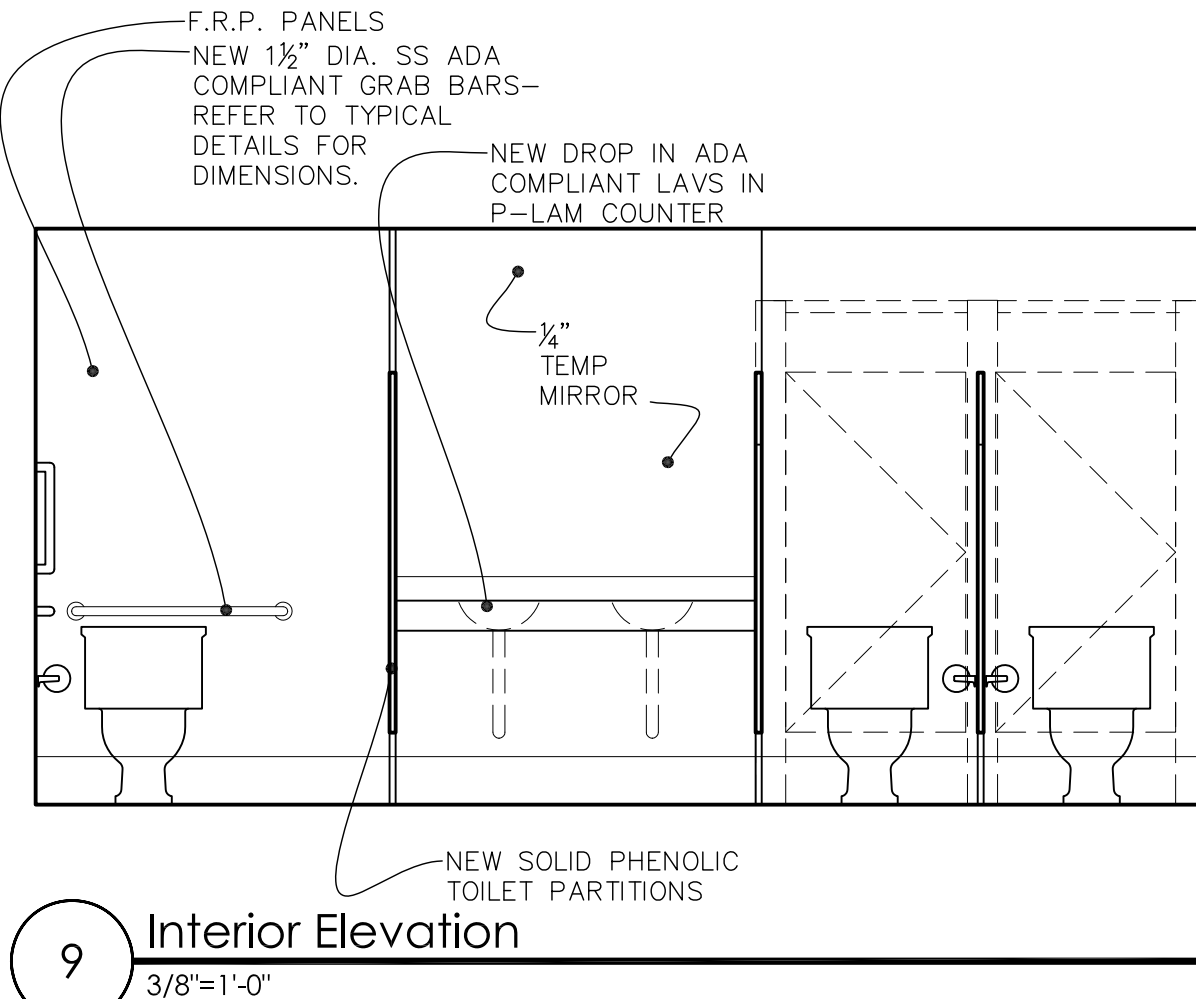
PHASE 2



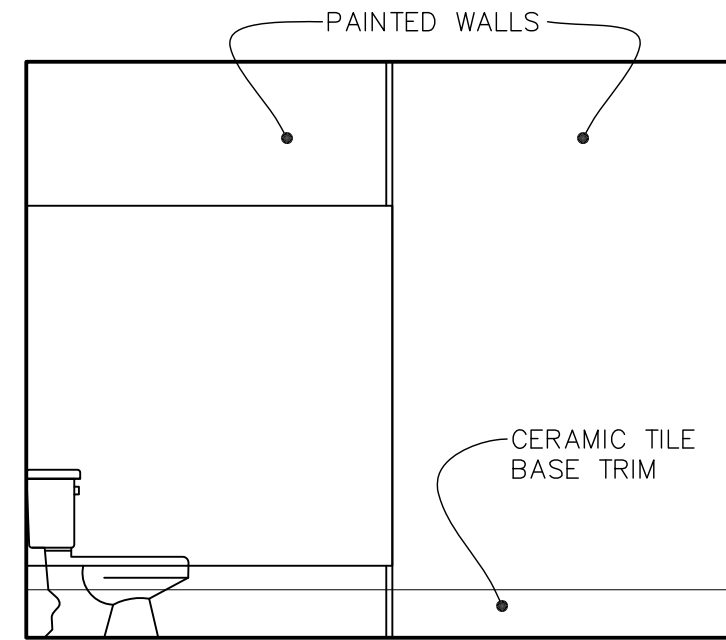
LOCATION OF ACCESSIBLE FIXTURES AND ACCESSORIES PER ANSI A117.1-2003



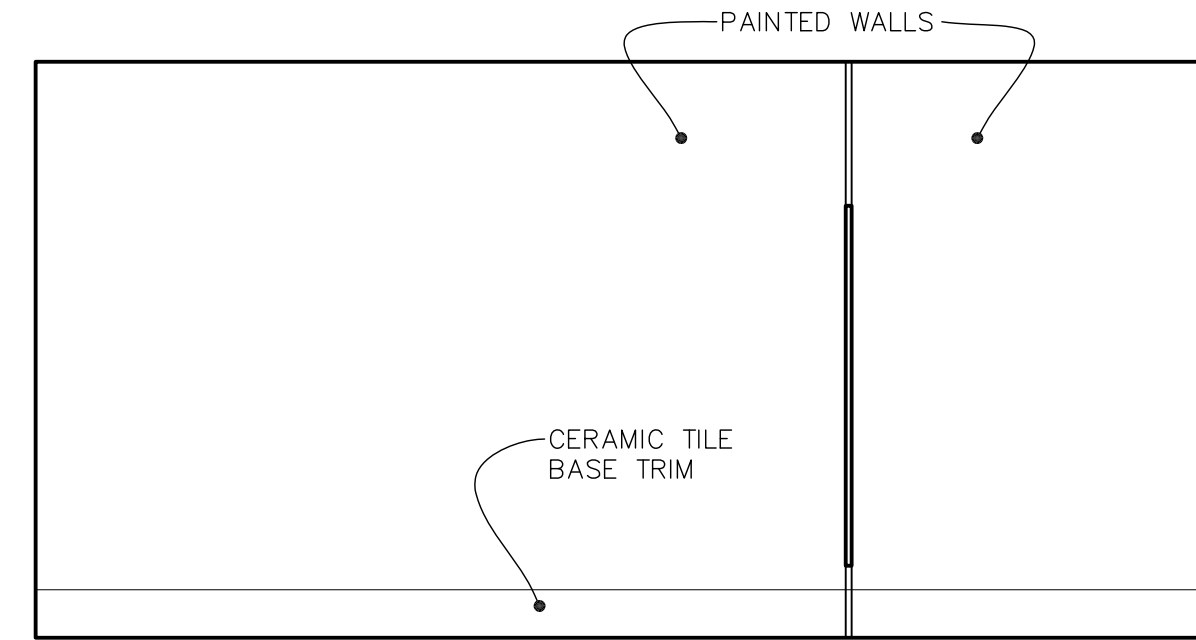
10 Interior Elevation
3/8"=1'-0"



