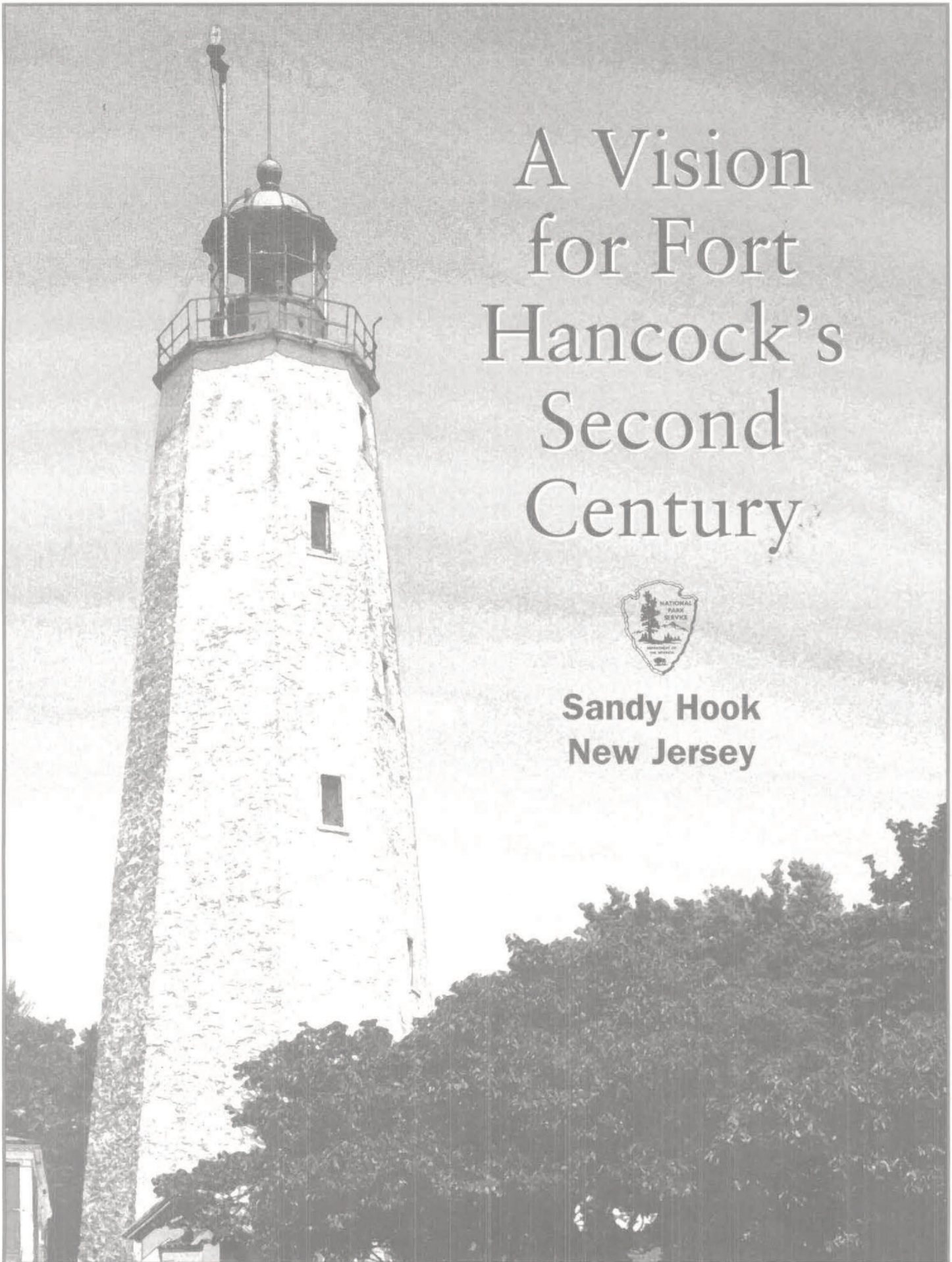


# A Vision for Fort Hancock's Second Century



**Sandy Hook  
New Jersey**





# A VISION FOR FORT HANCOCK'S SECOND CENTURY

**H**istoric Fort Hancock contains nearly one hundred, century old, brick buildings. Today, some are National Park Service museums and offices; others are used by a variety of park partners, while still others are vacant and awaiting reuse.

The vision for Fort Hancock's Second Century is to return all these elegant buildings to active use to serve a community of educators, researchers and businesses who share an appreciation of the fort's history and Sandy Hook's seashore setting.

