

**Technical Reference to Fort Monmouth Reuse and
Redevelopment Plans**

Chapter 7: Historic Resources

7.0 Historic Resources Overview

The buildings within Fort Monmouth display a wide range of design characteristics and uses including residential, educational, commercial, office, and industrial. These buildings were developed over time in different architectural styles in response to the needs of the garrison and its mission. They have been generally well maintained by the Army, but vary individually in condition and their adaptability to civilian uses.

Representative buildings throughout the Fort were surveyed to determine their historic significance and reuse potential. Working in cooperation with the Army Corps of Engineers, New Jersey State Historic Preservation Office, and the Eatontown Township Historic Preservation Committee, we determined that there are more than 130 buildings eligible for the State and National Register of Historic Places. This determination is based upon the buildings' architectural merit, their association with significant events in American history such as World War II and the Cold War, or both.

The Parade Ground and the surrounding housing and buildings dating to the Interwar period are the primary character defining features of the Fort Monmouth Historic District, located on the Main Post. These red brick Colonial Revival style buildings frame the Parade Ground, and provide family housing of differing scales. They are eminently suitable to continue as housing.



Figure 7-1: Family Housing lines the Parade Ground in the Fort Monmouth Historic District. (Photo courtesy of FMERPA)

Other buildings in the Historic District include Barker Circle, Kaplan Hall (originally a theater and now the Post Museum), Gardner Hall, and Squier Hall. All of these buildings contribute to the historic character of the Main Post, and can be rehabilitated as part of the plan for the redevelopment of the Fort.



Figure 7-2: Gibbs Hall serves as a dining facility and club house for the Suneagles Golf Course (Photo courtesy of FMERPA)

At Camp Charles Wood, FMG identified two historic districts, one including Gibbs Hall and the Suneagles Golf Course, and one including family housing within the golf course (Megill Circle) and to the west of Hope Road (Hemphill.) Gibbs Hall is a fully functional hospitality center and golf clubhouse, and the modest family housing is also appropriate for re-use.

The public buildings at Camp Charles Wood were mostly developed within the last 50 years, and include a modern firehouse, child care center, youth center and gym, and laboratories. The largest building at Fort Monmouth is the Myer Center, eligible for the National Register for its associations with the Cold War. It is proposed for re-use as a business incubator laboratory and office space for multiple tenants.

Historic preservation guidelines for the buildings determined to have historic significance are based on the latest revisions of The Secretary of Interior's Standards for Rehabilitation, published by the United States Department of Interior. This document defines the various levels of preservation treatment; which are: preservation, restoration, rehabilitation, and reconstruction; and gives guidelines for the treatment

depending on the circumstances. The definitions of the level of treatment are given in Section 7.3.

7.1 Historic Resources to be Retained

Figure 7-3: Fort Monmouth Historic and Cultural Resources – EDAW graphic from Tech Memo showing districts, eligible buildings, and memorials

7.1.1 Historic Resources

A total of 136 buildings, structures, and objects have been identified as eligible for listing on the National Register of Historic Places. The majority of these resources are contributing elements of identified historic districts. Only seven buildings have been identified as individually eligible for listing: Buildings 115 (WWII Monument), 283 (Squier Hall), 2570, 2700 (Myer Center,) 2701 (Myer Center,) and two Dymaxion Deployment Units. Of these seven, two are also identified as contributing elements of historic districts: the World War II Monument and Squier Hall.

Historic Districts

Three historic districts within Fort Monmouth have been identified as eligible for listing on the National Register of Historic Places.

Fort Monmouth Historic District, Main Post

The largest of the districts is the Fort Monmouth Historic District, which comprises 94 resources that date from the late 1920s through the mid-1930s, with one exception (the WWII Memorial, dating to 1952.) The district is roughly bound by Allen Avenue to the north; Oceanport Avenue to the east; and Malterer Avenue to the west. The southern boundary is to the south of the buildings that line Gosselin Avenue.

The resources included in the Fort Monmouth Historic District are largely of brick construction, and represent a range of uses, including offices and administrative functions, family housing, garages, and a fire station. The Parade Ground (and associated WWII Memorial) is also located within the district boundaries. Stylistically, the buildings represent a number of interpretations of the Colonial Revival Style. However, Russel Hall (Building 286), which stands at the heart of the district, is an imposing Art Deco style building that retains a number of its original decorative features.