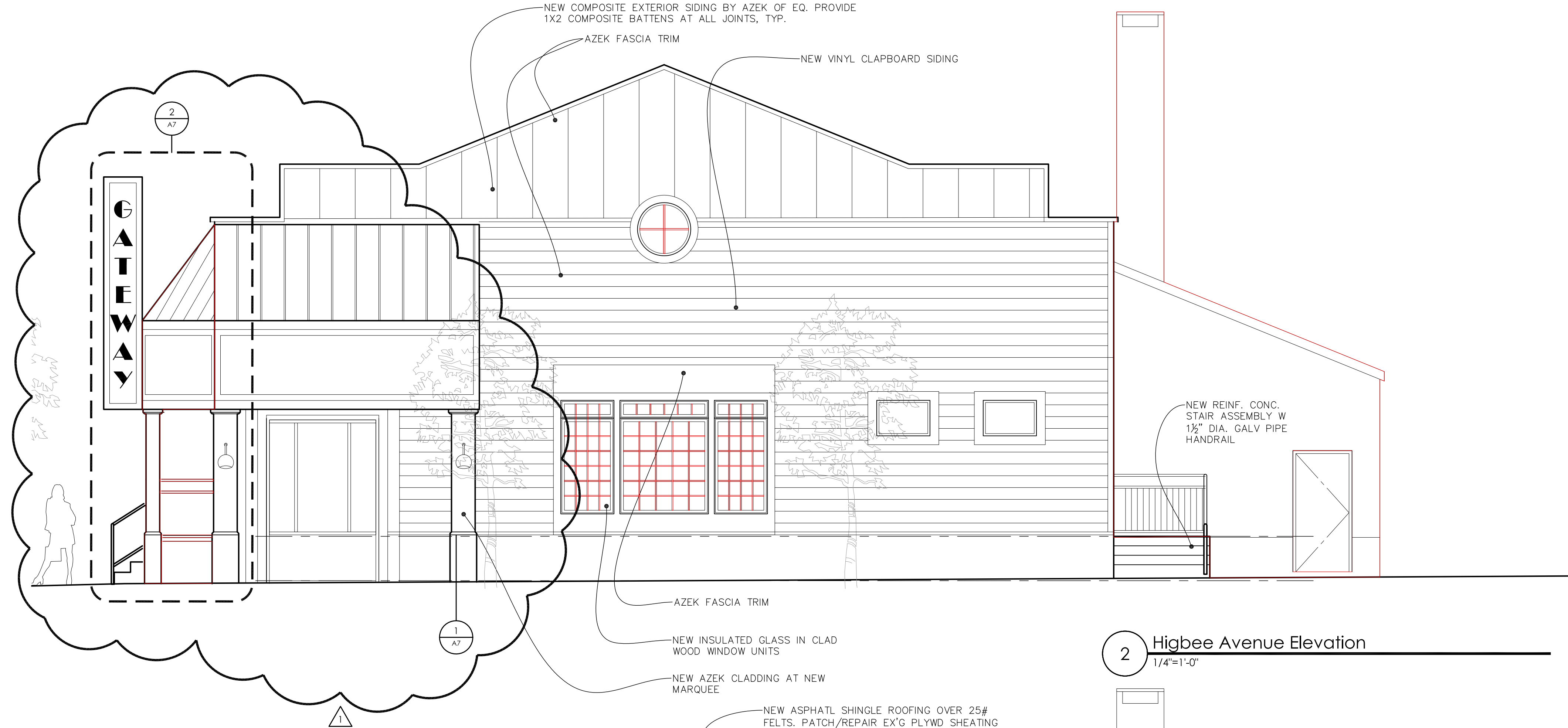
9 Interior Elevation
3/8"=1'-0"



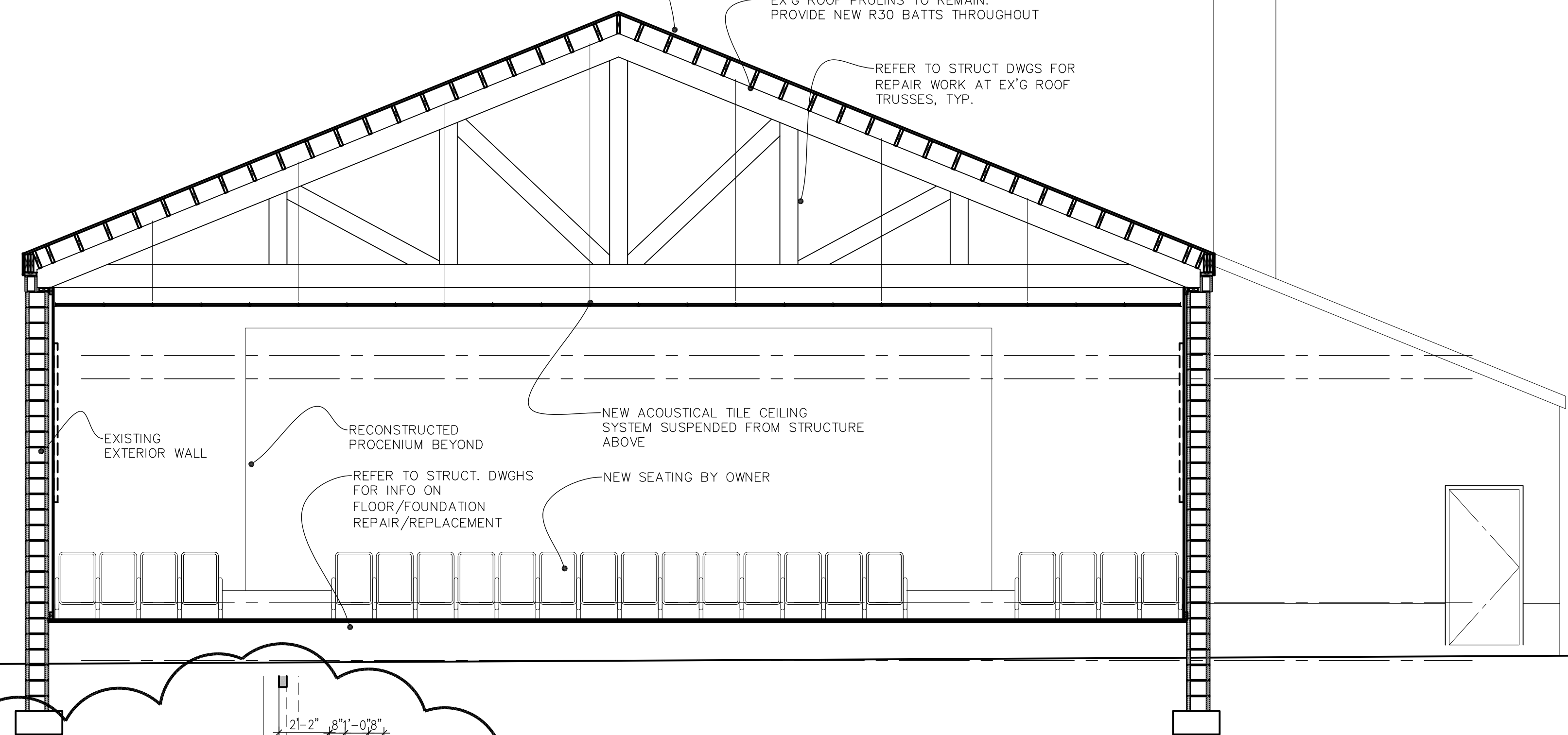
8 Interior Elevation
3/8"=1'-0"