The National Park Service is offering between 30 and 40 buildings for long-term leases to educational, business and non-profit groups willing to take on their rehabilitation and reuse.

## THE RESOURCE

### **The Setting: On the Sandy Hook Peninsula**

Fort Hancock, on New Jersey's Sandy Hook, is managed by the National Park Service as part of the Sandy Hook Unit of Gateway National Recreation Area.

Sandy Hook is at the northern-most point on the Jersey Shore and the entrance to New York Harbor. The 1,660 acre barrier beach peninsula preserves seven miles of ocean beaches, natural dune habitats, a 284 acre maritime holly forest, nesting and feeding grounds for migratory birds and salt marshes along Sandy Hook Bay.

Over two million people a year visit Sandy Hook to swim, fish, hike, bird, bicycle or discover a part of their history.

The Sandy Hook barrier peninsula has been a strategic location at the entrance of Lower New York Harbor since the Sandy Hook Lighthouse was constructed at the northern tip of the Hook in 1764. A century later, in 1895, Fort Hancock was established near the light house as a military post to guard the entrance to New York Harbor. Since it was deactivated in 1974, the post has been preserved by the National Park Service and is now a National Historic Landmark.

### **The Area: New Jersey's Monmouth County**

Sandy Hook is in Middletown Township in the Bayshore Region of Monmouth County.

By car, it is an hour to Manhattan and ninety minutes to Philadelphia or Atlantic City.

It is a 45 minute drive to Amtrak train service or to Newark International Airport.

There is frequent bus service and year-round ferry service to Manhattan from the town of Highlands, located at the entrance to Sandy Hook. Direct ferry service from Fort Hancock is provided in summer. The trip takes 35 minutes.

## THE CAMPUS IDEA

The Fort Hancock Second Century idea is outlined in the 1989 Gateway National Recreation Area Development Concept Plan for Sandy Hook.

The National Park Service is retaining 30 buildings for park operations and as public museums. Another 20 buildings are already home to educational, research and environmental groups. About 40 presently vacant or underutilized buildings, a total of over 300,000 square feet, are being offered for development.

The National Park Service is interested in development proposals that are compatible with the campus atmosphere being created at the fort. Proposals should recognize and benefit from the unique character and setting offered by Fort Hancock and Sandy Hook. Aspects of public access, education and community service are all important.

### **Among the Concepts to Consider:**

- The Officers Club as a centerpiece for development. Its kitchen, dining rooms and overnight accommodations are suitable as a restaurant, a small hotel or as the core of a conference or research center. Two nearby warehouses could be adapted for additional conference or meeting space.
  - The homes of Officers Row could become bed and breakfasts, hostels, professional offices, corporate or university retreats or training centers.
  - The large open spaces of the military barracks and mess halls could be developed as classroom or research space, as offices or as a public museum.
  - A full service recreational and health facility could be formed around the existing gymnasium, service club, post exchange and horse stables.
  - The Post Theater is a 300 seat movie house suitable for live theater, music, lectures, meetings or films.
  - The Post Chapel, located on Sandy Hook Bay, has potential as a public assembly space or as a centerpoint in the development of a marina or docking facility.
- ## THE PARTNERSHIP
- ### **The Role for the National Park Service.**
- To provide a center for Sandy Hook operations, visitor activities and education:
- The Fort Hancock Visitor Center is a major new museum now being developed. It is targeted to open in 2000.
  - The 1764 Sandy Hook Lighthouse, the oldest in the nation, is open for tours and a focus for visitor activity. A major rehabilitation is underway.
  - The Sandy Hook Education Center provides spaces for environmental education and overnight dormitory lodging. The facility is available for use by park partners.



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To serve as facilitator and service provider for park partners:

- Water and wastewater treatment services, and common grounds and park roads are maintained by the National Park Service.
- Law enforcement, fire protection and first aid are provided 24 hours a day throughout the year.
- Life guards are on duty at park beaches daily throughout the summer season.

## Partnerships Today

Today, educational partners include the Marine Academy of Science and Technology, a magnet high school designed for students interested in marine education, and Brookdale Community College's Oceanographic Institute. Education and marine research is also the mission of the New Jersey Marine Science Consortium, the James J. Howard Marine Research Laboratory, the American Littoral Society and Clean Ocean Action. The Sandy Hook Child Care Center, also located in one of the fort's historic buildings, provides a valuable amenity for all Fort Hancock partners.