Prior studies have determined that the Fort Monmouth Historic District meets National Register Criteria A and C, as it represents Fort Monmouth's early years of development as an Army base (TRC Mariah Associates, Inc., 1996). A National Register of Historic Places nomination form was prepared for this district and submitted to the New Jersey SHPO in 1983. While the district was never listed as the nomination was not "technically complete," the SHPO did determine the district eligible.



Figure 7-4: Russel Hall, Building 286, the garrison headquarters, at the east end of the Parade Ground (Photo courtesy of FMERPA)

Camp Charles Wood Historic District

The Camp Charles Wood Historic District encompasses the roughly square area bounded by Tinton Avenue, Maxwell Road, and Lowther Drive. This district contains far fewer structures but is nearly as large as the Fort Monmouth Historic District in area. The focal point of the district is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. Gibbs Hall (Building 2000) and its accompanying outbuildings (Buildings 2001, 2018, 2019, and 2020), as well as the surrounding golf course (originally designed by A. W. Tillinghast, a well-known golf course architect) are contained within the historic district. Prior studies have determined that the Camp Charles Wood Historic District meets National Register Criteria A and C “for its local historical significance as a well known early twentieth century private golf club, and as an outstanding example of Tudor Revival Style architecture” (TRC Mariah Associates, Inc., 1996).



Figure 7-5: Gibbs Hall, Building 2000

Camp Charles Wood Residential Historic District

A Residential Historic District located to either side of Hope Road at the center of the Charles Wood portion of the base was identified as eligible for listing on the National Register in 2003 (John Milner Associates, Inc.) This district includes a total of 32 housing units, constructed circa 1949 to 1955. The units are two stories in height and Colonial Revival in style. The buildings were constructed as duplexes and represent the earliest housing to be constructed within the Charles Wood area. As such, they are significant for their association with the post-World War II efforts of Fort Monmouth, which focused on communications research and development.



Figure 7-6: Megill Circle housing in Camp Charles Wood Residential Historic District

Other Historic Structures

Squier Hall

Squier Hall (Building 283) is eligible for individual listing on the National Register. It is located on the Main Post, just outside of the Fort Monmouth Historic District, in Oceanport Borough. Built in 1935, the building was originally used as research laboratories and training facilities. Renovations have occurred throughout the years to adapt the interior spaces, but the exterior of the building remains original. The building is a two story brick and concrete structure built in the Art Moderne style.



Figure 7-7: Squier Hall (Photo courtesy of FMERPA)

Myer Center

The Albert J. Myer Center (Building 2700-01) is located on the edge of the Camp Charles Wood Area in Tinton Falls Borough. It is eligible for listing on the National Register for its associations with the Cold War and the development of military electronics. It is a five story, concrete masonry unit structure built in an open hexagon plan. The Myer Center is a local landmark, highly visible from the Garden State Parkway and other locations outside Fort Monmouth.



Figure 7-8: Myer Center

World War II Temporary Structures

As part of the expansion of Fort Monmouth during World War II, many one- and two-story wood frame buildings were constructed for barracks and training facilities. While a large number of them have been demolished, many have been renovated for continued use for housing and offices. Some have been so extensively renovated as to lose their integrity, but others do retain substantial integrity despite changes to materials. These buildings are a significant part of the World War II era at Fort Monmouth, and are worthy of preservation.



Figure 7-9: Temporary wood structure (Photo courtesy of FMERPA)

Dymaxion Deployment Units

The roof of the Myer Center houses two Dymaxion Deployment Units. Invented in 1940 by R. Buckminster Fuller, the structures were designed as inexpensive, temporary housing for the Army during World War II. The units, produced by the Butler Manufacturing Company, were based on the functional style of the grain bin and constructed of corrugated steel. They were used by the Army to house troops in Alaska, the Middle East, and Fort Monmouth.



Figure 7-10: Dymaxion Deployment Unit at roof as seen from the ground.

