Historic Preservation Assessment Regulatory Background

Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, requires the lead federal agency with jurisdiction over an undertaking to consider impacts to historic properties, before the undertaking occurs. Undertakings in this sense include activities, projects, or programs that are directly or indirectly funded by a federal agency, such as the CDBG funding source from Housing and Urban Development for this application's improvements. The implementing regulation of Section 106 is 36 CFR Part 800, overseen by the Department of Interior's Advisory Council on Historic Preservation (ACHP).

The NHPA defines a historic property as any archeological site, district, building, structure, or object that is listed in, or eligible for inclusion in, the National Register of Historic Places (NRHP). Under this definition, other cultural resources may be present within a project's Area of Potential Effects but are not historic properties if they do not meet the eligibility requirements for listing in the NRHP. To be eligible for the NRHP, a property generally must be historically significant and greater than 50 years of age, although there are provisions for listing recent cultural resources if they are of exceptional federal, state or local importance.

36 CFR 800 establishes the three-step processes for: (1) identifying whether historic properties will be affected by the proposed undertaking; (2) assessing the undertaking's effects on identified historic properties, and (3) engaging in consultation with stakeholders to avoid, reduce, or mitigate any adverse effect from the undertaking. Adverse effects include, but are not limited to (per 36 CFR 800.5): destruction or alteration of all or part of a property; isolation from or alteration of its surrounding environment; introduction of visual, audible, or atmospheric elements that are out of character with the property or that alter its setting; transfer or sale of a federally owned property without adequate conditions or restrictions regarding preservation, maintenance, or use; and neglect of a property resulting in its deterioration or destruction.

36 CFR Part 800 specifies that certain parties must be consulted during the process. These parties include: the State Historic Preservation Officer (SHPO) who is appointed by each state to protect the interests of its cultural heritage; and federally-recognized Native American Tribes that have stated a claim to the area. Sections 101(b)(3) and 101(d)(6)(B) of the NHPA provides each SHPO and Tribe, respectively, a prominent role in advising the responsible federal agencies and ACHP in their efforts to carry out Section 106 requirements. Federal agencies usually consult with the SHPO and Tribes when developing methodologies related to cultural resource investigations and are required to notify SHPO and Tribes when making findings related to the establishment of an undertaking, findings of NRHP-eligibility of identified cultural resources, project effects to historic properties, and resolution of adverse effects. That process has been formalized for this New Jersey Hurricane Sandy disaster recovery program through the execution of a Programmatic Agreement signed in 2013. For projects located within municipal boundaries, the assessment and resolution of adverse effects must also be comply with local building codes and ordinances, and any local historic district requirements that are mandated by a Certified Local Government or local Historic Preservation Commission.

The Programmatic Agreement stipulations state that each SHPO and Tribe generally are required to respond within 15 days of receiving a request to review a proposed action, or a request to make a finding or determination regarding historic properties located within the project's Area of Potential Effect. In the event that the SHPO/Tribe does not respond within this time frame, 36 CFR 800.3(c)(4) states that the lead agency (DCA) can decide to (1) proceed to the next step in the application process based on any earlier findings or determinations that have been made up to that point; or (2) consult directly with the ACHP in lieu of the SHPO/Tribe. If, after this step is followed, the SHPO or Tribe decides to re-enter the Section 106 process, 36 CFR 800.3(c)(4) further states that the lead agency may continue the consultation proceeding without being required to reconsider previous findings or determinations.

Assessment of Historic Preservation Compliance for SRP0038251

The proposed project complies with NHPA Section 106 requirements. Consultation with the New Jersey Historic Preservation Office (NJHPO, also SHPO) was initiated by URS on behalf of the program in an email dated February 26, 2014. The email included the form developed by NJHPO for Section 106 disaster recovery evaluations, specifically the "Form 2" which indicated that the existing multi-family residential building was a historic resource eligible for listing in the NRHP as a contributing resource to a potential historic district. This determination was based on a FEMA / SHPO joint windshield survey that indicated the property lay within the NRHP-eligible South Atlantic City Historic District. Based on the fact that the undertaking would involve the demolition of the existing building, built ca. 1933 according to historic aerial imagery, URS determined that this would negatively impact the historic character of the South Atlantic City Historic District and result in an adverse effect (see URS submitted Form 2, below).