## The Role for New Park Partners

Partners should be prepared to commit to long-term agreements and to provide the resources needed to rehabilitate and maintain these unique historic buildings. All agreements will be based on fair market value in an improved condition. Offsets will be granted for the cost of capital improvements and for services provided by the tenant. There will be an annual fee for common area maintenance and public services. Tenants will also be responsible for their own utility charges.

## The Best Proposals Will:

- Recognize and utilize the unique resources and settings offered by Fort Hancock and Sandy Hook.
- Enhance public education, understanding and access to the fort.
- Mirror, as much as possible, the historic uses of the buildings as overnight lodgings and for food service, recreation and entertainment.
- Focus on year-round, rather than seasonal, operations.
- Outline programs and operations that are as fiscally self-sustaining as possible.
- Encompass the maximum number of buildings.
- Center on building rehabilitation. While some new construction to support development may be considered, proposals should center on reuse of the existing historic buildings.
- Rehabilitate structures and utility systems to meet all appropriate federal, state and local building and life/safety codes, including the 1990 Americans with Disabilities Act.

Rehabilitation plans must meet Secretary of Interior Standards for Historic Preservation. Preserving the historic scene is our primary concern. However, considerable flexibility will be exercised in evaluating rehabilitation proposals.

Proposals to provide overnight or short-term lodgings are welcome, but no private residential use will be permitted.

## How to Participate

The National Park Service is offering partner opportunities through a variety of means, including cooperating agreements, concession contracts and historic leasing.

*Cooperative Agreements* are designed for non-profit organizations that will work in a ongoing and substantial partnership with the National Park Service to achieve program goals in education, preservation or the environment. The length of the agreements will be commensurate to the level of investment and is anticipated to be between 15 and 25 years.

*Concession contracts* may be offered for financially feasible business opportunities to supply public services at the fort.

*Historic Leasing Agreements* are designed for profit or non-profit organizations whose proposals support the campus idea at Fort Hancock but whose programs would function independently from the National Park Service. The length of these agreements will be commensurate to the level of investment, or, in transactions involving tax credits, the minimum time required by the Federal Tax Code. Historic Lease Agreements are offered competitively through *Request for Proposals* and will be based on fair market value.

The National Park Service will provide guidance as potential partners complete their design planning and rehabilitation of leased buildings.

**For more information,  
or to be on our mailing list for  
Request for Proposals, please contact:**

Business Management Office  
Gateway National Recreation Area  
Floyd Bennett Field  
Park Headquarters, Building 69  
Brooklyn, New York 11234

**(718) 338-4540 (New York)**

**(732) 872-5916 (New Jersey)**

You can also visit the  
Gateway National Recreation Area  
Web page at [www.nps.gov/gate](http://www.nps.gov/gate)



# A VISION FOR FORT HANCOCK'S SECOND CENTURY

Available Structures	Building Numbers	Square Footage
Officer Row Residences (17 buildings)		
Lieutenants Quarters	# 2, 3, 4, 5, 6, 7, 8, 16, 17 and 18	7,420 each
Captains Quarters,	# 9, 10, 11, 13, 14 and 15	8,307 each
Commanding Officer Quarters	# 12	10,044
Hospital Stewart Quarters	# 20	2,236
Two Family Officer Quarters	# 21	5,715
Enlisted Barracks	# 23 and 24	17,116 each
Mess Halls	# 55, 56 & 57	6,676 each
Post Headquarters	# 26	5,390
Bachelors Officers Quarters	# 27	10,303
YMCA Service Club and Gym	# 40	18,890
Post Exchange	# 70	8,747
Firehouse	# 76	1,350
Gas Station	# 60	1,325
Post Canteen	# 53	6,180
Lighthouse Keepers Quarters	# 84	4,670
Chapel	# 35	3,277
Theater	# 67	6,151
Bakery	# 33	2,740
Stables	# 36	7,629
Two family NCO Quarters	# 80	2,342
Officers Club	# 114	23,616
Power Plant Warehouse	# 124	3,965
Motor Shop Warehouse	# 125	11,694

**These additional buildings may be considered if they would be needed as part of a more comprehensive proposal involving a number of buildings:**

Two Family Officer Quarters	# 144 and 145	5,715
Enlisted Barracks	# 102	16,449
NCO Quarters	# 104	1,724
NCO Quarters	# 108	2,648
Battery Potter Storehouse	# 259	2,352
Battery Potter Storehouse	# 260	780