Monuments and Memorials

A document entitled *Fort Monmouth Landmarks and Place Names* (Melissa Ziobro, Winter 2007) offers the most comprehensive information on the monuments and memorials of Fort Monmouth that denote sites of historical significance. The information included in this document is based on an earlier publication entitled *Fort Monmouth History and Place Names 1917 – 1961* (Fort Monmouth, 1961). One of the goals of the Historical Preservation Advisory Committee has been the documentation and preservation of these existing memorials and markers. To that end, the Committee has compiled a list of monuments and memorials. The twenty memorials they have identified range from such large-scale, architectural works as the World War II Memorial at the edge of the Parade Ground (Greely Field) to the markers that line the Avenue of Memories. Only one memorial is located on Camp Charles Wood (Constitution Plaza at the Myer Center); the remaining nineteen are all found on the Main Post. The majority of the memorials were installed in the 1950s, although the collection grew over the next several decades.



Figure 7-11: World War II Memorial (Photo courtesy of FMERPA)

Only one of the memorials has been identified as eligible for listing on the National Register of Historic Places: the World War II Memorial (Building 115) is identified as a contributing element of the defined Fort Monmouth Historic District and as an individually eligible structure.

With the reuse of Fort Monmouth, one option considered by the Historical Preservation Advisory Committee is the creation of a memorial park that would bring the memorials together in one location. This would provide the opportunity for relatively easy oversight of the memorials and would help to ensure their preservation. The disadvantage to this option, however, is that this removes the monuments from their original site and effectively disconnects them from their original context and purpose.

As a number of these monuments and memorials have reached fifty years of age, an assessment of their condition by a professional conservator is recommended. This assessment should include a prioritized list of recommendations for restoration and maintenance, and also provide associated costs for the work outlined. Such an assessment is particularly important for the large-scale memorials and/or those with a structural component, such as the World War II Memorial, the Augenstine Memorial, and the Spanish American War Memorial, all of which date to the early 1950s.

Table 7-x: Monuments and Memorials

Source: FMERPA

Memorial/Marker	Location
Augenstine bench and plaque	Behind First Ave, Main Post
Avenue of Memories markers	Ave of Memories, Main Post
Battle of the Bulge and walk	Cnr Ave Memories and Wilson Ave, Main Post
Breslin Memorial	Brewer Ave, Main Post
Centennial Time Capsual	Russel Hall, Main Post
Constitution Plaza	Myer Ctr, Charles Wood
Cowan Park	In front of Russel Hall, Main Post
D-Day memorial	Brewer Ave, Main Post
Dean memorial	Ave of Memories, Main Post
Defense of Freedom (Vietnam) X2	Bld 1207, Ave of Memories, Main Post
Greeley memorial	Cnr Wallington & Saltzman Avr, Main Post
Holocaust memorial	Malterer Ave, Main Post
Kain memorial	Semaphore Ave, Main Post
Purple Heart	Van Kirk Park, Saltzman Ave, Main Post
Soldier's Park	Cnr Wilson & Saltzman Ave, Main Post
Spanish-American	Dunwoody Park, Cnr Malterer & Sherrill Ave, Main Post
Vietnam Veterans Walk	Murphy Dr, Main Post
Van Kirk bench	Van Kirk Park, Saltzman Ave, Main Post
WWII memorial	Sherrill Ave, Main Post
Wright (10 th Field Signal)	Russel Ave, Main Post

7.1.2 Recommended Reuse Options

Historic Districts

Fort Monmouth Historic District, Main Post

The resources included in the Fort Monmouth Historic District are, of the three identified historic districts, the most diverse in terms of style and use. Its significance is both historic and architectural; the Fort Monmouth Historic District stands as a physical reminder of Fort Monmouth's early years of development as an Army base. As such, the physical arrangement of this district is of extreme importance and should be respected when new construction is being considered. The open space – the parade ground – at the core of the district should be maintained as one of the most important character defining elements of the district. Similarly, the arrangement of the residential buildings at the edge of the parade ground, and the termination of the ground at its east end in the imposing Art Deco Style Russel Hall (Building 286), are key design elements. The buildings themselves are largely of masonry construction, and stylistically represent a number of interpretations of the Colonial Revival Style. In considering new construction within or adjacent to this district, key design considerations would include symmetry, scale (two to three stories), material (brick or other masonry), and details such as door and window openings.



Figure 7-12: Family housing surrounds the Parade Ground at the north and south. (Photo courtesy of FMERPA)

Reuse Recommendations

The detached and double housing units surrounding the Parade Ground are well-suited for re-use as housing. They range from modest to substantial in scale, and will suit a variety of markets without significant modifications.

