

Poche, Lauren

From: Clark, Courtney
Sent: Tuesday, October 14, 2014 2:31 PM
To: DEP NJHPO
Cc: Poche, Lauren; Crowl, Heather; Lackowicz, Rob
Subject: DEP Form 2, SBL39430, 70-86 Hobart Street, Bayonne
Attachments: SBL39430_FORM2.pdf

Good afternoon,

Attached for your review please find a Form – 2: Assessment of Effects SBL39430, 70-86 Hobart Street, Bayonne.

Please forward any questions you may have to me at courtney.clark@urs.com. We look forward to your response.

Thank you,

Courtney Clark
Architectural Historian



URS Corporation
625 West Ridge Pike, Suite E-100
Conshohocken PA 19428
Tuckerton
Tel: 610.832.3500
Direct: 610.832.2792
courtney.clark@urs.com

Please note new address and phone number

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



HPO USE ONLY

Application ID #	SBL39430		
Applicant Name:	DC Plastic Products LLC		
Street Address:	70-86 Hobart Street		
Municipality:	Bayonne City (Bayonne)	County:	Hudson
PAMS PIN:	0901_359_10	Acreeage:	6.821
Latitude:	40.64890526	Longitude:	-74.12340544

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 checked="" type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	<p>This two-story commercial warehouse was constructed to emulate the massing and revetment of a residential block on the north and south (front and rear) elevations, with varied elevations and rooflines. Although neither the DCA nor the tax card list a date of construction, URS estimates the date of construction to be late in the first quarter of the twentieth century based on an analysis of the building's form, materials, and style, and on an analysis of aerial photography and Sanborn Maps (HistoricAerials.com and Princeton.edu). The structure is expressed as three original factory bays, oriented north-south, with a fourth (east) bay addition being constructed between 1931 and 1954 (HistoricAerials.com). Included with the eastern addition was a single-story northern extension of the third (east-center) bay, which is clad with concrete masonry units and toothed brick pilasters, and extended between 1966 and 1979 (HistoricAerials.com). The structure features four low-pitched gabled roofs (oriented north-south). The west and center bays appear to be covered with a tar or asphaltic roof coating and the east addition is covered with an asphalt roll roofing material. The side (west) elevation is a traditional industrial application of a flat wall and large-scale windows for maximum light penetration. The second-story windows on the west elevation and fenestration on the remainder of the structure are covered by corrugated metal. The first-story windows (west) remain and are iron-framed 3x3 lights. The south (front) and west (side) elevations are clad with brick and are expressed as bays divided by flat brick pilasters. These elevations feature a terra cotta tile wall coping along the parapet. The north (rear) and east (side) elevations are clad with corrugated metal. The north and south elevations feature loading docks with corrugated metal overhead doors. URS assesses this building to be eligible for the National Register of Historic Places under criterion C.</p> <p>The project has low potential to affect archaeological sites because the project substantially conforms to the original footprint and does not include ground disturbance; therefore, it meets Tier I PA Allowance I as listed in Appendix B of the PA.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a National Register of Historic Places Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing
Does the property have a SHPO Opinion or COE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Within a Known Archaeological Site?	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No Further Survey Necessary	
<input checked="" type="checkbox"/> Recommend Eligible:	<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Contributing to:
	Criteria: [Check All That Apply] <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D
Reasoning:	As part of this application process, URS assesses this building to be an eligible resource under Criterion C, as it is an industrial building of which the north and south elevations are indicative of a deliberate design meant to evoke the materials, massing, and character of a residential streetscape. The property retains its integrity of location, setting, feeling, and association; however it has lost material integrity due to the infill of window and door locations with corrugated metal, and the recladding of the rear

Architecture Reviewer	Lorin Farris, MA (URS)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	10/10/2014		

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



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	(north) elevation with corrugated metal. The proposed boundary for the property is the legal parcel. The building on this parcel retains the distinctive design that would merit listing on the NRHP. There is no master architect or builder associated with the structure; therefore, it is not significant as the work of a master.
<input type="checkbox"/> Recommend Ineligible:	<input type="checkbox"/> Lacks Integrity of Materials/Design <input type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ

Assessment of Effects	<input type="checkbox"/> No Historic Properties Adversely Affected <input type="checkbox"/> No Historic Properties Adversely Affected, provided the following conditions are met: <input checked="" type="checkbox"/> Adverse Effect	<p>The proposed recladding of the structure with corrugated metal building panels will have an Adverse Effect on the character of the structure, as well as the surrounding neighborhood, due to the loss of large quantities of original brick material along the front (south) and side (west, Hobart Avenue) elevations. Replacement of the roof masonry caps will result in the loss of the existing terra cotta coping along the front and side elevation parapets. Replacement of both of these elements will result in a loss of integrity of materials, design, and workmanship associated with the structure.</p>
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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 <input type="checkbox"/> Memorandum of Agreement <input type="checkbox"/> Programmatic Agreement	Treatment Measure:	Means to resolve the Adverse Effect will be negotiated between the New Jersey DCA, DEP and HPO offices prior to the undertaking being funded or proceeding to construction.
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Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc: Public consultation members and the means of consultation will be decided by New Jersey DCA, DEP and HPO as part of Adverse Effect resolution measures.
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HISTORIC PRESERVATION OFFICE USE ONLY	
<input type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	Date

Architecture Reviewer	Lorin Farris, MA (URS)	Archaeology Reviewer	N/A (cleared under Tier I PA allowance)
Date Reviewed	10/10/2014		



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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ



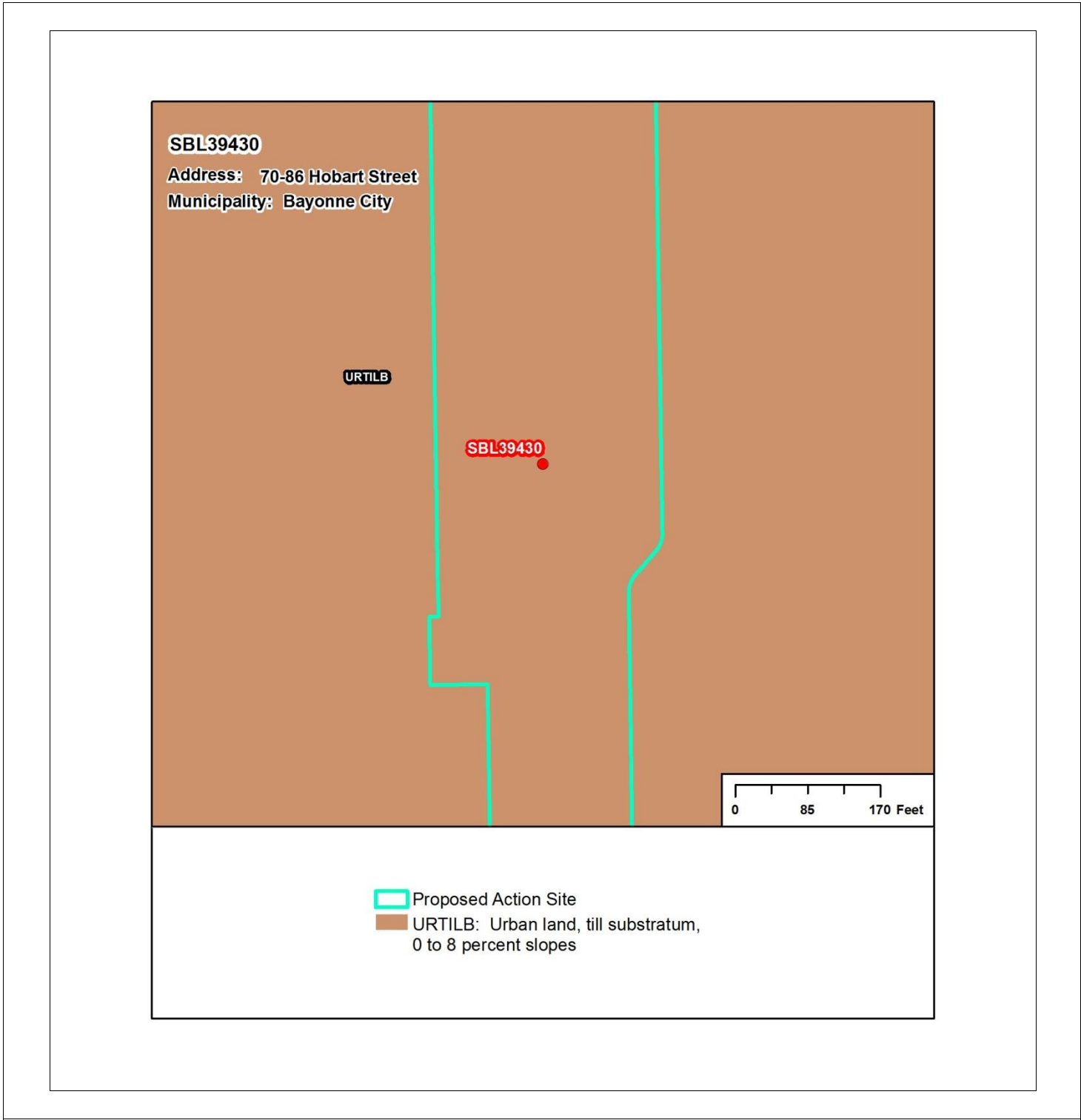
Historic Properties Map



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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ



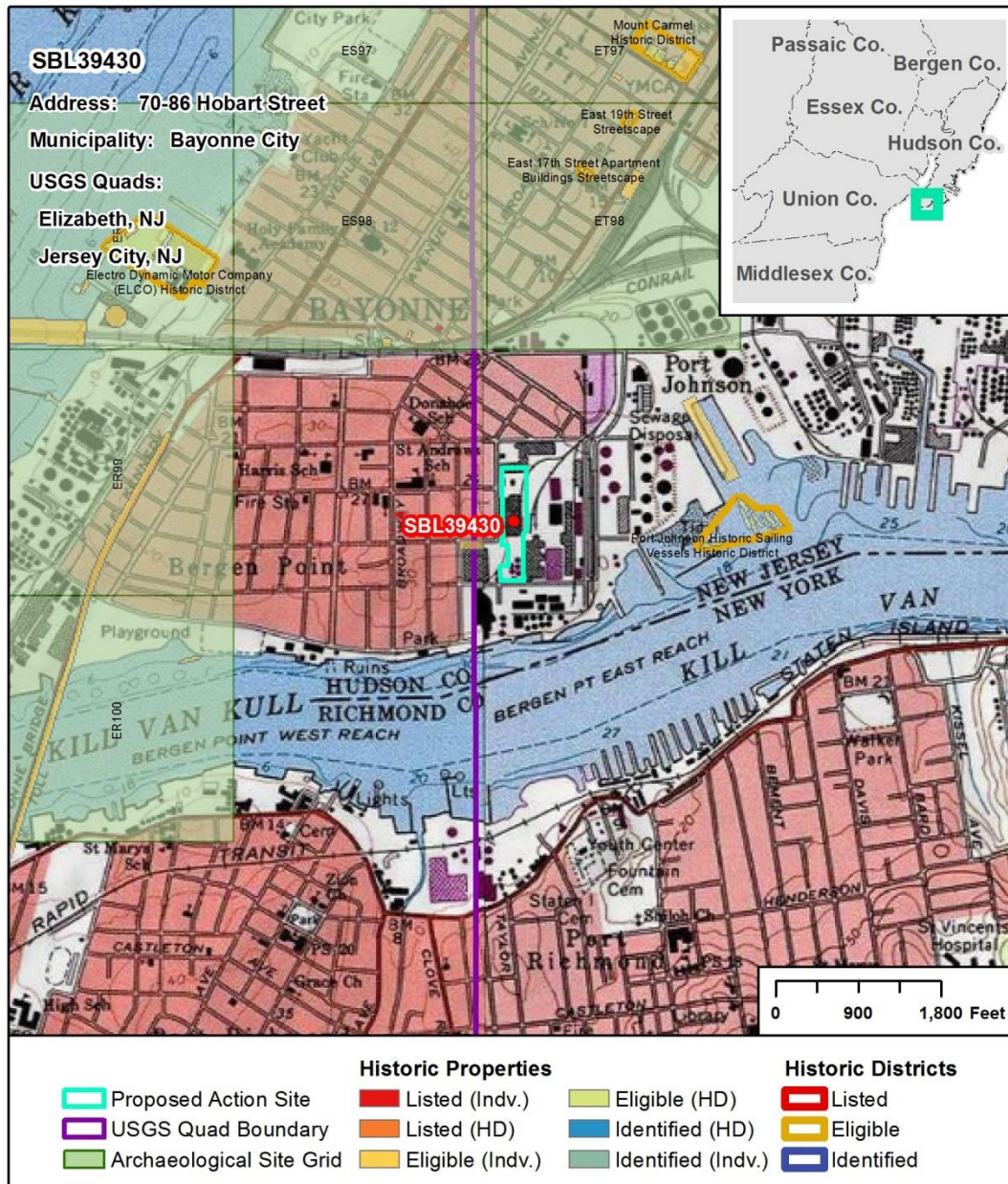
Soils Map



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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ



USGS Quadrangle: Elizabeth, NJ and Jersey City, NJ



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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ

Date:	10/8/2014
Direction:	North

Description:
Front; South elevation



Date:	10/8/2014
Direction:	South

Description:
Rear; North elevation





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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ

Date:	10/8/2014	
Direction:	South, North	
Description:		
Side; west elevation		

Date:	10/8/2014	
Direction:	East	
Description:		
West elevation detail		



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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ

Date:	10/8/2014
Direction:	South
Description:	Side; east elevation



Date:	10/8/2014
Direction:	North
Description:	Street view





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



Applicant ID #	SBL39430
Property Address:	70-86 Hobart Street, Bayonne, NJ

Date:	2012
Direction:	North
Description:	Bing bird's eye view



Date:	2012
Direction:	East
Description:	Bing bird's eye view



[New Search](#)

Block: 359	Prop Loc: HOBART AVE. - E4TH-2ND	Owner: SUPERIOR-MPM LLC,	Square Ft: 0
Lot: 10	District: 0901 BAYONNE	Street: 86 HOBART AVE	Year Built:
Qual:	Class: 4B	City State: BAYONNE, NJ 07002	Style:

Additional Information

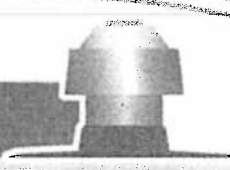
Prior Block: 540	Acct Num: 52261005	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 52.B	Mtg Acct:	Land Desc: 3.39 ACRES	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1S-B-IND	Initial: 000000 Further: 000000
Updated: 04/18/13	Tax Codes: H84	Class4Cd: 0	Desc:
Zone:	Map Page:	Acreage: 3.39	Taxes: 54348.50 / 0.00

Sale Information

Sale Date: 03/12/07	Book: 8167	Page: 297	Price: 1	NU#: 25			
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2014	SUPERIOR-MPM LLC, 86 HOBART AVE BAYONNE, NJ 07002	700000 30000 730000	0	730000	4B
2013	SUPERIOR-MPM LLC, 86 HOBART AVE BAYONNE, NJ 07002	700000 30000 730000	0	730000	4B
2012	SUPERIOR-MPM LLC, 86 HOBART AVE BAYONNE, NJ 07002	700000 300000 1000000	0	1000000	4B
2011	SUPERIOR-MPM LLC, 70 HOBART AVE BAYONNE, NJ 07002	700000 300000 1000000	0	1000000	4B



