

FORT HANCOCK RFEI RESPONSE TEMPLATE

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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!

PROPOSAL FOR FORT HANCOCK

Your Vision/Concept:

A high quality **Bed & Breakfast Restoration** of **Building 12** to its original historic condition. Additionally, add a **Restaurant** & associated liquor license. Large dining area on first floor for guests & non-resident diners. Add large, historically detailed, **outside deck/porch** for summer dining & evening drinks. Theme for interior, especially 1st floor - **memorabilia of past wars**, with an emphasis on resultant peace that we all now live with, for guests & visitors to view. The B&B & restaurant will be named "**Peace House**". Also possible, a **waterfront stone patio** with seating tied to the bike path, with more commemorations of the great losses & ensuing freedoms won through military defense. Focal point – a 16' replica of the **sculpture** in downtown Sarasota "The Kiss", celebrating the end of a war.

Building Use Proposal:

Have chosen **Building 12** for its central location, but primarily for its large 10 bedroom accommodations to justify the great expense of a total restoration, new windows, porches, new utility systems & staffing costs. The large 1st floor spaces are needed for visitor viewing of the historical recreation, & for sufficient dining space. Propose "gutting" entire interior, restoring mantles, moldings, reline fireplaces, baths, commercial kitchen, & all outside repairs

Sticking Points:

- No natural gas – cost, environmental risk of oil & flooding, restaurant cooking
- Must have thermo-pane windows – heavy winds
- Slate roof ? – cost
- Sheetrock, if done correctly, looks the same as plaster
- Sprinkler system, fire escape to lower roof ?
- Place for utilities, flooding basements – room addition ? Perimeter 3' stone wall under edge of perimeter deck/porch
- Cost/availability of some type of liquor license
- Transferability of lease – sellable / after all that renovation cost ?

Financial, Business and Management Concept:

I have a small, local, high-end residential & light commercial Design & Build company to handle most of the associated construction & restoration, resulting in reduced costs & hands-on quality & design control. Investors would be myself & a few interested individuals. We propose "partnering" with one of a few local high-end restaurants to manage the restaurant part of the business.

EVALUATION CRITERIA

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1

Response:

The building restoration, & the highlighting of the history of war & peace, are very much in keeping with Fort Hancock. Having an additional place for visitors to view & relax --1st floor & restaurant are open to the public - complimenting the experience of guests that are staying -- grab a drink on the porch, stay for dinner, only adds to a day's experience on Sandy Hook. Restaurant & drinks close at 10pm.

2

Response:

This proposal adds to the cultural experience at Sandy Hook. Any ecological impact would be limited to expanding deck/porch area to the sides or rear, or adding plants & gardens to the property. We would not expand parking for guests, but would "ferry" them from existing parking or the dock with golf cart type vehicles.

3

Response:

Our financial resources will be simple private individual investments & my own money. Actual costs are obviously dependent on thorough examination of the interior, including extended access to the building, & clarification of specific requirements & restrictions from the governing bodies, including rent costs TBD. Obviously for this type of renovation, the lease would have to be very long (40-60 yrs) to justify the investment.

4

Response:

. Most of the construction & detailing will be carried out by my own company that specializes in detailed, finely designed residential renovations. One investor has extensive B&B experience. The restaurant management will be carried out by an interested local experienced restaurateur.

5

Response:

I am already committed to environmental enhancement, recycling, & such. I have a degree in Landscape Architecture & Land Planning, & live by it.

6

Response:

The benefit to NPS is a beautifully restored building, and a compatible, visitor-friendly destination that gives people more reasons to visit Sandy Hook. A place to stay, relax, eat, or drink would complement most any of the other uses that are being considered for the other buildings.

7

Response:

The restoration of the building is its own compatibility

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Response:

Same: high-quality rehab ; celebrating the past culture, enhancing the present ; visitor amenities ; educating about the costs & history of war - & resultant peace, that we all owe a debt for....