Recommended Treatments

The recommended treatment for these buildings is Preservation. They are currently in good condition, and will remain so with standard maintenance. They do not require any significant alterations for continued use as housing.



Figure 7-13: Aerial view of Barker Circle from the southeast. The fire house is at the upper center of the complex. (Photo courtesy of FMERPA)

The buildings known as Barker Circle were originally constructed for barrack-type housing. The plans of these buildings do not readily adapt to civilian housing forms, but they are suitable for adaptation to office use.

Recommended Treatments

Rehabilitation is the recommended treatment for these buildings. Because they have been previously altered, further alterations which do not detract from the character-defining features of the original work are appropriate.

These buildings will require complete interior renovation including mechanical and electrical systems, as well as upgrades to comply with

the NJ Barrier-Free Subcode. Structural improvements are also required at the porches.



Figure 7-14: Colonnaded façade at Barker Circle.

The firehouse facing the Parade Ground at Barker Circle should be re-used as a firehouse.

Recommended Treatments

The recommended treatment for the firehouse is Rehabilitation. It will need some improvements to accommodate modern emergency equipment, but its essential character-defining features may be retained with compatible new doors and windows.

Kaplan Hall was built as a theatre for Fort Monmouth, and has been adapted serve as a museum. It is recommended that it remain a museum or other civic use.

Recommended Treatments

Preservation is recommended for Kaplan Hall. While the building will require some improvements for energy efficiency and barrier-free access, there is no need for substantial alteration that would constitute an adverse impact to adapt to a new use.

To the north of the housing at the northern edge of the Parade Ground are two buildings, Gardner Hall and the Guest House, currently serving as short-term housing for visitors and temporary duty personnel at the Fort. These low, hip-

roofed buildings are contributing elements in the Fort Monmouth Historic District, and should be retained for re-use as housing.



Figure 7-15: Gardner Hall

Recommended Treatments

These buildings will require Rehabilitation to adapt to a different housing use. Their exterior character-defining features such as the overhanging roofs and porches should be retained. Provision for barrier-free access will be required.

Allison Hall was built as the hospital for Fort Monmouth. It is a sound building that has been renovated several times to serve as office space. It can be adapted again to continue to serve as office space for new tenants.

Recommended Treatments

Allison Hall will require rehabilitation to continue as office space. The interior will require improvements to comply with NJ Building Codes, including barrier-free access. Some original interior features, such as metal moldings and transoms at interior door frames, should be retained in any rehabilitation.

The Parade Ground is the primary character-defining feature of the Fort Monmouth Historic District. It is remarkable in its scale, and provides a gracious setting for the housing that lines its edges. It should remain an unobstructed green space for the use of the community.