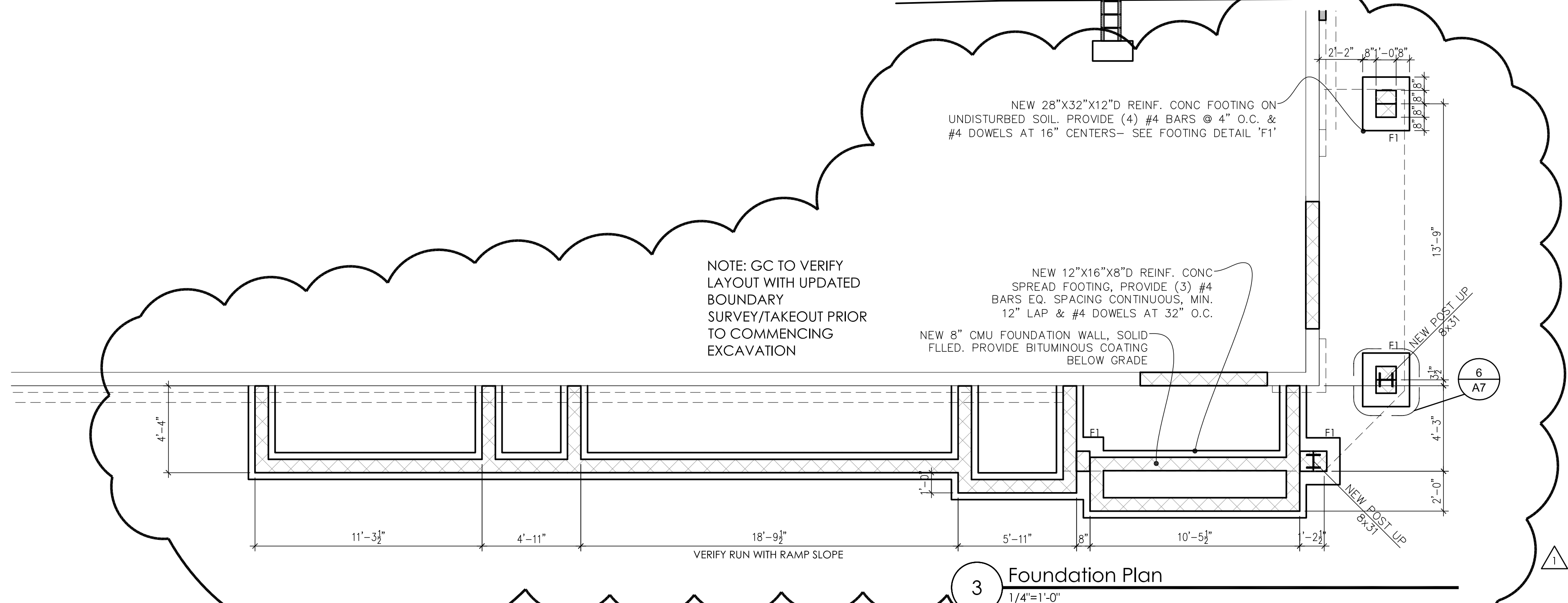
7 Interior Elevation
3/8"=1'-0"



2 Higbee Avenue Elevation
1/4"=1'-0"



1 Building Section
1/4"=1'-0"

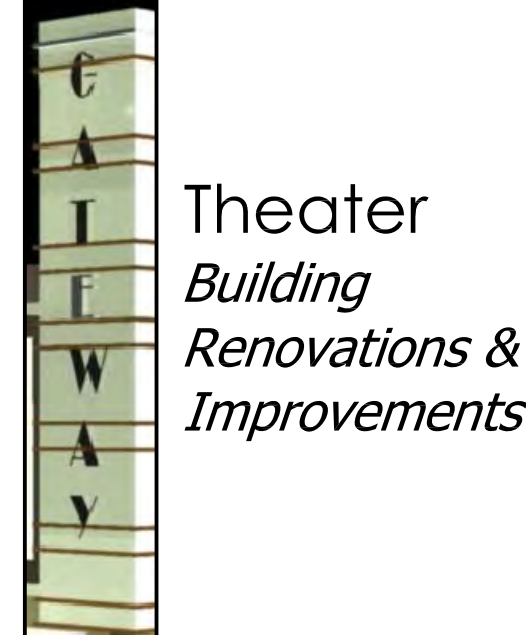


3 Foundation Plan
1/4"=1'-0"

PHASE 2

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 California State License C22008
 Pennsylvania License PA 023479

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client
 South Jersey Theater Collaborative