2001 Company
Wind Vented Roof Systems Since 1974

2001 Company Project Management Proposal

May 22, 2014

Mr. David Moskovits
 DC Plastic
 70 Hobart Avenue
 Bayonne, NJ 07002

Dear David,

2001 Company proposes to project manage the following work:

RESIDING OF BUILDING WITH CORRUGATED METAL BUILDING PANELS WITH PERMANENT COLOR FINISH

Length of building along railroad tracks 440 ft. x 30 ft. = 13,200 sq. ft..... \$80,000.00

Rear Peaked Sections:

- 1. 65 ft. x 37 ft. = 2,405 sq. ft..... \$14,430.00
- 2. 54 ft. x 30 ft. = 1,620 sq. ft..... \$9,720.00
- 3. 54 ft. x 40 ft. = 2160 sq. ft..... \$12,960.00
- 4. 54 ft. x 30 ft. = 1,620 sq. ft..... \$9,720.00

Front Peaked Sections:

- 1. 65 ft. x 37 ft. = 2,405 sq. ft..... \$14,430.00
- 2. 54 ft. x 30 ft. = 1,620 sq. ft..... \$9,720.00
- 3. 54 ft. x 40 ft. = 2160 sq. ft..... \$12,960.00
- 4. 54 ft. x 30 ft. = 1,620 sq. ft..... \$9,720.00

Length of building along Hobart Ave. siding over total building

396 ft. x 30 ft. = 11,880 sq. ft..... \$71,280.00

\$244,940

Mailing Address: P.O. Box 2557, Waterbury, CT 06723-2557

Shipping Address: 325 Thomaston Avenue, Waterbury, CT 06702

Tel: (203) 575-9220 Fax: (203) 573-0781 www.2001Company.com

TOTAL REPLACEMENT OF HURRICANE DAMAGED ROOF SECTIONS

Roof area #5 approximately 2,500 sq. ft. (old boiler room)..... \$36,450.00
Roof area #6 one story stand alone masonry building, 3,640 sq. ft..... \$36,400.00
Note: This cannot be repaired today, left exposed to weather since Hurricane Sandy
Roof masonry caps and perimeter edges to be rebuilt, 560 linear ft..... \$6,720.00

\$79,570

WIRE REENFORCED SAFETY GLASS WINDOW REPLACEMENT

Approximately 900 windows at \$250.00 per window, labor and material..... \$225,000.00

GRAND TOTAL \$549,510

CONTINUAL HURRICANE DAMAGE NON-REPAIR DAMAGE

Glass from windows and temporary wood panels continues to blow out and damage the existing 2001 Company Wind Vented EPDM roof.

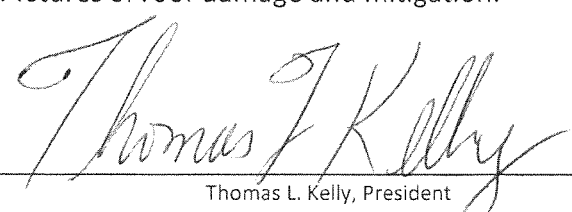
Applicable taxes and permit fees to be added to actual invoice.

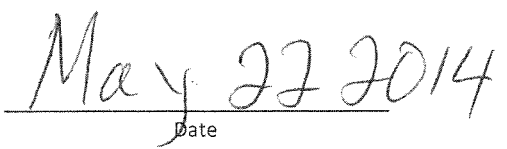
Attachments:

2001 Company current invoice for ongoing, continuous damage repairs for material and labor to repair damaged roof sections.

Copy of previous roof sections bid for replacement.

Pictures of roof damage and mitigation.