The NJHPO replied in an email dated February 27, 2014 that they did not concur with the assessment made by URS. The agency stated their finding that the particular location in which the project was located was not within the potential area of concern for the South Atlantic City Historic District. The NJHPO finding was that the reconstruction undertaking would have no adverse effect on historic properties (see NJHPO response, below). New Jersey DEP and DCA have agreed to accept the SHPO finding of no historic properties affected and the project may proceed.

The Programmatic Agreement also states that an archaeological investigation of the project area is not required when it is a reconstruction project, if it is located on a barrier island. That allowance is stated under Appendix B, Tier II Stipulation I, which states:

Tier II Allowances

I. BARRIER ISLANDS ONLY - GROUND DISTURBING ACTIVITIES AND SITE WORK:

Any projects located on a barrier island will be exempt from archaeological review by the New Jersey State Historic Preservation Office except when any of the following conditions applies:

- A. There is a known shipwreck site on or adjacent to the project site; or
- B. There is a known archaeological site on or adjacent to the project site;
- C. Local officials or members of the public identify to the federal agency archaeological resources, or strong potential, within the project site; or
- D. Footprint of ground disturbance exceeds 5 acres; or
- E. FEMA personnel meeting or exceeding the Secretary's Professional Standards for archaeology assesses the project site as possessing a high potential for the presence of significant archaeological deposits, as guided by archaeological site sensitivity models developed for the region.

Atlantic City is located on Absecon Island, one of the southernmost barrier islands of New Jersey. None of the above exceptions apply, therefore the project is exempt from an archaeological review. The application of this allowance was made by Jeremy Lazelle of URS, an archaeologist who meets the Secretary of Interior's professional standards for archaeology. This information was also included on the Form 2 submitted by URS to NJHPO.

The proposed project is not situated within a local historic district and so consultation with the municipal government regarding potential historic preservation concerns was not required. Furthermore, as the proposed program action is limited to activities that meet the Programmatic Agreement allowances for archaeology, consultation with the Native American Tribe signatories to the document was not needed.

Source: Programmatic Agreement for New Jersey Hurricane Sandy Disaster Recovery. Form 2 Section 106 consultation form submitted to NJHPO and signed letter from NJHPO.

Lackowicz, Rob

From: McLaughlin, Sara

Sent: Wednesday, February 26, 2014 12:24 PM

To: DEP NJHPO

Cc: Lackowicz, Rob; Crowl, Heather; Wolf, Zana

Subject: DEP Form 2, SRP0038251, 307 ATLANTIC AVE, Atlantic City

Attachments: SRP0038251_FORM2.pdf

Good afternoon,

Attached for your review please find a Form - 2: Assessment of Effects for application SRP0038251, 307 ATLANTIC AVE, Atlantic City.

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

Thank you,

Sara McLaughlin

Architectural Historian URS Corporation 437 High Street Burlington, NJ 08016 (t) 609.386.5444 (f) 609.386.6994 sara.mclaughlin@urs.com

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New Jersey Department of Environmental Protection Hurricane Sandy

Community Development Block Grant Form – 2 : Assessment of Effects (Version 1.0)