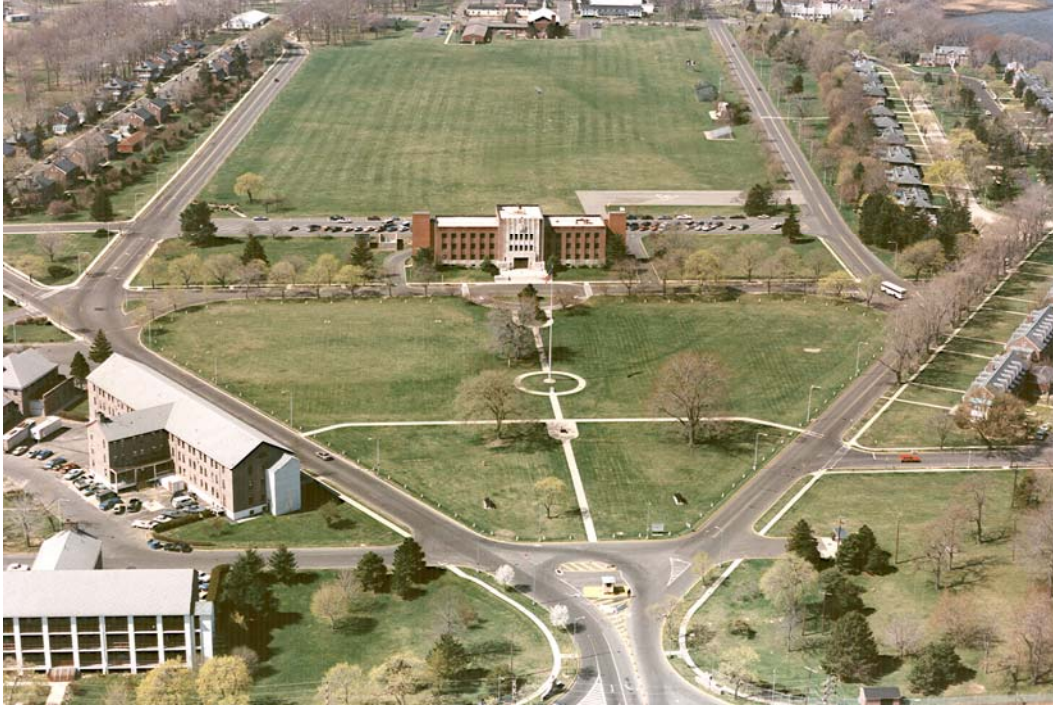


Figure 7-16: The Parade Ground from the east. Russel Hall and the Chapel sit at either end of the open space. The World War II Memorial is the only structure within the Parade Ground. (Photo courtesy of FMERPA)

Recommended Treatments

Preservation is the recommended treatment for the Parade Ground. Existing plantings and walks should be preserved, and additional walks or paths added as needed for the new community. No structures or landscaping should be erected on the Parade Ground; it should remain an open lawn.

Russel Hall dominates the Parade Ground, and is the anchor of the entrance to Fort Monmouth. This Art Deco brick building will remain in the hands of the US government, and will continue to be used for office space.



Figure 7-17: Russel Hall anchors the east end of the Parade Ground, and faces a main entrance to Fort Monmouth. (Photo courtesy of FMERPA)

Recommended Treatments

Russel Hall will continue to be preserved by the US government.

The Chapel is a non-contributing element of the Fort Monmouth Historic District based on National Register of Historic Places criteria. It is, however, harmonious in scale and design with the other buildings surrounding the Parade Ground, and should be retained as a religious structure.

Recommended Treatments

The Chapel may be preserved, rehabilitated, or demolished. Changes required for a new use will be suitable as long as they do not adversely affect other contributing elements of the Historic District. New construction should follow the guidelines for new construction.



Figure 7-18: Antennas in domes at the northeast corner of Fort Monmouth. Allison Hall is to the left, above the parking lot. (Photo courtesy of FMERPA)

Several antennas remain at the northeast corner of the Fort Monmouth Historic District as a reminder of the Fort's role in development of communications technology during the Cold War. **These structures will be relocated by the Army when they leave Fort Monmouth.**

Recommended Treatments

Because these antennas relate directly to the historic significance of Fort Monmouth, they should be documented prior to removal as part of mitigation of the adverse impact on the Fort Monmouth Historic District.

Camp Charles Wood Historic District, Gibbs Hall and Suneagles Golf Course

The focal point of the Camp Charles Wood Historic District is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. New construction within or adjacent to this district will need to respect the scale and style of Gibbs Hall and its accompanying outbuildings, and will also need to respect the primacy of these buildings within the context of the district. The golf Course was originally designed by A.W. Tillinghast, a well-known golf course architect of the early 20th century.

Reuse Recommendations

Gibbs Hall is a fine example of the Tudor Revival Style. It would be most appropriate to reuse the building sympathetically to its original design intent and current use as a clubhouse and restaurant. The building has a commercial kitchen and dining rooms that are conducive for reuse. General dining areas are also available, although the banquet capabilities are small in scale.

Recommended Treatments

Gibbs Hall requires preservation and minor rehabilitation to address current building conditions and make interior upgrades to suit expanded usage. Rehabilitation should retain original features and materials at both the interior and exterior, including fireplaces, ornamental plaster, and copper trim.



Figure 7-19: The sheltered entrance to Gibbs Hall is appropriate for a golf clubhouse or hospitality center.



Figure 7-20: Fireplace with ornamental over-mantle at interior lobby of Gibbs Hall.