revisions

no.	date	description
3.5.13		MARQUEE REVISIONS

drawn by xxxx

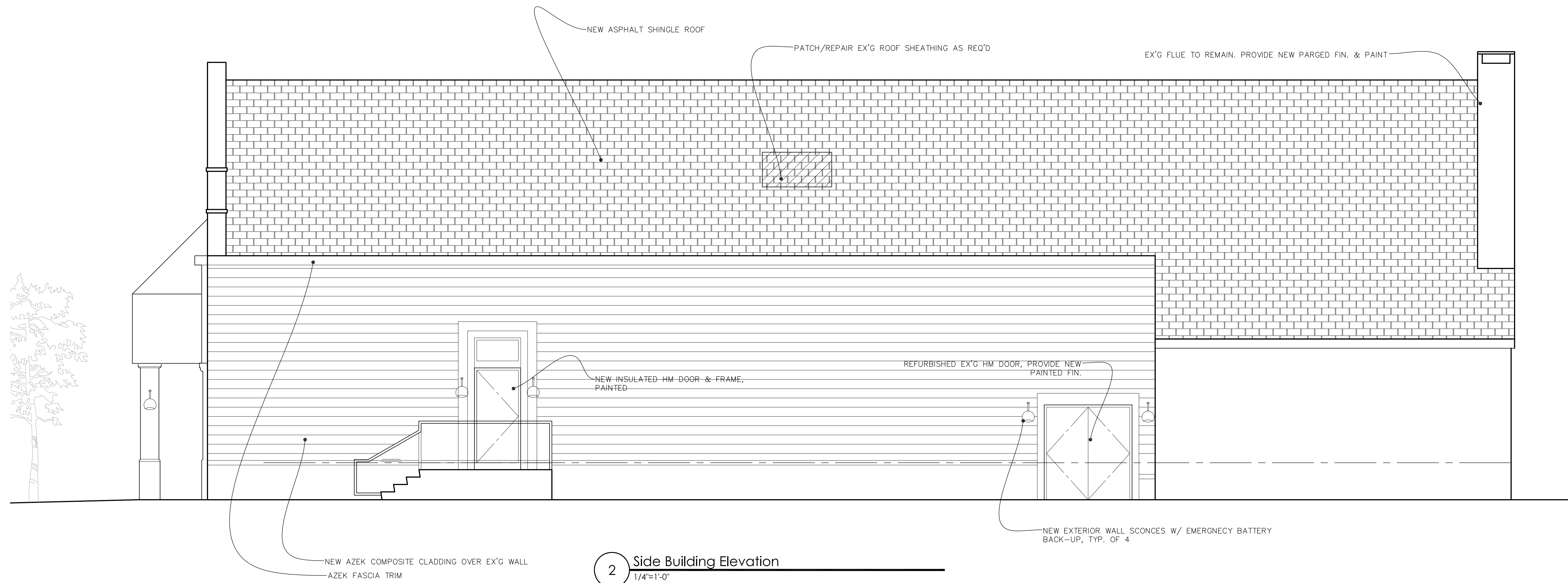
scale

description
 Exterior Building Elevations & Sections

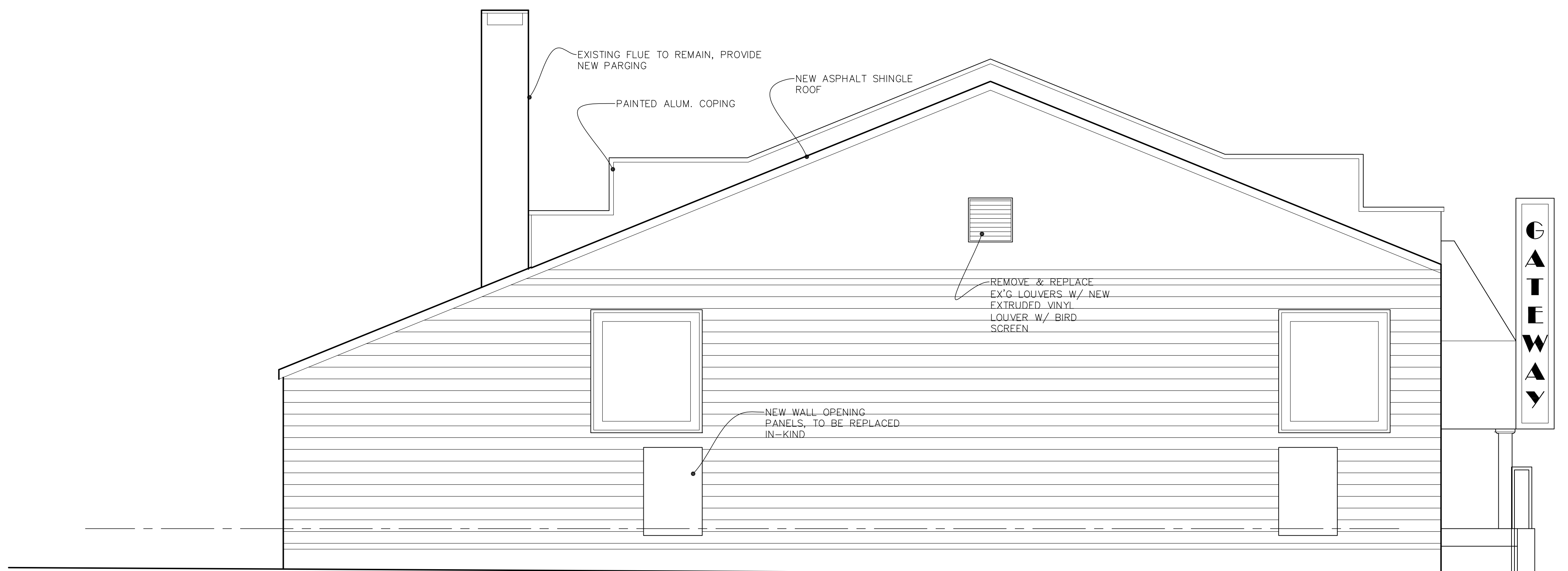
date 08.13.10

sheet

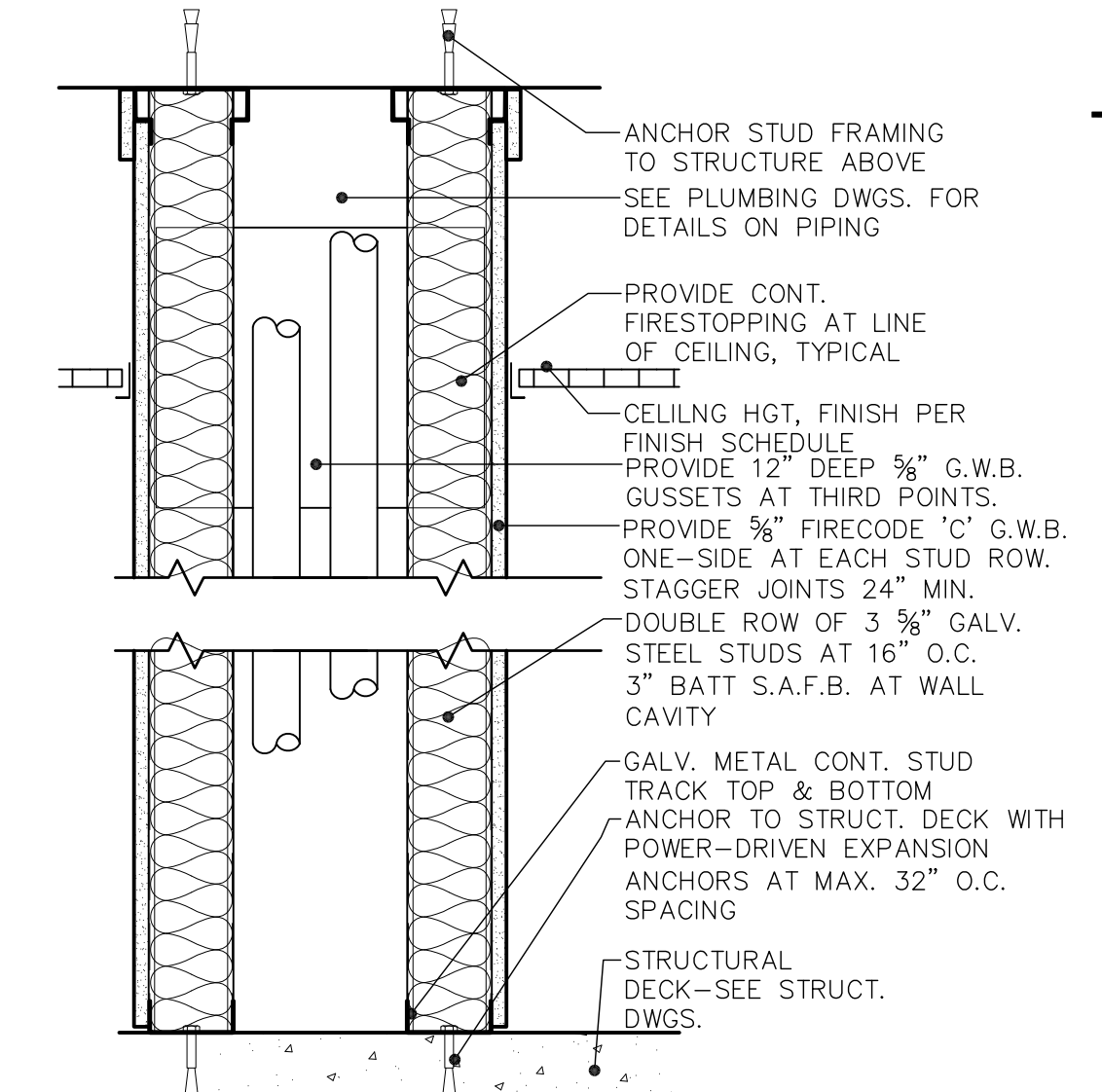
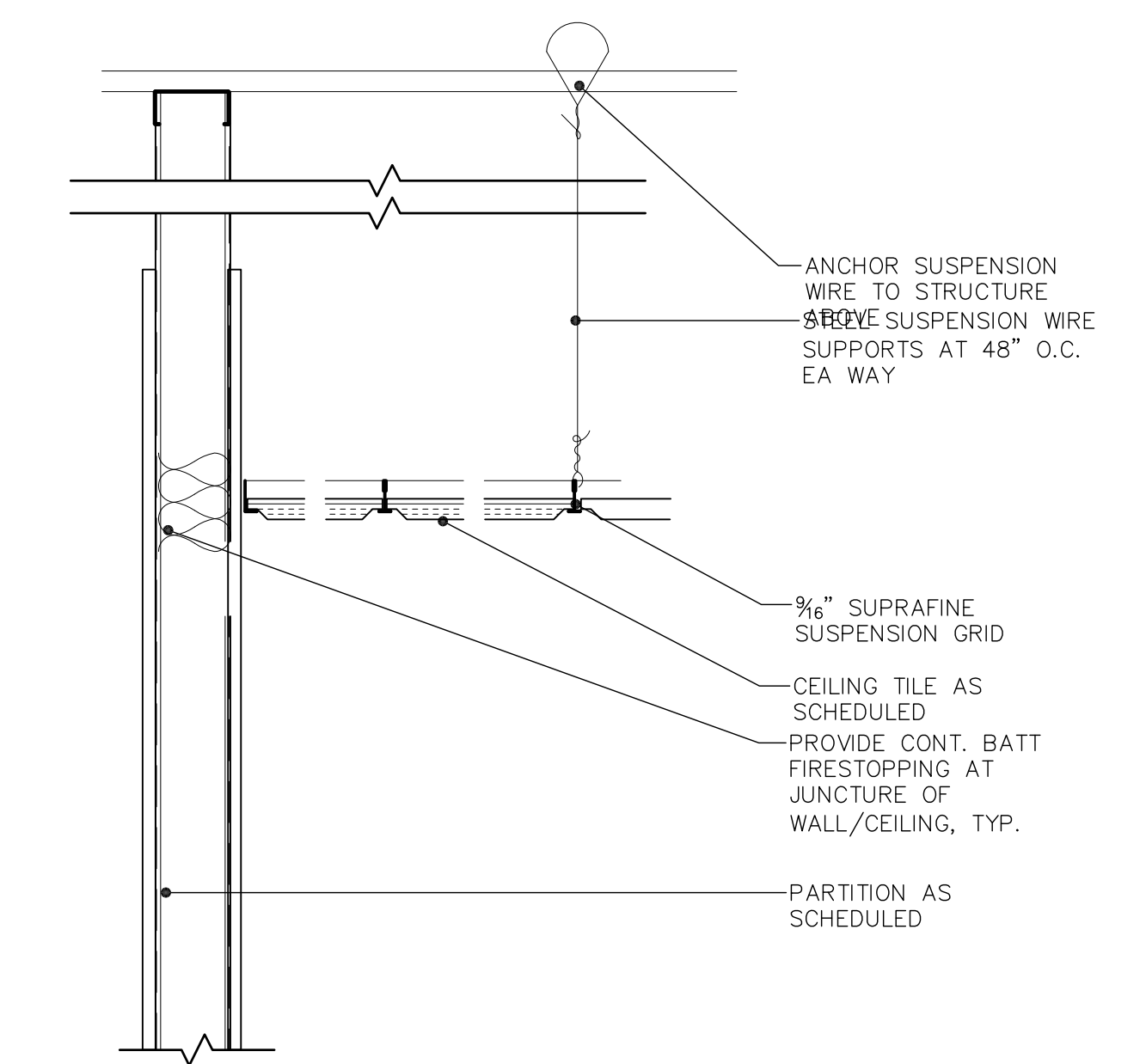
A5
 commission no. 09012G