Ŧ	HPO USE ONLY
I C ION C E	

	SRP0038251								
Applicant Name:	MOHAMMAD SHARIF								
Street Address:	307 ATLANTIC AVE								
Municipality:	Atlantic City (A	County:		Atlaı	ntic				
PAMS PIN:	0102_124_51								
Latitude:	39.36778209				Longitud	le:	-74.4	11485632	
Undertaking:	Rehabilitatio	n:	Interior	Exterior	Both	h		Elevation	
	Reconstructi			isting Footpri			\boxtimes	Outside Existin	
This			•						issance style. Although DCA
1.0									ion to be the 1930s based on
the b	uilding's form, mater	ials, and style	e. The building	g occupies the en	tire parcel and	d has a	rectang	gular-shaped plan.	The residence features a flat
									lude a paneled concrete-block
									ed-block to the top of the amed and vinyl-framed
	ow sashes. The wind								
									's address. The entry also is
									entry are windows that are with brick sills. The façade's
									stretcher brick crown topped
									ood panels below with
	ony accents that have a ow and wall cladding								and the west bay is missing a
									evation are three fixed
wind	ows at the basement s	story. The fir	st story has nii	ne windows with	brick sills, ar	nd the s	econd	and third stories ea	ch have 11 windows with
									and third stories each have
three	windows that are eve	nly spaced. I ne first_secon	Between the co	enter and south b	ays is a brick eleven window	chimn ws IIR	ey. The S asses	northeast (side) el	evation's basement level has to be a contributing resource
	historic fabric of the								
	property has low arch								as low archaeological I as listed in Appendix B of
the P		et substantia	iny comornis t	o the original foc	aprint and me	ats Th	IIIIA	Allowance vn.A.	it as listed in Appendix B of
Current Property Sta	atus								
National Historic Land	dmark?					Yes			
National Register of H						Yes			
Within a National Reg	sister of Historic Pla	aces Histor	egister of Historic Places Historic District?						
	Contributing Non-Contributing								
						Coı	ıtribut	ing 🗌 Non-Co	ntributing
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	aeological Site?		Area o	of Previous His		Con Yes Yes ation	ntribut S	ing Non-Co No	
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Architecture Reviewer	Lorin Farris, MA (URS Corporation)	Archaeology Reviewer	N/A (cleared under Tier 1 PA allowance)
Date Reviewed	2/25/2014		



New Jersey Department of Environmental Protection Hurricane Sandy

Community Development Block Grant Form – 2: Assessment of Effects (Version 1.0)



