

FORT HANCOCK RFEI RESPONSE TEMPLATE

In addition to presenting a clear vision of your proposal for Fort Hancock, please respond to each of the evaluation criteria. All of the evaluation criteria are outlined below. Your input in the RFEI will help the park to develop specific preservation guidelines for Fort Hancock's historic rehabilitation that balance historic preservation with practical, achievable solutions. So, please clearly state what lease terms (for example, number of years), conditions, and preservation guidelines ([Guidelines for Rehabilitating Historic Structures](#)) you can work with. Also, *please tell us what terms may be potential deal breakers and why those terms may be too onerous for you.* Please be frank; we need your input!

Submitted by:
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PROPOSAL FOR FORT HANCOCK

Your Vision/Concept:

To protect, preserve and restore one or more of these magnificent residences to their former glory, providing others who appreciate their historic value the opportunity to visit and stay in a spectacular National Recreation Area setting.

Building Use Proposal:

Primary use would be a family residence in the off-season and a weekly, monthly or seasonal rental during the summer months. I plan to share with the public a truly wonderful bayside home and the opportunity to live in the historic surroundings of Fort Hancock and the beauty of Gateway National Recreation Area. The concept is to bring the home back to livable condition with necessary safety and modern upgrades. Discounts would be offered to veterans and government employees.

Financial, Business and Management Concept:

Based on the current market, there is a high demand for quality seasonal rentals along the New Jersey shore. Rentals of the residences located in Fort Hancock would command sufficient income to make this a feasible project for me financially. Not solely for business purposes, this is also an opportunity for me to connect to my own history as well, as I grew up visiting Fort Hancock as a child due to my father's military service. This opportunity presents a very personal connection for me.

EVALUATION CRITERIA

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1

Response:

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I have read and understand the “guidelines for rehabilitating historic structures.” It is my intent to modify/repair only that which is absolutely necessary for functionality, while retaining original features wherever possible. While the kitchens I have seen would require complete rehabilitation, it would be done in a tasteful way, matching the period of the home. Any structure(s) that I restore would be within NPS guidelines and be available for use as originally intended.

2

Response:

I see no adverse impact environmentally or ecologically as I have restored historic homes in the past and am aware of the dangers as well as the safety requirements.

3

Response:

I have more than adequate financial resources for this project. This, coupled with my assets, good credit, large lines of credit and steady, substantial income, should qualify me for candidacy. I will gladly submit financial details to the selection board in a confidential manner at the appropriate time.

4

Response:

I have restored numerous properties over the past twenty years, the most recent being a classic 120-year-old Victorian home. It is an investment property managed by myself, returning a positive monthly cash flow.

5

Response:

I plan to restore the buildings with efficiency in mind. Updated faucets, showers and toilets with period appearance, but environmentally advanced options, will reduce water consumption. Use of LED lighting or other alternatives to lower the carbon footprint and energy use of the building(s) will be installed. A separate area for recycling will be established. Alternative energy resources such as wind and solar would be pursued and actively implemented if permitted.

6

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Response:

Structural rehabilitation would of course restore the property's exterior, making it pleasing to the eye for all visiting Fort Hancock and Gateway National Recreation Area. The restoration would transform the property from a liability to an asset for the National Park Service. Requested lease terms: 60 years, or maximum allowed with transferability of the lease, would ensure that others could continue to maintain the property, making it a viable investment for others to pursue.

7

Response:

It is my intent to restore the existing structure(s) to match their previous use and maintain their original outward appearance. I propose rehabilitating between one and five of the following buildings: 5, 7, 8, 12, 15, 16, 17, 20, 21, 27, 28, 36, 60, 76, 80, 144, 145 (additional interest in the NCO (Non-Commissioned Officers) quarters on Kearny Road.

8

Response:

I can show the quality of my work by providing photos of my past projects. I hope to make this an informative, educational and promotional experience. Blog posts and YouTube videos will be used to share project progress, touting Fort Hancock and Gateway National Recreation Area as a desirable destination, attracting new interest and visitors to the area.