2 Side Building Elevation
 1/4"=1'-0"

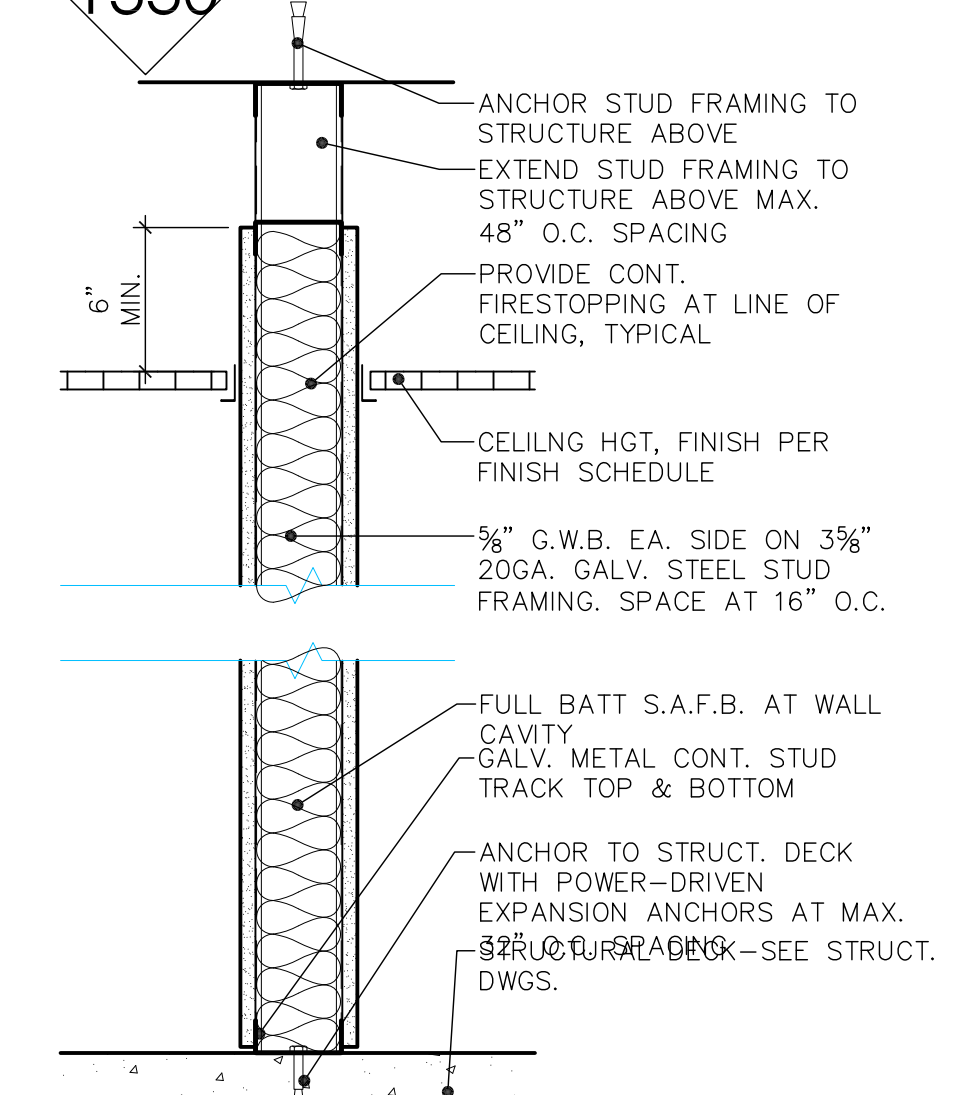


1 Rear Building Elevation
 1/4"=1'-0"



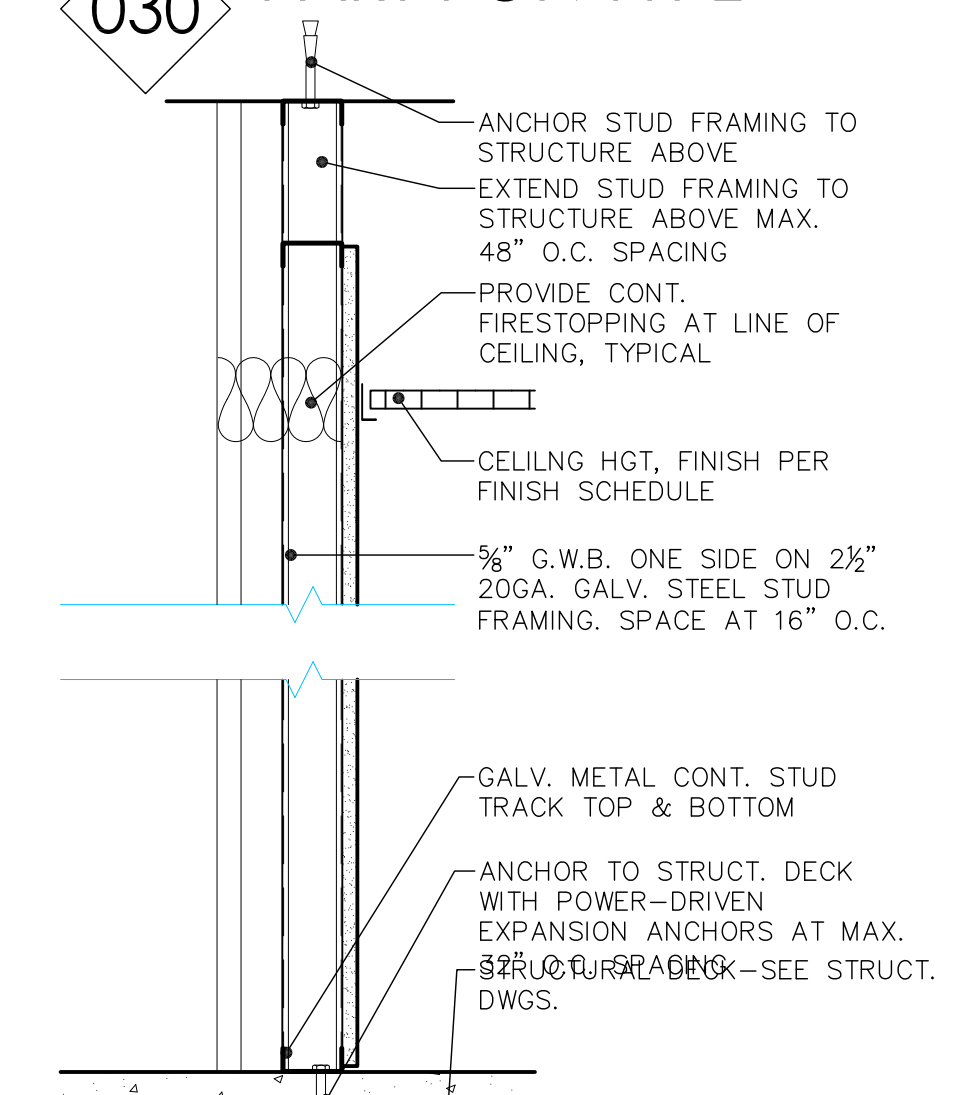
FIRE RESISTANCE RATING/TEST: 1HR UL DES U420
 NON-BEARING LIMITING HGT: REFER TO MFR. 50'-5"