Camp Charles Wood Residential Historic District

The Residential Historic District located to either side of Hope Road at the center of the Charles Wood portion of the base includes a total of 32 housing units, constructed circa 1949 to 1955. The units are duplexes, two-stories in height and Colonial Revival in style. Compatible new construction within or adjacent to this district should respect the scale and simplicity of these buildings, and should also maintain the suburban, picturesque nature of their arrangement. Landscape issues – particularly as this district is adjacent to the existing Golf Course – are of primary importance in the planning of any new construction.

Reuse Recommendations

Housing should be retained and reused as housing. The Megill Circle units will be associated with a proposed hotel. The Hemphill units will be merged into the local housing stock.

Recommended Treatments

Preservation and rehabilitation will allow these structures to continue in use. These buildings are generally sound, but will require upgrade of mechanical, electrical, and plumbing systems, as well as renewal of interior finishes. Character-defining features such as the eyebrow vents at the roof and the copper cornices should be retained.



Figure 7-21: Typical Hemphill housing unit.

Squier Hall

Reuse Recommendations

Squier Hall (Building 283) is currently used as office space and would be most appropriately reused as office space. Its layout is irregular, although most wings have double-loaded corridors.

Recommended Treatments

The exterior of the building should be preserved, and any necessary repairs performed. The interior may be rehabilitated with new plan layouts and finishes as required to meet the needs of a new user. Barrier-free access and energy conservation should also be improved.



Figure 7-22: Squier Hall

Dymaxion Deployment Units

Reuse Recommendations

The Dymaxion Deployment Units should be removed from the roof of the Myer Center, and located where they can be used and/or interpreted to the public.

Recommended Treatments

Because of their significance and rarity, the Dymaxion Deployment Units should be restored to their original condition after relocation.



Figure 7-23: The Dymaxion Deployment Unit should be placed on a concrete foundation, and all materials restored to their original condition.

Myer Center

Figure 7-24: The Myer Center from the west. The Dymaxion Deployment Unit is on the roof beyond, near the chimney stack. (Photo by courtesy of FMERPA)

Reuse Recommendations

The Myer Center is a sound building constructed for telecommunications research purposes. It has a plan layout of two corridors defining two perimeter zones and an interior zone, corresponding to the layout of steel and concrete masonry unit piers. The building has high floor-to-floor heights and a relatively flexible plan, making it suitable for continued use for communications and electronics research.

Recommended Treatments

The Myer Center will need significant modernization to building systems and finishes for use for new tenants. It will also require development of a strategy to subdivide the building for phased occupancy, taking into account exiting, vertical transportation, and services such as HVAC and rest rooms. Because of limited original interior character-defining features, interior treatments will require little regulation.

At the exterior, a Rehabilitation approach should be employed. The existing building skin is not original, and the narrow strip windows present an austere appearance. The windows and wall cladding could be modified to create a more human scale for the building, and to be more in character with its original appearance.

World War II Temporary Structures



Figure 7-25: Typical one-story temporary structure rehabilitated for office space, with a two-story unit beyond.



Figure 7-26: Two-story temporary structure rehabilitated for use as housing. (Photo courtesy of FMERPA)

Reuse Recommendations

Throughout Fort Monmouth are temporary wood structures related to the expansion of the Fort during World War II. Because they were hastily built and not intended for permanent use, these structures all require substantial upgrades for energy efficiency and code compliance for adaptation to permanent use. As a result of a programmatic agreement concerning temporary structures nationwide, none of these structures are required to be retained. Because they represent a significant period of the history of Fort Monmouth, however, relocation and re-use of a small number of these structures for seasonal recreational use is recommended.

Recommended Treatments

The World War II structures should be relocated as needed, and placed on new foundations. Rehabilitation should include removal of later accretions, new roofing and siding similar in character to the original, rehabilitation of existing wood windows, installation of building systems required for new uses, and barrier-free access.

Monuments and Memorials

Reuse Recommendations

The monuments and memorials should remain in place where their settings remain intact. Where a change in setting is necessary, the memorial should be relocated to a compatible location.

Recommended Treatments

As a number of these monuments and memorials have reached fifty years of age, an assessment of their condition by a professional conservator is recommended. This assessment should include a prioritized list of recommendations for restoration and maintenance, and also provide associated costs for the work outlined. Such an assessment is particularly important for the large-scale memorials and/or those with a structural component, such as the World War II Memorial, the Augenstine Memorial, or the Spanish American War Memorial, all of which date to the early 1950s.