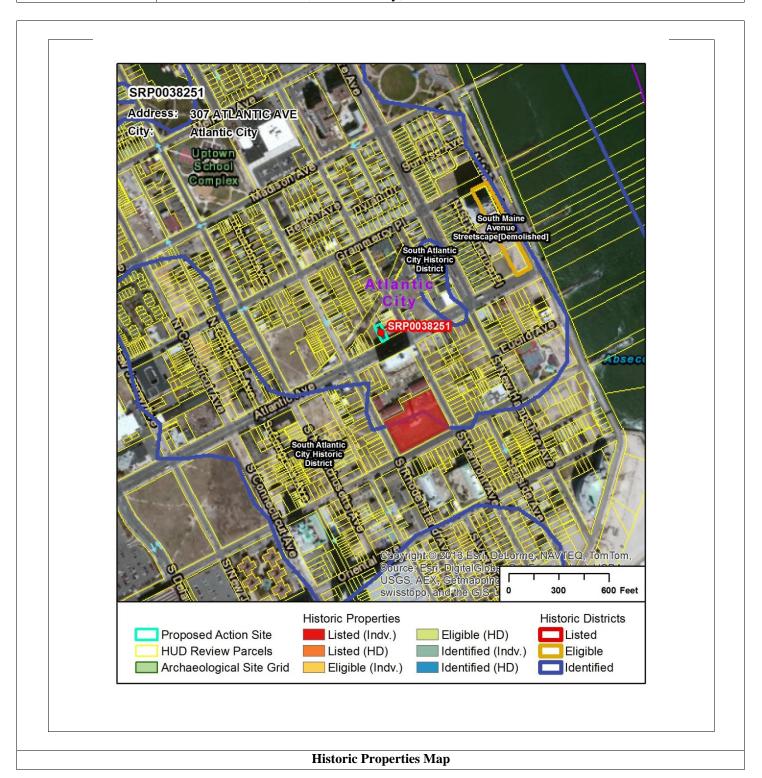
HPO USE ONLY

Recommend Ineligib	ole:	☐ Lacks Integrity of Materials/Design	
		 Not 48 Years of Age Not Within / In View of a National Register of Historic Places Listed / Eligible Historic D Not a Building (per FEMA Definition) Other − Lacks Distinctive Characteristics That Make It Individually Eligible for Listing of D 	
Applicant ID #	_	P0038251	
Property Address:	307	ATLANTIC AVE, Atlantic City, NJ	
Assessment of Effects		No Historic Properties Adversely Affected	
	Г	No Historic Properties Adversely Affected, provided the following conditions are m	et:
		Adverse Effect The proposed undertaking of reconstruction with elevation will have an Adverse	e Effect on the possible
		historic area identified as the National Register of Historic Places (NRHP) eligi Historic District. This undertaking will alter the historic area's integrity of locati association, as well design, materials, and workmanship.	
National Historic Land	mar	k Consultation Process [If Applicable]	
Undertaking Located Wi			
Applying Allowances As	s Def		reservation Office
		Tier I: Tier II:	
Adverse Effect:	Vatio	nal Park Service State Historic Preservation Office Advisory Council on His	storic Preservation
Resolution of Adverse	Effec	be negotiated between	the Adverse Effect will ween the New Jersey
		Memorandum of Agreement DCA, DEP and H	IPO offices prior to the g funded or proceeding
		Programmatic Agreement undertaking being to construction.	grunded or proceeding
Public Consultation			
Federally Recogn	n me	Tribes, Certified Local Governments, Historic Preservation Commissions, etc: embers and the means of consultation will be decided by New Jersey DCA, DEP and ion measures.	HPO as part of
		HISTORIC PRESERVATION OFFICE USE ONLY	
☐ I concur with this fi			
☐ I do not concur with	this	finding for the following reason(s):	
D : 1D G 1			Б.
Daniel D. Saunders Deputy State Historic Pr	eseri	ation Officer	Date
Deputy State Historic FI	CSCI V	auon onnea	





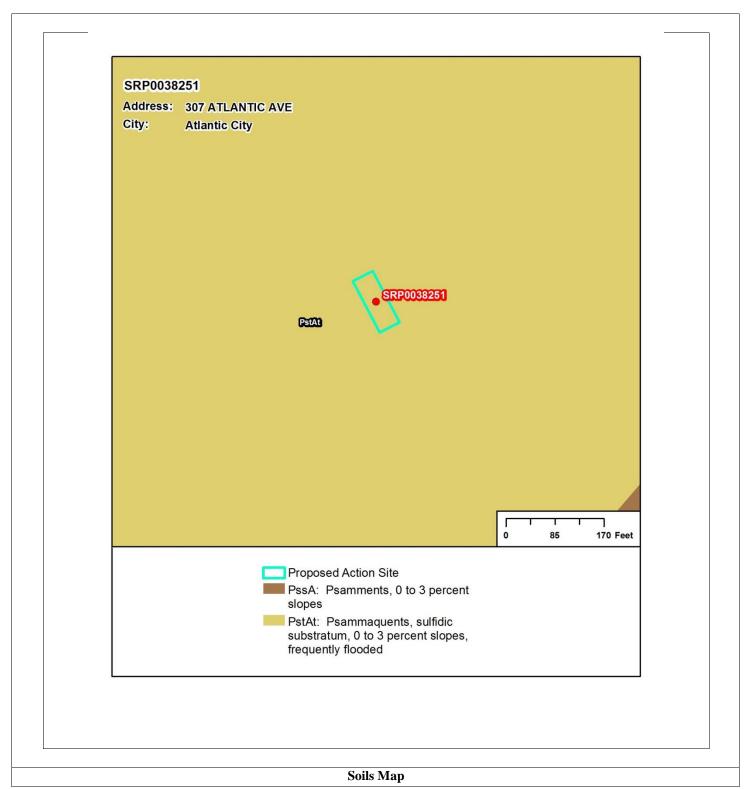
Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ







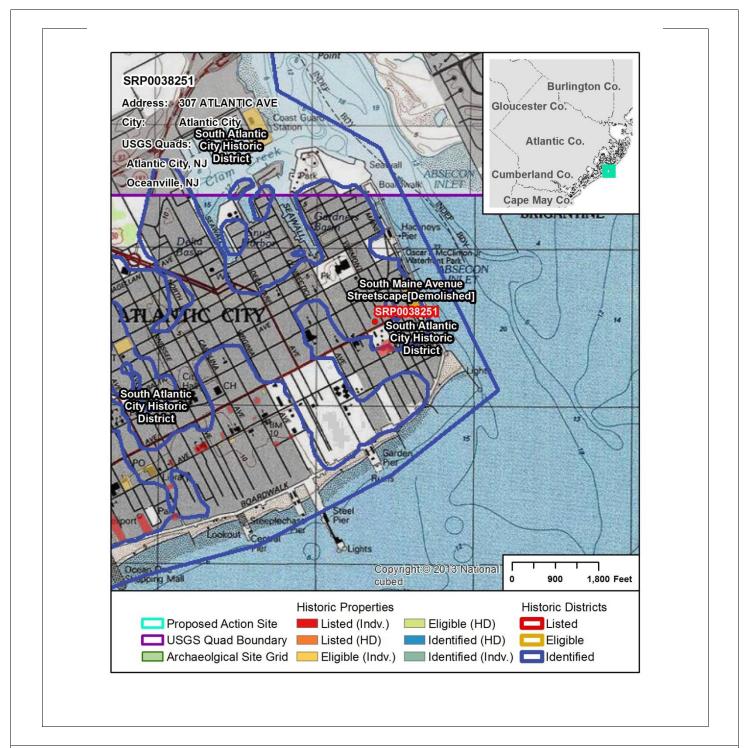
Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ

Date: 2/5/2013
Direction: North
Description:

Front; southeast elevation



Date: 2/5/2013
Direction: Northwest

Description:

Portico detail; 307 Atlantic Avenue, Atlantic City, NJ







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ

Date: 2/5/2013
Direction: Southeast
Description:
Rear; Northwest elevation



Date:	2/5/2013
Direction:	Northeast
Description:	

Side; Southwest elevation







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ

Date: 2/5/2013
Direction: Northwest
Description:
Side; Northeast elevation



Date:	2/5/2013
Direction:	Southwest
Description:	

Streetview; Atlantic Avenue, Atlantic City, NJ







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ

Date:	2/5/2013				
Direction:	Northeast				
Description:					
Streetview; Atlantic Avenue,					
Atlantic City, NJ					



	Date:	2/5/2013 East			
	Direction:				
ſ	D				

Description:

Streetview; Atlantic Avenue, Atlantic City, NJ







Applicant ID #	SRP0038251
Property Address:	307 ATLANTIC AVE, Atlantic City, NJ

Date:	2012				
Direction:	East				
Description:					
Ring Rird's eve view of 307					

Bing Bird's eye view of 307 Atlantic Avenue, Atlantic City, NJ (indicated by arrow) and environs



Date:	2012
Direction:	South
Description:	

Bing Bird's eye view of 307 Atlantic Avenue, Atlantic City, NJ (indicated by arrow) and environs



Property Detail Page 1 of 1

New Searc	ch]									
Block:	124	Prop Loc:	307 ATL	ANTIC AVE	Owner:	MD DA	D & SON'S	APARTMENT LLC	Square Ft:	7626
Lot:	51	District:	0102 AT	LANTIC	Street: 101 BRETTWOOD DRIVE		Year Built:			
Qual:		Class:	4C		City State	: EGG H	ARBOR TW	P., NJ 08234	Style:	
					Add	ditional In	formation			
Prior Block	: 98	Acct Num:	:		Addl Lots:	:			EPL Code:	0 0 0
Prior Lot:	74	Mtg Acct:			Land Desc	:: 38.72X	(100		Statute:	
Prior Qual:	W01	Bank Code			Bldg Desc				Initial:	000000 Further: 000000
Updated:	07/15/13	Tax Codes			Class4Cd:				Desc:	
Zone:	NEIR	Map Page:	023		Acreage:	0.0889			Taxes:	22974.60 / 0.00
					-	Sale Infor				
Sale Date:	05/16/13	Book:	13599 P	age: 32764	Price:		NU#: 26			
Sr1a	1	Date	Book	Page	Price	NU#	Ratio		Grar	ntee
More Info	06/0	6/07	12649	63220	10	10	0	COHEN INVESTME	NTS LLC	
More Info	05/1	6/13	13599	32764	65000	26	0	MD DAD & SON'S A	APARTMENT I	LLC
				TA	AX-LIST-HI	STORY				
Year	Owner In	formation	Land	d/Imp/Tot Ex	remntion Δ	CCACCAN	roperty			
				, , ,			Class			
	AD & SON'S		IT LLC	420000	0	903800	4C			
	BRETTWOOD			483800						
EGG HARBOR TWP., NJ 08234 903800				903800						
	EN INVESTM			420000	0	903800	4C			
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BEDF	ORD, MASS	01/30		903800						
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				420000	0	903800	4C			
32 BATTLE FLAGG RD 483800 BEDFORD, MASS 01730 903800										
BEDF	UKD, MASS	01/30		903800						
2011 COH	EN INVESTM	ENTS LLC		420000	0	903800	4C			
	ATTLE FLAG			483800	U	203000	40			
	ORD, MASS			903800						