1330 PARTITION TYPE



FIRE RESISTANCE RATING/TEST: NONE
 NON-BEARING LIMITING HGT: 14'-6"

030 PARTITION TYPE



FIRE RESISTANCE RATING/TEST: NONE
 NON-BEARING LIMITING HGT: 12'-1"

029 PARTITION TYPE

PHASE 2

signature
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 California State License C22988
 Pennsylvania License PA 003479
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 New Jersey State Certificate of Authorization #21AC005550



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revisions

no.	date	description

drawn by xxxx

scale

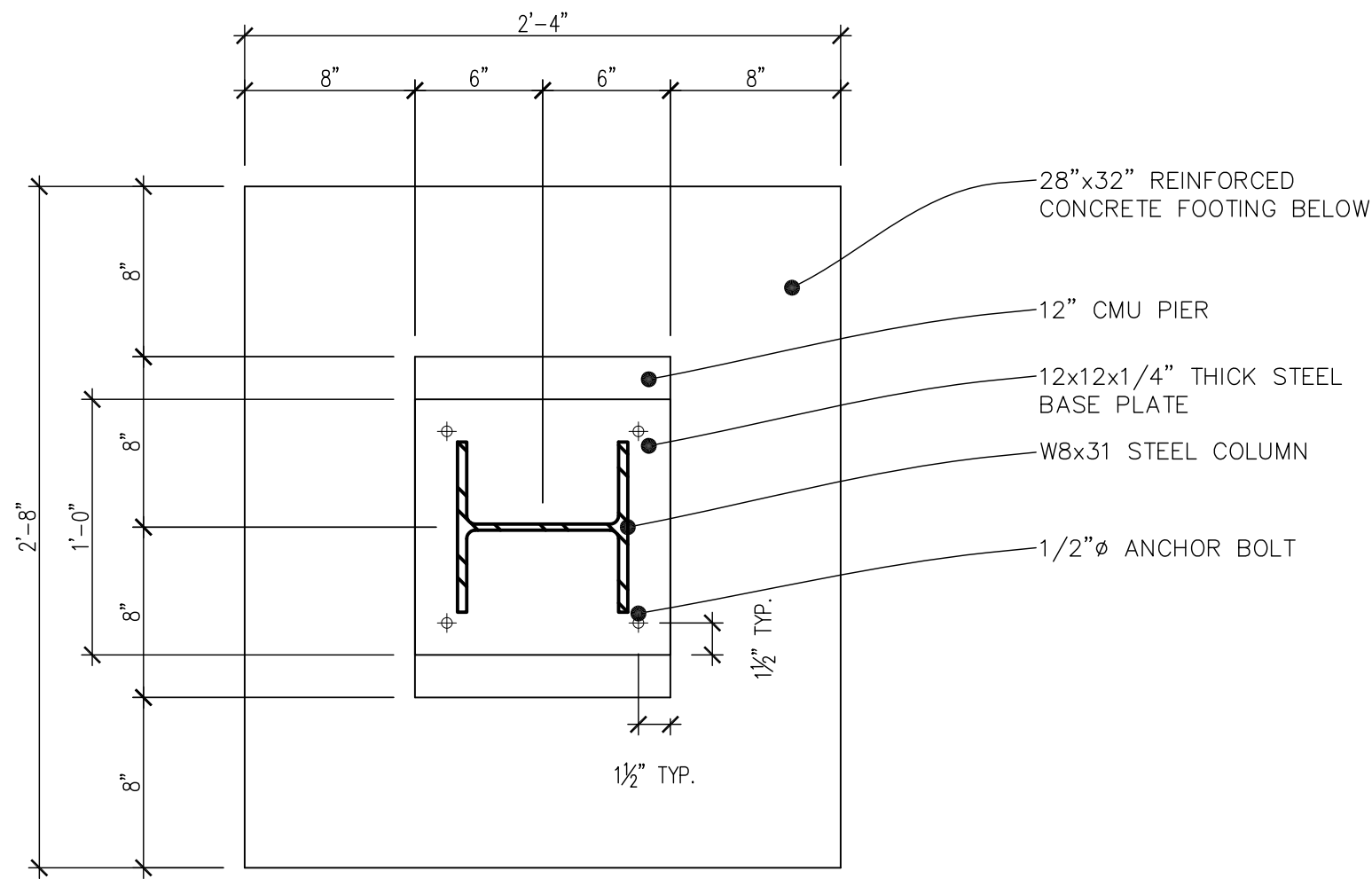
description
 Exterior Building Elevations

date 08.13.10

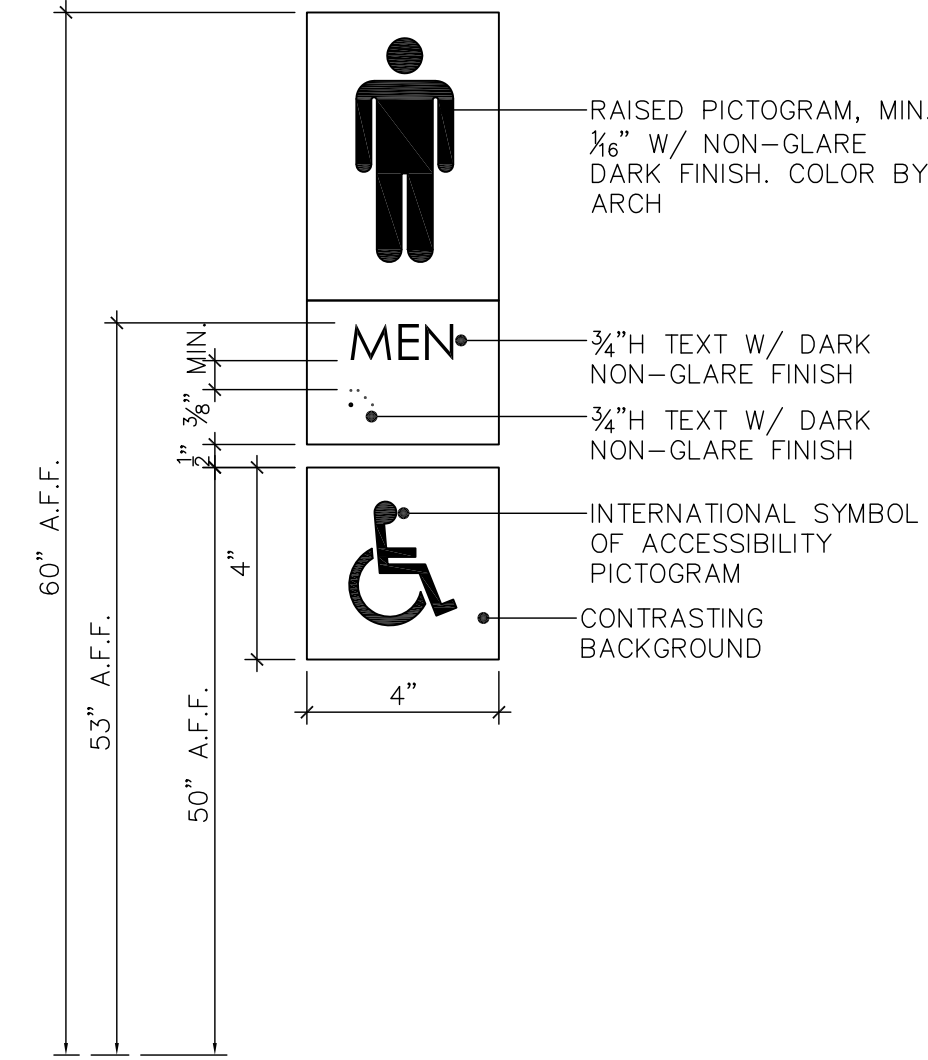
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A6