Thomas L. Kelly, President


Date

Mailing Address: P.O. Box 2557, Waterbury, CT 06723-2557

Shipping Address: 325 Thomaston Avenue, Waterbury, CT 06702

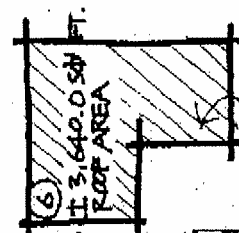
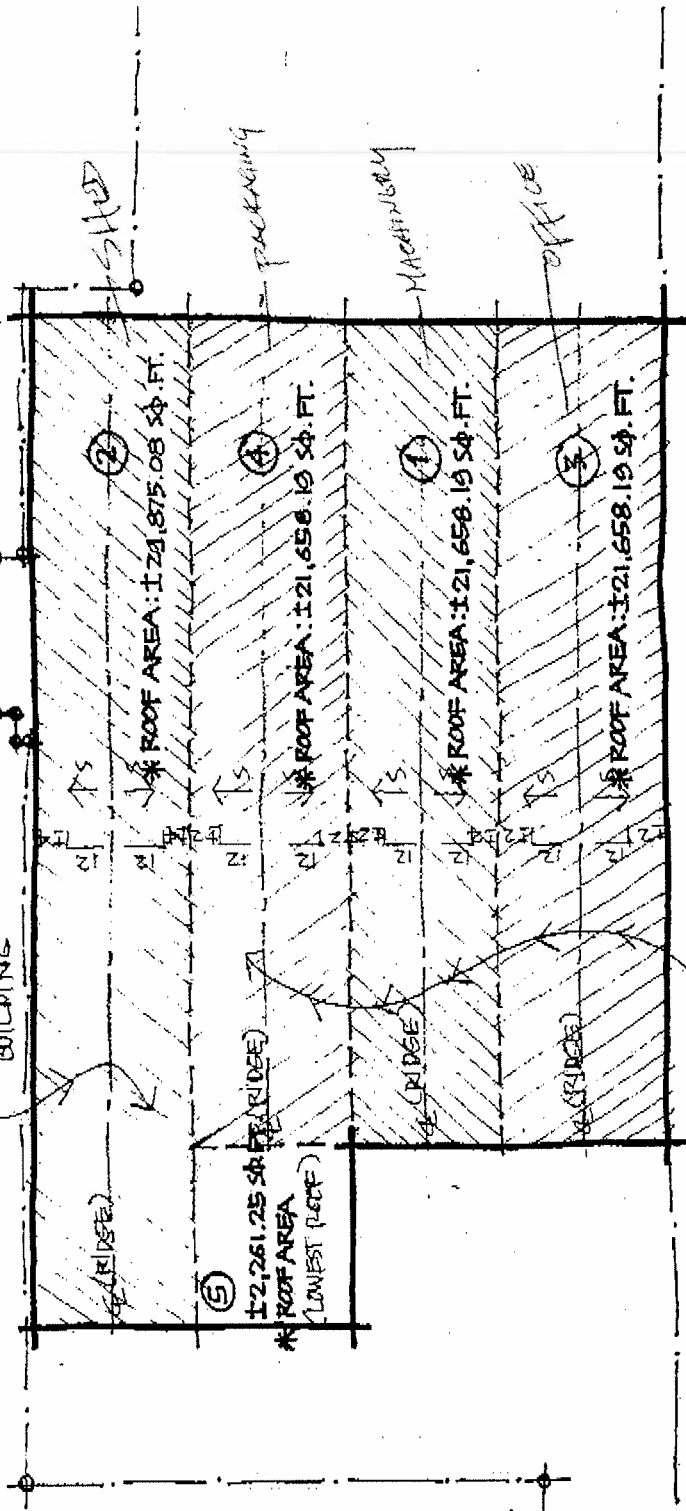
Tel: (203) 575-9220 Fax: (203) 573-0781 www.2001Company.com

Trencher a realtor

DC PLASTICS
86 HOBART AVENUE BAYONNE NJ. 07002



2 STORY METAL CLADDING BUILDING



2 STORY BRICK BUILDING

LEGEND:

HOBART AVENUE

(NO) - BLDG DESIGNATION FOR ROOF AREA

* ROOF AREAS

* ROOF AREA: 121,875.08 SQ. FT.

* ROOF AREA: 121,658.19 SQ. FT.

* ROOF AREA: 121,658.19 SQ. FT.

* ROOF AREA: 121,658.19 SQ. FT.