7.2 Effects on Historic Structures and Recommended Mitigation Measures

This chapter outlines the potential effects to the historic structures of Fort Monmouth that would be realized in both the 10-Year and 20-Year Concept Master Plans. In general, potential effects can include both direct physical effects, such as demolition or alteration, and indirect effects, such as the introduction of new buildings or site features in close proximity that are out of character with a property or that alter its historic setting and context.

Main Post

The Main Post has a large collection of buildings, many incorporated within an eligible historic district, that are appropriate for preservation and reuse. The administrative and residential buildings on the Main Post have been well maintained and are in sound condition, and both the 10- and 20-Year Concept Master Plans show retention and reuse of the majority of these buildings. In fact, few physical changes to the existing buildings or their physical setting are anticipated within the eligible Fort Monmouth Historic District, and many buildings will continue to serve the same or a similar use.

The buildings that comprise Barker Circle will remain, but plans show these buildings being adapted for use as municipal offices. The adaptive use of the buildings is considered to be a direct effect, but one that can be mitigated through design consultation with the NJSHPO.

The 20-Year Concept Master Plan also shows new construction to the north of Allison Hall (Building 209), a building that was originally constructed as a hospital but was later converted for office use. This new construction may visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Fort Monmouth Historic District). New construction will need to be sensitive to the historic buildings in close proximity, such as Allison Hall, and the adjacent historic district, and designs should be developed in consultation with the NJSHPO and local historic preservation commissions.

Similarly, while the 10-Year Concept Master Plan shows no immediate changes to the Register-eligible Squier Hall (Building 283), the 20-Year Concept Mast Plan provides for the growth and development of a new high tech industry “center” immediately to the south of Squier Hall. This new construction will visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Squier Hall). New construction will need to be sensitive to the historic building and to the general physical context.

Camp Charles Wood

The creation of a new hotel and conference center to the west of Gibbs Hall (Building 2000) is shown on the 10-Year Concept Master Plan. This new construction constitutes both a direct and indirect effect on two separate, National Register eligible resources. The construction is a direct effect on the eastern portion of the Residential Historic

District (which is located to either side of Hope Road) as the majority of these post-World War II, brick duplexes will be demolished to make way for the hotel and conference center. In addition, the new center will have an indirect effect on Gibbs Hall and its associated resources, as it will be within the viewshed of the Register-eligible building and will alter their physical context. Mitigation should include documentation of the entire Megill Circle complex and its landscape, and consultation with the NJSHPO and local historic preservation commissions regarding design of new construction.



Figure 7-27: Myer Center courtyard

The Myer Center (Building 2700-01) is an approximately 675,000 square foot, open hexagon plan research facility built in the 1950s. The Myer Center, which has been identified as an individually eligible building, dominates the western section of the Charles Wood area. The 10-Year Concept Master Plan shows partial demolition of the Myer Center, and its reuse as a commercial / general office / data center, with additional new construction to be completed as part of the 20-Year Concept Master Plan. These plans constitute a direct effect on the Register-eligible building. Mitigation should include documentation of the structure, interpretation of its history, and design consultation regarding alterations and adjacent construction.

7.3. Guidelines for Preservation and New Construction

Preservation

The Secretary of Interior's Standards for the Treatment of Historic Properties [<http://www.nps.gov/history/hps/tps/standguide>] define four categories of treatment for historic structures, each of which involves varying degrees of retention of historic materials.

Preservation

Preservation is defined as “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.” This treatment requires the retention of the greatest amount of historic fabric, including the features that illustrate the building’s evolution over time.

Restoration

Restoration is defined as “the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of features from the restoration period.” In restoration, material authenticity is often sacrificed, as certain materials may be removed or missing features rebuilt to depict a single period.

Rehabilitation

The broadest category in the Secretary of Interior’s Standards is rehabilitation. This is defined as “the act or process of making possible a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Projects in this category may range from building renovation for similar uses, restoration of landmark public buildings that do not involve a change of use, to the adaptation of historic structures for uses other than the original. As in Preservation, a large amount of material fabric is retained in Rehabilitation, as more than one period in the building may be represented. However, there may be less material authenticity due to the fact that alterations and additions for a new use are often required in this treatment category. Often, these projects involve very extensive renovations to HVAC, electrical, fire protection, plumbing, and security systems; while allowing the original design and materials of historic spaces to be preserved.