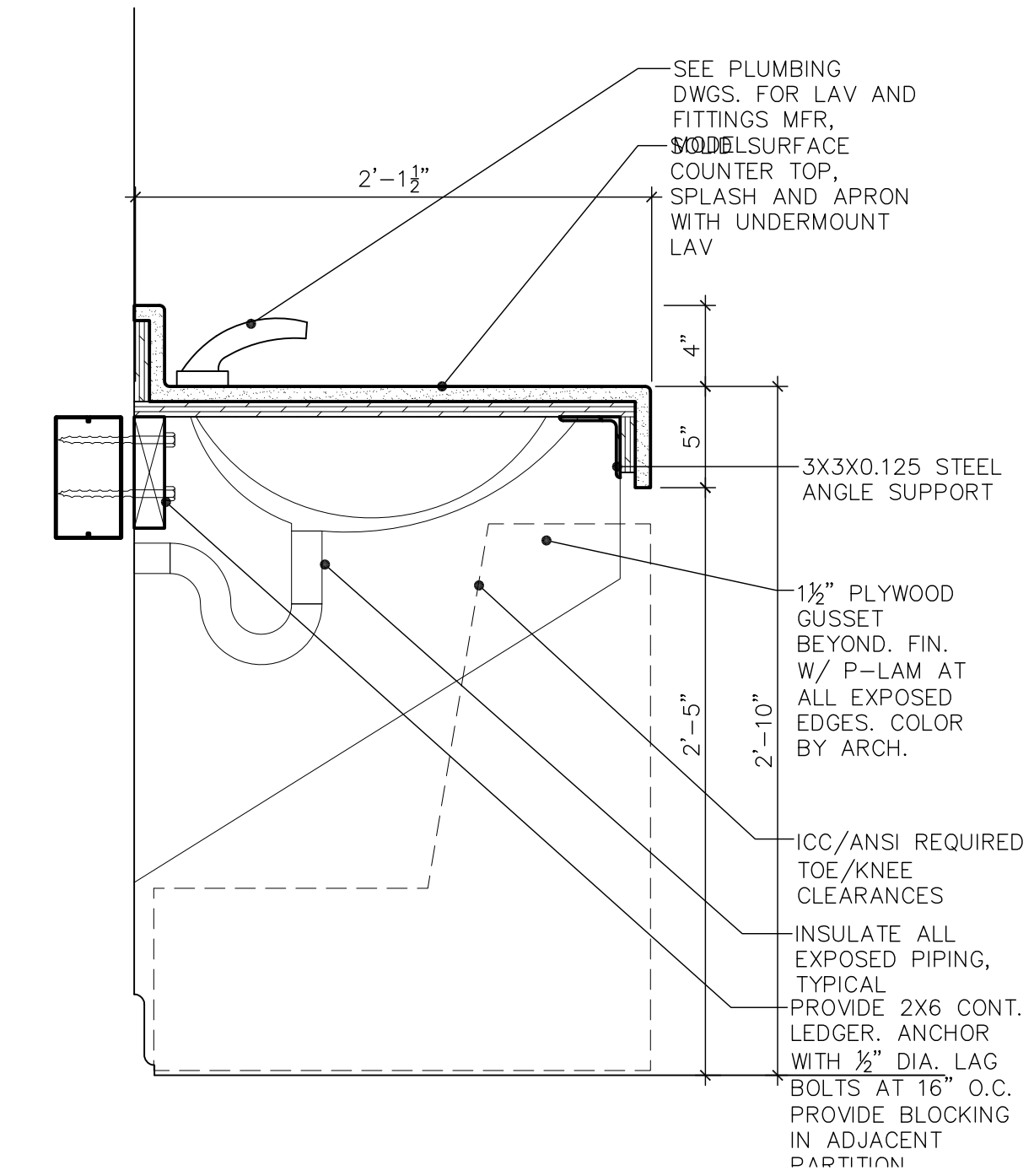
commission no. 09012G



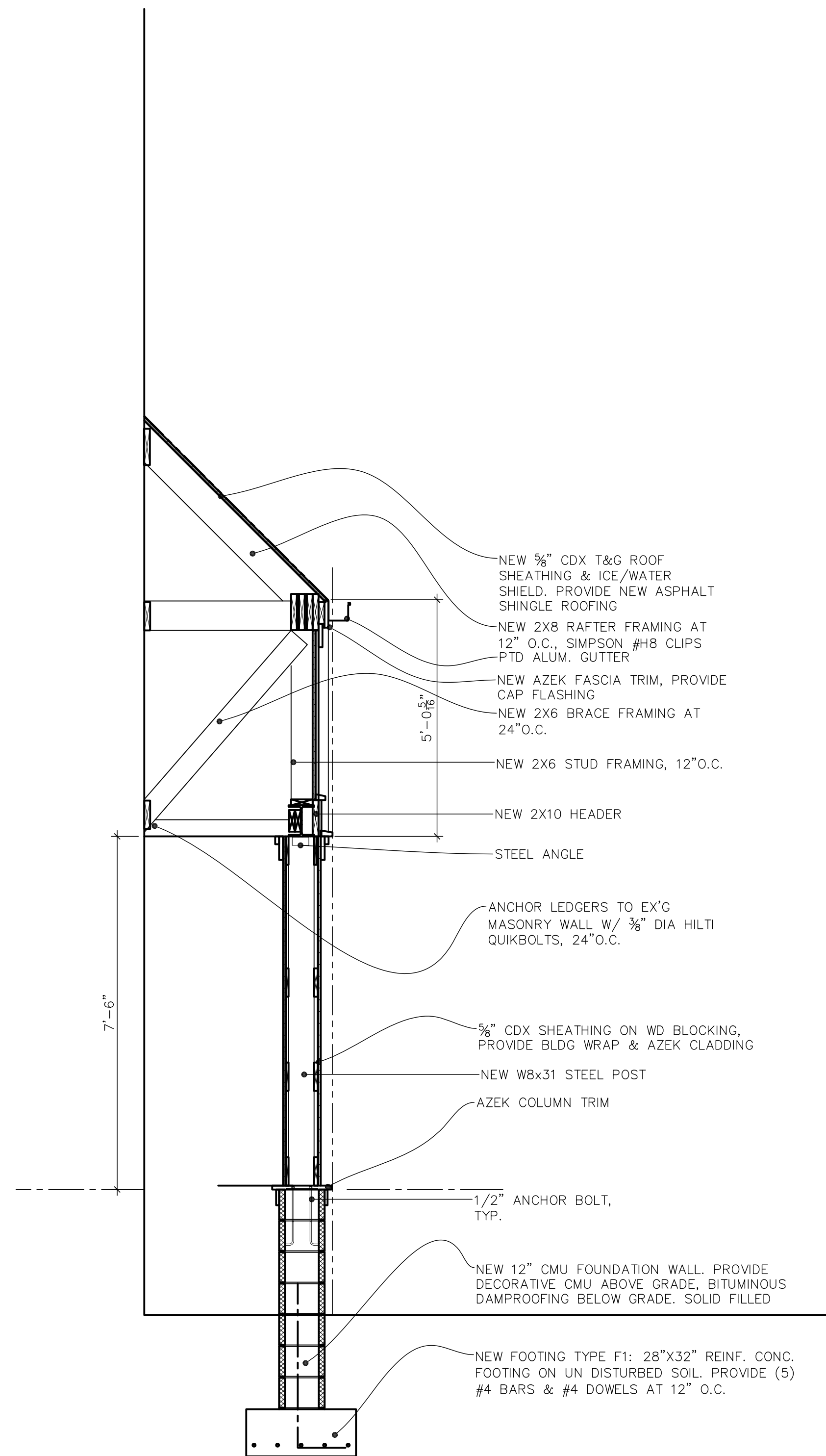
6 Detail
SCALE: 1/2"=1'-0"