Lackowicz, Rob

From: Armstrong, Atalaya <Atalaya.Armstrong@dep.state.nj.us>

Sent: Thursday, March 06, 2014 2:24 PM

To: McLaughlin, Sara

Cc: Lackowicz, Rob; Crowl, Heather; Wolf, Zana

Subject: Completed Submission 14-1699 NJDEP RE: DEP Form 2, SRP0038251, 307 ATLANTIC

AVE, Atlantic City

Attachments: B2014-301.pdf

Ms. McLaughlin:

The 307 Atlantic Avenue documentation has been reviewed, signed, and scanned.

Please find attached HPO-B2014-301

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: McLaughlin, Sara [mailto:sara.mclaughlin@urs.com]

Sent: Wednesday, February 26, 2014 1:24 PM

To: DEP NJHPO

Cc: Lackowicz, Rob; Crowl, Heather; Wolf, Zana

Subject: DEP Form 2, SRP0038251, 307 ATLANTIC AVE, Atlantic City

Good afternoon.

Attached for your review please find a Form - 2: Assessment of Effects for application SRP0038251, 307 ATLANTIC AVE, Atlantic City.

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

Thank you,

Sara McLaughlin

Architectural Historian URS Corporation 437 High Street Burlington, NJ 08016 (t) 609.386.5444 (f) 609.386.6994 sara.mclaughlin@urs.com



Project#: 14-1699-1 HPO-B2014-301 Page 1 of 2

State of New Jersey

MAIL CODE 501-04B
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

BOB MARTIN

Commissioner

CHRIS CHRISTIE Governor

KIM GUADAGNO Lt. Governor

February 27, 2014

Sara McLaughlin Architectural Historian URS Corporation 437 High Street Burlington, NJ 08016

Dear Ms. McLaughlin:

As Deputy State Historic Preservation Officer for New Jersey, I am providing **Consultation Comments** in accordance with 36 CFR Part 800: Protection of Historic Properties, as published with amendments in the Federal Register on July 6, 2004 (44 FR 40553-40555) for the following proposed undertaking:

Atlantic County, Atlantic City
307 Atlantic Avenue – Reconstruction & Elevation
Small Rental Properties Program (SRP0038251)
N.J. Department of Community Affairs
U.S. Department of Housing & Urban Development

Identification of Historic Properties

The above referenced submission recommends that the subject property is a contributing property to a potential National Register of Historic Places eligible historic district, under Criteria A and C. However, based upon review of the submitted documentation, the property does not appear to meet the significance criteria for historic district listing on the National Register.

Therefore, there are **no historic properties affected** within the project's area of potential effects. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR Part 800.13.

Project#: 14-1699-1 HPO-B2014-301 Page 2 of 2

Additional Comments

Thank you for providing the opportunity to review the potential for the above-referenced project to affect historic properties. Please do not hesitate to contact Allyson Mehley of my staff at (609) 292-1913 or Allyson.Mehley@dep.state.nj.us with any questions. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 14-1699 in any future calls, emails, or written correspondence in order to expedite our review and response. Thank you.

Sincerely,

Daniel D. Saunders Deputy State Historic Preservation Officer