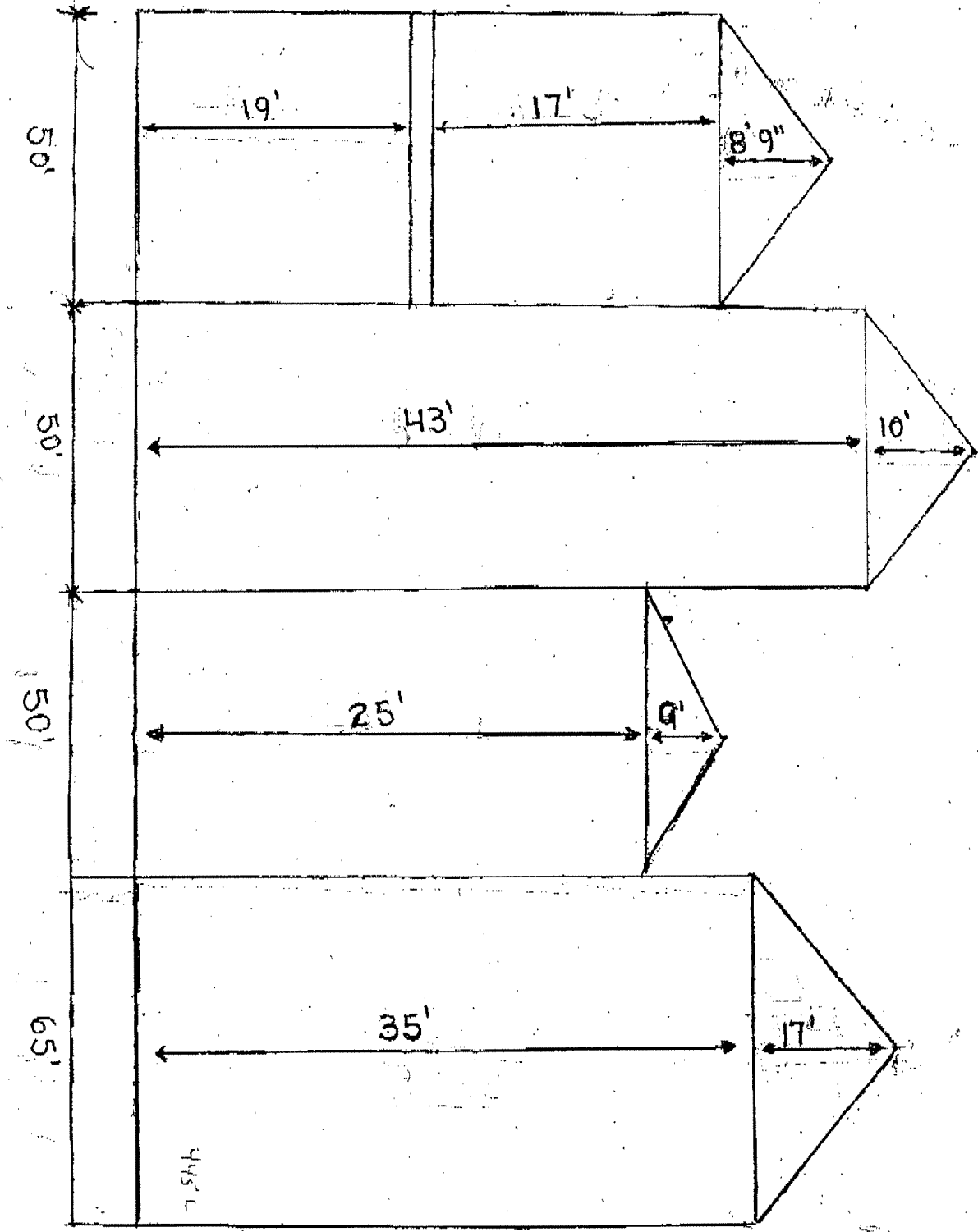
* ROOF AREA (LOWEST FLOOR)

* ROOF AREA (RIDGE)

* ROOF AREA (RIDGE)

* ROOF AREA (RIDGE)

Hobart Street



Rail