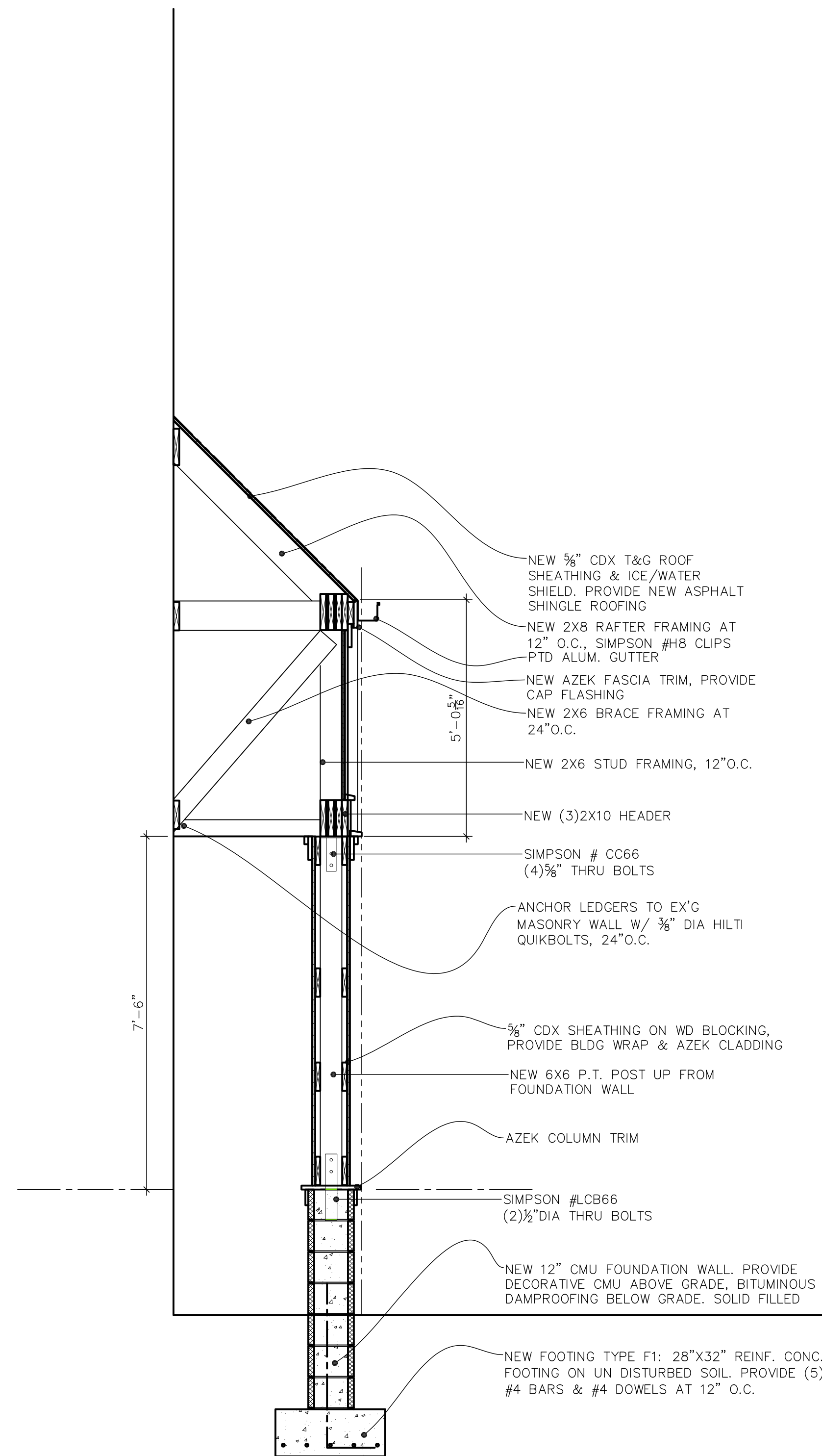
4 Detail
NTS



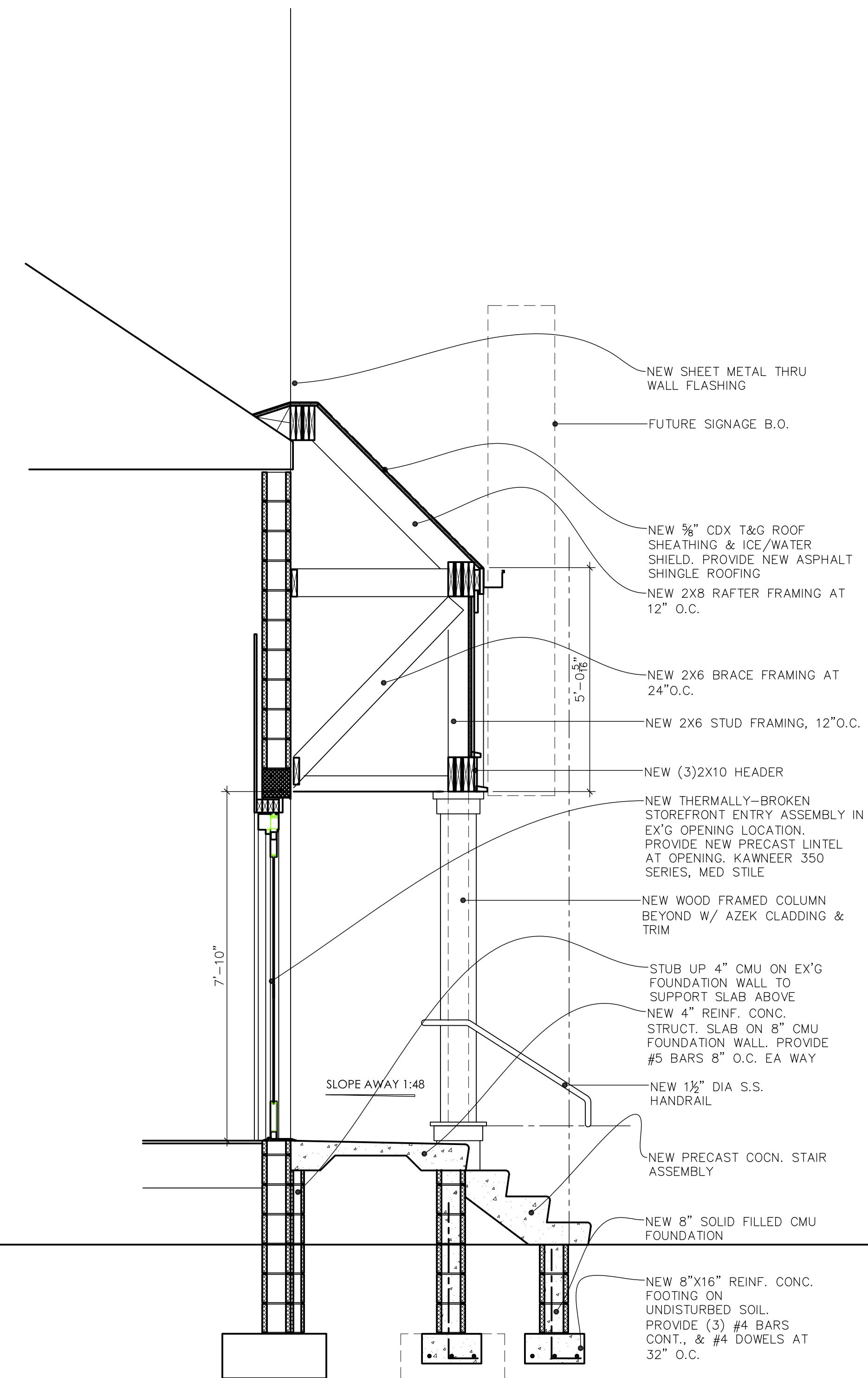
3 Detail
1-1/2"=1'-0"



5 Wall Section
1/2"=1'-0"



2 Wall Section
1/2"=1'-0"



1 Wall Section
1/2"=1'-0"

signature

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Theater
 Building
 Renovations &
 Improvements

client

South Jersey Theater
 Collaborative

revisions

no.	date	description
3.5.13		MAQUEE REVISIONS

drawn by: xxxx

scale:

description:

Details

sheet: date 08.13.10

commission no. 09012G

A7