Reconstruction

Reconstruction is defined as “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.” A reconstruction has the least authenticity

of historic materials, since it depicts a single period in history using new materials, and is often based solely on archeology or other documentary evidence.

It is anticipated and recommended that the majority of the work on historic buildings at Fort Monmouth will be in area of Rehabilitation. The monuments and memorials will be in the Preservation category. And the Family Houses on the Parade Ground would also be in the area of Preservation as they would serve for their original use. Restoration of buildings to a given historic time period is not anticipated, as the resources evolved over time and were utilized through many historic periods. Reconstruction or the creation of exact replicas of historic structures or sites is not anticipated or recommended in the plan.

Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character defining features, such as:

- Scale and massing of exterior walls
- Fenestration
- Decorative masonry details
- Decorative wood trim
- Roof shapes
- Special roofs and roof trim
- Porticos and porches
- Ornamental metals
- Dormers
- Shutters
- Decorative chimneys
- Landscape entrance elements

New Construction

The design of new buildings, as well as the design of building additions, within or adjacent to the defined historic districts or individually eligible buildings must be treated sensitively in order to preserve the historic character of the districts, each of which possesses its own identity and sense of place, and the significant landmarks. New buildings should respect not only the built context, but also the character of the landscape and streetscape.

Additional archaeological investigation that incorporates a program of subsurface testing is recommended to complement the information that has already been gathered on Fort Monmouth's above-ground resources and present a more complete picture of the cultural resources associated with the development of this site. It is important to complete archaeological investigations prior to the commencement of any new building on the Fort Monmouth property.

Compatible new construction can be achieved through an understanding and respect for a variety of design principles, including: setback, orientation, scale, proportion, massing, height, materials, and roof shape. In addition, the location and design of landscape features – trees, driveways, sidewalks, and even outbuildings – contribute to the character of the historic district or the setting of the significant building and should be considered throughout the planning process.

Generally:

- Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character-defining features;
- The design of additions or new structures should be of a size and scale that is in keeping with the size and scale of the historic structure or structures; and
- The creation of exact replicas of existing historic structures is not recommended.

7.4. Section 106 Process

7.4.1. Consultation

In considering the future of Fort Monmouth's historic resources, FMERPA (Fort Monmouth Economic Revitalization Planning Authority), acting on behalf of the Army, is required to participate in the Section 106 review process. Section 106 review (which refers to Section 106 of the National Historic Preservation Act of 1966) requires federal agencies to consult with the State Historic Preservation Officer prior to implementing projects that impact historic properties, and ensures that private citizens and local governments have an opportunity to participate in the preservation planning process.

The Section 106 review process requires the project team to work with the New Jersey Historic Preservation Office to reach a consensus regarding the eligibility of the resources and then to evaluate the effect of the proposed projects on those resources. Consultation with the SHPO typically results in a Memorandum of Agreement (MOA) or Programmatic Agreement (PA), which outlines the means by which the effects on historic resources will be mitigated.

The historic preservation review process mandated by Section 106 is outlined in regulations issued by the Advisory Council on Historic Preservation (ACHP). Revised regulations, "Protection of Historic Properties," (36 CFR Part 800), became effective January 11, 2001.

7.4.2. Mitigation

As mandated by Section 106 of the NHPA of 1966, FMERPA is participating in an ongoing consultation process with the NJ SHPO with respect to potential impacts on historic resources. As part of this consultation process, measures are being developed to avoid or minimize any significant adverse impacts – both direct and indirect – to historic resources.

Mitigation options may include:

- Ongoing consultation with SHPO with respect to the design of project elements that would physically alter a historic resource or that could affect its context or setting.
- Documentation of historic resources and landscapes prior to their removal or alteration, ideally performed while the buildings and landscapes maintain the current degree of historic integrity. The level and type of documentation should be determined in consultation with the SHPO.
- Additional study of the property. For instance, archaeological investigation that incorporates a program of subsurface testing could complement the information that has already been gathered on Fort Monmouth's above-ground resources,

and would present a more complete picture of the cultural resources associated with the development of this important site.

- Public dissemination of the importance and historical significance of Fort Monmouth and its attendant resources, such as the development of a website, walking tour, publication, or permanent on-site exhibition.